

SHAREHOLDERS
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December 30, 2021

Douglas County Clerk and Recorder
301 Wilcox Street
Castle Rock, Colorado 80104

Douglas County Assessor
100 Third Street
Castle Rock, Colorado 80104

Re: The Overlook at Kings Point Metropolitan District

Dear Sir or Madam:

Pursuant to Section 32-1-306, C.R.S., enclosed are copies of the boundary map and legal description of the boundaries of The Overlook at Kings Point Metropolitan District. Also enclosed is a copy of the recorded Findings, Order and Decree Creating the District.

Please let this office know if you have any questions.

Sincerely,

Micki L. Mills

Enclosure

{00873378.DOCX / }

LEGAL DESCRIPTION OF THE DISTRICT BOUNDARIES (EXHIBIT A)

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°03'48" WEST, A DISTANCE OF 2,627.80 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 00°19'39" EAST, A DISTANCE OF 651.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 19°29'47" WEST, A DISTANCE OF 630.88 FEET;

THENCE NORTH 41°43'23" WEST, A DISTANCE OF 445.38 FEET,

THENCE NORTH 17°03'02" WEST, A DISTANCE OF 359.46 FEET;

THENCE NORTH 45°29'12" WEST, A DISTANCE OF 396.24 FEET;

THENCE NORTH 42°58'49" WEST, A DISTANCE OF 322.35 FEET;

THENCE NORTH 04°39'46" EAST, A DISTANCE OF 160.66 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2,

THENCE ALONG SAID NORTH LINE, NORTH 89°33'26" EAST, A DISTANCE OF 2,437.84 FEET TO THE POINT OF BEGINNING.

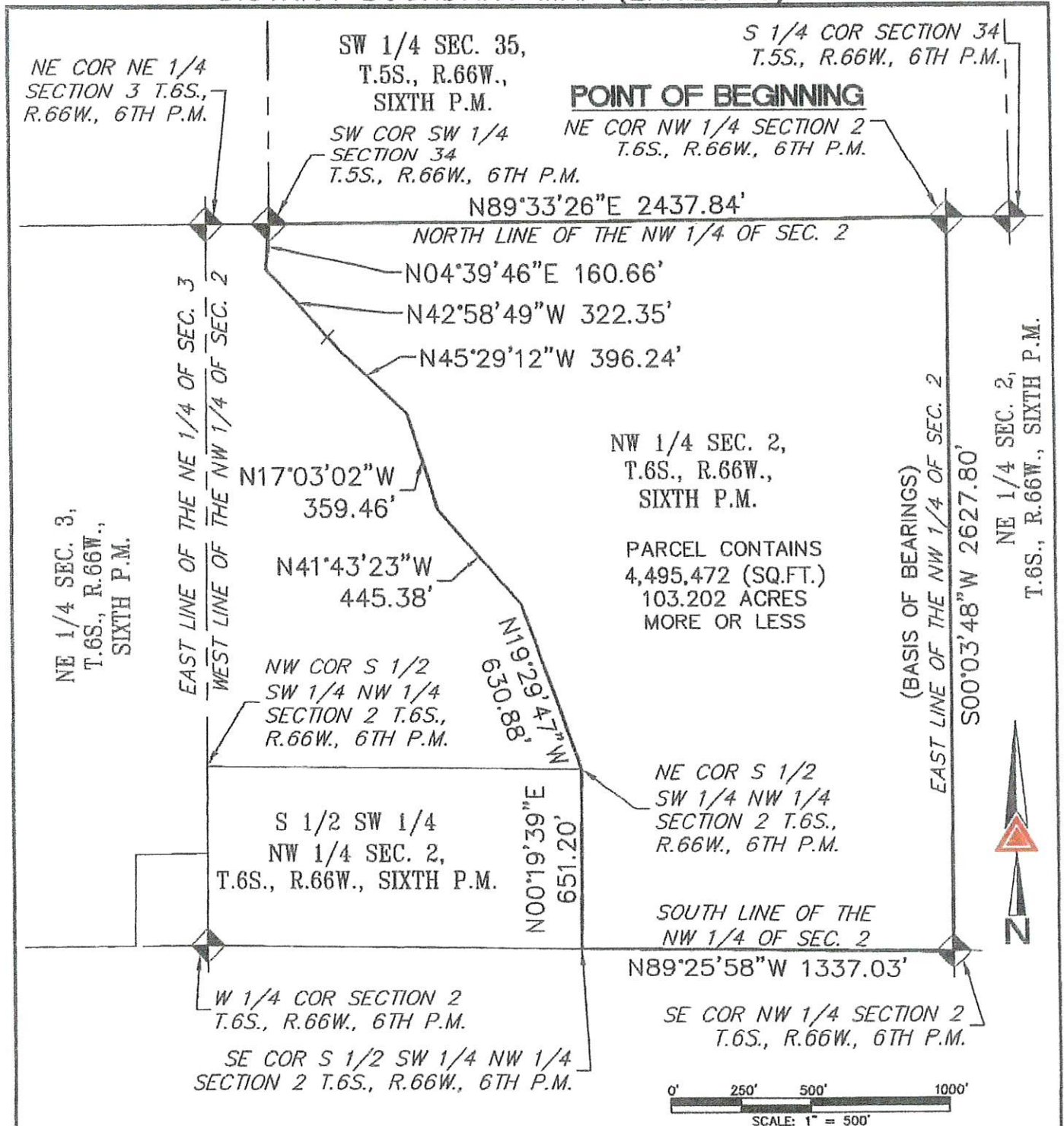
CONTAINING AN AREA OF 103.202 ACRES, (4,495,472 SQUARE FEET), MORE OR LESS

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DALE C. RUSH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON CO 80122

DISTRICT BOUNDARY MAP (EXHIBIT C)



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: DISTRICT BOUNDARY.DWG
DWG: BAM CHK: DCR
DATE: 2021-06-02
SCALE: 1" = 500'



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave.,
Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

Q: 62321-01 - OVERLOOK AT KINGS POINT PLAT.DWG\EXHIBITS\

DISTRICT BOUNDARY
NW 1/4 SEC. 2, T.6S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

JOB NUMBER 62321-01

2 OF 2 SHEETS

DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO Douglas County Justice Center 4000 Justice Way, Suite 2009 Castle Rock, CO 80109 Phone Number: 720-437-6200	DATE FILED: November 17, 2021 9:56 AM
IN RE THE ORGANIZATION OF THE OVERLOOK AT KINGS POINT SOUTH METROPOLITAN DISTRICT	▲ COURT USE ONLY ▲ Case No.: 2021CV030615
FINDINGS, ORDER AND DECREE ORGANIZING THE OVERLOOK AT KINGS POINT SOUTH METROPOLITAN DISTRICT	

This matter coming before the Court upon the filing of the Canvass Board's Certificate of Determination of Official Election Results, which document relates to an election held on November 2, 2021, pursuant to the Order Calling Organization Election entered by this Court on September 24, 2021, at which election there was submitted to the eligible electors the question of the organization of The Overlook at Kings Point South Metropolitan District (the "District"); all questions relating to the organization of the District, the election of the first Board of Directors, the submission of ballot issues required by Article X, Section 20 of the Colorado Constitution, and term waivers under Article XVIII, Section 11 of the Colorado Constitution, and any other questions required by law were submitted to the electors of the District at an election to be held for that purpose in accordance with Article 13.5, Title 1, C.R.S., Part 8, Article 1, Title 32, C.R.S. and Article X, Section 20 of the Colorado Constitution. Now this Court, having

considered the documentary evidence and being fully advised in the premises, does hereby FIND:

1. That the question of the organization of the District, the election of Directors thereof, and appropriate ballot issues and ballot questions were duly submitted to the eligible electors at an election duly held at the time and place specified in the Order Calling Organization Election.

2. That the required Notice of Mail Ballot Election was duly published in compliance with the Order Calling Organization Election and in accordance with all statutory requirements.

3. That all ballots were cast at the election by eligible electors of the District; and that the Canvass Board has duly certified its election returns to this Court as required by law, which returns show the election results to be as follows:

BALLOT QUESTION A

FOR the Organization of The Overlook At Kings Point South
Metropolitan District
AGAINST the Organization of The Overlook At Kings Point South
Metropolitan District

VOTES

Five (5)

Zero (0)

BALLOT ISSUE B

FOR an increase in taxes of \$1,000,000
AGAINST an increase in taxes of \$1,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE C

FOR an increase in taxes of \$1,000,000
AGAINST an increase in taxes of \$1,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE D

FOR an increase in debt of \$1,000,000,000
AGAINST an increase in debt of \$1,000,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE E

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE F

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE G

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE H

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE I

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE J

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE K

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE L

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE M

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE N

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE O

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE P

FOR an increase in debt of \$65,000,000

AGAINST an increase in debt of \$65,000,000

VOTES

Five (5)

Zero (0)

BALLOT ISSUE Q

FOR authorization to collect, retain and spend any and all amounts annually from any revenue source

AGAINST authorization to collect, retain and spend any and all amounts annually from any revenue source

VOTES

Five (5)

Zero (0)

BALLOT ISSUE R

FOR authorization to enter into agreements with any developer or owner of property in the District for the purpose of financing the costs of any public improvements, facilities, systems, or projects which the District may lawfully provide

AGAINST authorization to enter into agreements with any developer or owner of property in the District for the purpose of financing the costs of any public improvements, facilities, systems, or projects which the District may lawfully provide

VOTES

Five (5)

Zero (0)

BALLOT ISSUE S

FOR authorization to issue, create, execute, and deliver mortgages, deeds of trust, liens, and other encumbrances on District real and personal property

AGAINST authorization to issue, create, execute, and deliver mortgages, deeds of trust, liens, and other encumbrances on District real and personal property

VOTES

Five (5)

Zero (0)

BALLOT QUESTION T

FOR authorization to enter into one or more multiple fiscal year financial obligations evidenced by an intergovernmental agreement

AGAINST authorization to enter into one or more multiple fiscal year financial obligations evidenced by an intergovernmental agreement

VOTES

Five (5)

Zero (0)

BALLOT QUESTION U

FOR authorization to provide transportation services

AGAINST authorization to provide transportation services

VOTES

Five (5)

Zero (0)

BALLOT QUESTION V

FOR elimination of Board member term limits

AGAINST elimination of Board member term limits

VOTES

Five (5)

Zero (0)

4. That a majority of the votes cast at such election were in favor of the organization of the District and all ballot issues and the ballot questions submitted.

5. That the results of the election of Directors of the District for terms to expire at the first regular election in May 2022, and as further shown on the Certificates of Election issued by this Court in accordance with Section 32-1-305.5(5), C.R.S., which Certificates are issued in conjunction with this Order, were as follows:

<u>Candidates</u>	<u>Votes</u>
Sharron B. Prusse	Five (5)
W. David Prusse	Five (5)

6. That the results of the election of Directors of the District for terms to expire at the second regular election in May 2023, and as further shown on the Certificates of Election issued by this Court in accordance with Section 32-1-305.5(5), C.R.S., which Certificates are issued in conjunction with this Order, were as follows:

<u>Candidates</u>	<u>Votes</u>
Michael Prusse	Five (5)
Michael Pietschmann	Five (5)
Gary Cook	Five (5)

7. That the legal description of the boundaries of the District, as set forth in Exhibit A attached hereto and incorporated herein by this reference, is legally sufficient to give notice to all persons of the District's boundaries for all purposes relating to this organization and relating to all other functions or activities of the District.

8. That such election was held in accordance with the provisions of Articles 1 through 13.5, Title 1, C.R.S., Article 1, Title 32, C.R.S., and all other applicable

provisions of law. All of the requirements of Article 1, Title 32, C.R.S., have been complied with, met, and performed in the organization of the District.

The Court being fully advised in this matter, it is therefore ORDERED,
ADJUDGED AND DECREED:

1. That this Court has jurisdiction in all matters pertaining to this action as provided by law.
2. That the Canvass Board's Certificate of Determination of Official Election Results filed herein hereby is, in all respects, approved and confirmed.
3. That the District has been, and is hereby declared to be, duly organized and is hereby named, and shall be known as "The Overlook at Kings Point South Metropolitan District."
4. That the District is located within the County of Douglas, Colorado, and a description of the boundaries of the District, and the territory to be included therein, is attached hereto as Exhibit A. Further, a map of the District, Resolution of the City Council of the City of Aurora, Colorado, approving the District's Service Plan, and a copy of the District's approved Service Plan are all on file with the Court and are incorporated into this Order and Decree by this reference.

5. That the following are the names of the electors of the District who were elected and are therefore designated to serve on the first Board of Directors of the District:

Terms to expire May 2022:

Sharron B. Prusse
W. David Prusse

Terms to expire May 2023:

Michael Prusse
Michael Pietschmann
Gary Cook

6. That the District shall be a quasi-municipal corporation and a political subdivision of the State of Colorado with all the powers of a metropolitan district as provided by law; and that the facilities, services, and financial arrangements of the District shall conform as far as practicable to the District's approved Service Plan and Resolution the City Council of the City of Aurora, Colorado, approving the District's Service Plan.

7. That within 30 days after the date hereof, the District shall transmit to the Douglas County Clerk and Recorder a certified copy of this Findings, Order and Decree. The same shall be recorded by the Douglas County Clerk and Recorder and shall be filed with the Division of Local Government, and a map of the District shall be filed with the Douglas County Assessor and Division of Local Government.

8. That the above-named duly elected and designated Board of Directors of the District shall qualify for office and organize such Board in the manner prescribed by law and shall file with the Clerk of this Court their Oaths of Office and individual,

schedule, or blanket corporate surety bonds, at the expense of the District, in the amounts and form specified by law.

9. That the members of the Board of Directors of the District and their lawful successors shall hereafter take such actions and proceedings as are necessary for the governance of the District.

10. That the District shall have and exercise, through its duly elected Board of Directors and officers, all of the powers and authorities conferred upon metropolitan districts under and by virtue of the provisions of Article 1, Title 32, C.R.S., and all laws relating thereto, and all powers and authorities as may hereafter be conferred by law.


DONE this 17th day of November, 2021.

BY THE COURT:


District Court Judge

COMBINED COURT
STATE OF COLORADO } ss
Douglas County
CERTIFIED to be a full, true and cor-
rect copy of the original in my custody.

DEC 16 2021

ANDREA K. TRUETT
Clerk of the Combined Court
By  Deputy



1-8 pages
1 page exhibit

EXHIBIT A
LEGAL DESCRIPTION

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TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF
DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH
00°03'48" WEST, A DISTANCE OF 2,627.80 FEET TO THE SOUTHEAST CORNER OF THE
NORTHWEST QUARTER OF SAID SECTION 2;

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88°25'58" WEST, A DISTANCE OF 1,337.03 FEET TO THE SOUTHEAST CORNER OF THE SOUTH
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THENCE NORTH 19°29'47" WEST, A DISTANCE OF 630.88 FEET;

THENCE NORTH 41°43'23" WEST, A DISTANCE OF 445.38 FEET;

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THE POINT OF BEGINNING;

CONTAINING AN AREA OF 103.202 ACRES, (4,455,472 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

