

**TO ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE TAXES**  
**NOTICE OF ELECTION TO INCREASE DEBT**  
**ON REFERRED MEASURES**

STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 3  
DOUGLAS COUNTY, COLORADO

**Election Date:**

Tuesday, November 4, 2014

**Election Hours:**

7:00 a.m. to 7:00 p.m.

**Local Election Office Address and Telephone Number:**

8390 E. Crescent Pkwy., Suite 600  
Greenwood Village, CO 80111  
303-779-4525

**Ballot Title and Text:**

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 3 BALLOT  
ISSUE 5A:**

SHALL STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 3 BE AUTHORIZED TO COLLECT, RECEIVE, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, PUBLIC IMPROVEMENT FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW, COVENANTS OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2014 AND EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RECEIVED, RETAINED AND SPENT BY THE DISTRICT?

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 3 BALLOT  
ISSUE 5B:**

SHALL STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 3 DEBT BE INCREASED \$1,800,000,000 WITH A REPAYMENT COST OF \$14,760,000,000, AND SHALL STERLING RANCH COLORADO METROPOLITAN DISTRICT NO. 3 TAXES BE

INCREASED \$14,760,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR OTHER PROTECTIVE MEASURES, ACQUISITION OF SECURITY EQUIPMENT, PROTECTION OF PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, AND LAND AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

**Total District Fiscal Year Spending:**

2014 - (estimated)

\$50,000

2013 - (actual)	\$-0-
2012 - (actual)	\$-0-
2011 - (actual)	\$-0-
2010 - (actual)	\$-0-
Overall Percentage Change From 2010 to 2014:	N/A
Overall Dollar Change From 2010 to 2014:	\$50,000

**Sterling Ranch Colorado Metropolitan District No. 3 Estimates of Maximum Dollar Amount of Tax Increase for First Full Fiscal Year of Proposed Tax Increase:**

Estimated Maximum Dollar Amount of Tax Increase for Ballot Issue 5A:	N/A
Estimated Maximum Dollar Amount of Tax Increase for Ballot Issue 5B:	\$14,760,000,000

**Estimated First Full Fiscal Year Spending without Proposed Tax Increases**  
(assumes no other tax increases are approved): \$50,000

**Information on Proposed District Bonded Debt – Sterling Ranch Colorado Metropolitan District No. 3 Ballot Issue 5B:**

Principal Amount of Proposed Bonds:	\$1,800,000,000
Maximum Annual District Repayment Cost of Proposed Bonds:	\$14,760,000,000
Total District Repayment Cost of Proposed Bonds:	\$14,760,000,000

**Information on Current District Bonded Debt – Sterling Ranch Colorado Metropolitan District No. 3:**

Principal Balance of Total Current District Bonded Debt:	\$-0-
Maximum Annual District Repayment Cost of Current Debt:	\$-0-
Total District Repayment Cost of Current Debt:	\$-0-

**Summary of Written Comments For Sterling Ranch Colorado Metropolitan District No. 3 Ballot Issue 5A:**

No comments were filed by the Constitutional deadline

**Summary of Written Comments Against Sterling Ranch Colorado Metropolitan District No. 3 Ballot Issue 5A:**

No comments were filed by the Constitutional deadline

**Summary of Written Comments For Sterling Ranch Colorado Metropolitan District No. 3 Ballot Issue 5B:**

No comments were filed by the Constitutional deadline

**Summary of Written Comments Against Sterling Ranch Colorado Metropolitan District No. 3 Ballot Issue 5B:**

No comments were filed by the Constitutional deadline