

**ANNUAL REPORT  
FOR THE YEAR 2019  
BELFORD SOUTH METROPOLITAN DISTRICT**

Pursuant to Section VII of the Amended and Restated Service Plan of the Belford South Metropolitan District (“District”) approved by the Town of Parker, Colorado on March 19, 2018, the following report of the District’s activities from January 1, 2019 to December 31, 2019 is hereby submitted.

**1. A narrative summary of the progress of the District in implementing its Service Plan for the report year:**

During the report year, the District had not yet commenced the construction of public improvements or the provision of services to support the development within the District.

The Development Site has mostly been inactive during the 2019 plan year due to the Corps of Engineers issuing a jurisdictional determination on the Green Acres Tributary (GAT) (which had previously been determined to be non-jurisdictional in 2012). In 2018/2019, the project team has been working with the Town of Parker and Mile High Flood District (Mile High) to implement a new program (Cash in Lieu) that Mile High had developed in the previous year. This program allows the developer to enter into an “agreement regarding design, permitting, and construction of fee-in-lieu drainage and flood control improvements” with Mile High. This program transfers the responsibility of the applicant for design, permitting, and construction to the Town of Parker, the design and permitting to the regional drainage authority (Mile High), and the funding by the owner/developer. This provides a positive path forward with the Individual Permitting (IP) of the GAT through the Corps of Engineers. The project team has gone through a Conceptual design process with Mile High & the Town and have approved them to move forward with the Final Design Documents and permitting through the Corps. The schedule is to receive approval of the IP in early fall of 2020. Upon receipt of the IP, the previously planned and approved infrastructure improvement may proceed.

The expected time frame beginning infrastructure construction in later 2020 and ending in 2021.

**2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year:**

Attached hereto as **Exhibit A** is the District’s 2019 Audit Exemption Application.

**3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year:**

Attached hereto as **Exhibit B** is the District’s 2020 Budget.

**4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to Debt retirement in the report year:**

The District does not have any debt currently outstanding. The Assessed Value for 2019 was \$114,970. There was no debt service mill levy imposed in 2019.

**5. The District's budget for the calendar year in which the annual report is submitted:**

Attached hereto as **Exhibit B** is the District's 2020 Budget.

**6. A summary of the residential development in the District for the report year:**

None has occurred.

**7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year:**

The Board adopted Resolutions imposing development fees on the property within the District and within the adjacent Chambers Highpoint property consistent with the Service Plan on February 25, 2020, and March 26, 2020, respectively. Copies of the resolutions are attached hereto as **Exhibit C**.

**8. Certification of the Board that no action, event or condition enumerated in Town Code section 10.11.060 has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Council:**

The Board certifies that to the best of its knowledge no action, event or condition in Town Code section 10.11.060 has occurred in 2019.

**9. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board:**

Directors:

Lawrence Jacobson  
4100 E. Mississippi Avenue, Suite 500  
Denver, CO 80246  
(303) 984 9800  
[ljacobson@frontrangecommunities.com](mailto:ljacobson@frontrangecommunities.com)

Andrew Klein  
4100 E. Mississippi Avenue, Suite 500  
Denver, CO 80246  
(303) 984 9800  
[aklein@westsideinv.com](mailto:aklein@westsideinv.com)

Kevin J. Smith  
1100 S. Clarkson Street  
Denver, CO 80210  
(720) 289-5641  
[ksmith@westsideinv.com](mailto:ksmith@westsideinv.com)

VACANT

VACANT

District Manager:  
Bob Blodgett  
CliftonLarsonAllen LLP  
8390 E. Crescent Pkwy., Ste. 300  
Greenwood Village, CO 80111  
[Bob.Blodgett@claconnect.com](mailto:Bob.Blodgett@claconnect.com)  
303-779-5710

District Accountant:  
Janece Soendker  
CliftonLarsonAllen LLP  
8390 E. Crescent Pkwy., Ste. 300  
Greenwood Village, CO 80111  
[Janece.Soendker@claconnect.com](mailto:Janece.Soendker@claconnect.com)  
303-779-5710

General Counsel:  
Tom George  
Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, CO 80203  
[tgeorge@spencerfane.com](mailto:tgeorge@spencerfane.com)  
303-839-3778

2020 Regular Meeting Dates: February 25<sup>th</sup>, May 26<sup>th</sup>, August 25<sup>th</sup> and  
November 24<sup>th</sup> at 11:00 a.m. at the offices of CliftonLarsonAllen LLP: 8390 E.  
Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

**10. Certification from the Board of the District that the District is in compliance with all provisions of the Service Plan:**

The Board certifies to the best of its knowledge the District is in compliance with all provisions of the Service Plan.

**11. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S.:**

Attached hereto as **Exhibit D** is the District's 2020 Transparency Notice.

**EXHIBIT A**  
**Audit Exemption**

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Belford South Metropolitan District  
8390 E Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111  
Christine Harwell  
303-779-5710  
Christine.Harwell@claconnect.com  
303-779-0348

For the Year Ended  
12/31/19  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL  
FAX

### PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME: Christine Harwell  
TITLE: Accountant for the District  
FIRM NAME (if applicable): CliftonLarsonAllen LLP  
ADDRESS: 8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111  
PHONE: 303-779-5710  
DATE PREPARED: 2/21/2020

### PREPARER (SIGNATURE REQUIRED)

SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 4,450	
2-2	Specific ownership	\$ 446	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ 43	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ 38,500	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify): Reimb expenditure from prior year	\$ 205	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 43,644	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ 13,711	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 2,062	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ 3,108	
3-7	Accounting and legal fees	\$ 22,637	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Culture and recreation	\$ -	
3-15	Utility operations	\$ -	
3-16	Capital outlay	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify): County Treasurer's fees	\$ 67	
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 41,585	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Developer advances are repaid only when funds are available.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A</div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Leases	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ 620,033	\$ 38,500	\$ -	\$ 658,533
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 620,033</b>	<b>\$ 38,500</b>	<b>\$ -</b>	<b>\$ 658,533</b>

\*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <div style="border: 1px solid black; padding: 2px; margin-top: 5px; width: 150px;">\$ 194,400,000</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date the debt was authorized: <div style="border: 1px solid black; padding: 2px; margin-top: 5px; width: 150px;">5/3/2016</div>		
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <div style="border: 1px solid black; padding: 2px; margin-top: 5px; width: 150px;">\$ -</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <div style="border: 1px solid black; padding: 2px; margin-top: 5px; width: 150px;">\$ -</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the lease subject to annual appropriation? What are the annual lease payments? <div style="border: 1px solid black; padding: 2px; margin-top: 5px; width: 150px;">\$ -</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ 2,641	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ 2,641
Investments (if investment is a mutual fund, please list underlying investments):		
Colotrust	\$ 1,441	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		\$ 1,441
<b>Total Cash and Investments</b>		\$ 4,082

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations:



## PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 6-1 Does the entity have capital assets?
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:

Construction is still in progress - there are not completed assets to inventory.

Complete the following capital assets table:	Balance beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ 488,984	\$ 2,062	\$ -	\$ 491,046
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 488,984</b>	<b>\$ 2,062</b>	<b>\$ -</b>	<b>\$ 491,046</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firemen's pension plan?
- 7-2 Does the entity have a volunteer firemen's pension plan?

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>

What is the monthly benefit paid for 20 years of service per retiree as of Jan  \$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?
- 
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:

If yes: Please indicate the amount budgeted for each fund for the year reported:

Fund Name	Budgeted Expenditures/Expenses
General Fund	\$ 65,000
Capital Projects Fund	\$ 14,440,000

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.

Yes

No

9-1 Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, **MUST** explain:

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

10-1 Is this application for a newly formed governmental entity?

If yes: Date of formation:

10-2 Has the entity changed its name in the past or current year?

If yes: Please list the NEW name & PRIOR name:

10-3 Is the entity a metropolitan district?

Please indicate what services the entity provides:

10-4 Does the entity have an agreement with another government to provide services?

If yes: List the name of the other governmental entity and the services provided:

10-5 Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during

If yes: Date Filed:

10-6 Does the entity have a certified Mill Levy?

If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	-
General/Other mills	47.295
<b>Total mills</b>	<b>47.295</b>

Please use this space to provide any explanations or comments:

10-3: The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water and sanitation service, street construction, installation of safety control devices, construction and maintenance of parks and recreation facilities, public transportation, fire protection, television relay and translation system, security services and mosquito control. All public infrastructure is to be owned and maintained by the Town of Parker or adjacent governmental entities.  
 10-4: The District has an agreement with Compark Business Campus Metro and Stonegate Village Metro to provide water and sanitary sewer services to the District.

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES

NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

### Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

#### Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or EchoSign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

**The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:**

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
  - b. Include electronic signatures obtained through a software program such as DocuSign or EchoSign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below.

A MAJORITY of the members of the governing body must complete and sign in the column below.

Board Member	Print Board Member's Name	
Board Member 1	Ernest P. Elzi	I, Ernest P. Elzi , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>[Signature]</u> Date: <u>2-25-20</u> My term Expires: May 2020
Board Member 2	Thomas List	I, Thomas List, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>[Signature]</u> Date: <u>2-25-20</u> My term Expires: May 2020
Board Member 3	Michael Vickers	I, Michael Vickers , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>[Signature]</u> Date: <u>2-25-20</u> My term Expires: May 2020
Board Member 4	Vacant	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 5	Vacant	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7		I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



CliftonLarsonAllen

CliftonLarsonAllen LLP  
www.CLACONnect.com

### Accountant's Compilation Report

Board of Directors  
Belford South Metropolitan District  
Douglas County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Belford South Metropolitan District as of and for the year ended December 31, 2019, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Belford South Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
February 21, 2020

**EXHIBIT B**

**Budget**



CliftonLarsonAllen LLP  
www.CLAconnect.com

## Accountant's Compilation Report

Board of Directors  
Belford South Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Belford South Metropolitan District for the year ending December 31, 2020, including the estimate of comparative information for the year ending December 31, 2019, and the actual comparative information for the year ended December 31, 2018, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to the Belford South Metropolitan District.

A handwritten signature in black ink that reads 'CliftonLarsonAllen LLP'.

Greenwood Village, Colorado  
January 9, 2020

**BELFORD SOUTH METROPOLITAN DISTRICT  
SUMMARY  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/9/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ (19,617)	\$ 63	\$ 1,474
REVENUES			
Property taxes	4,450	4,450	5,634
Specific ownership tax	471	400	507
Interest income	33	50	70,010
Developer advance	98,500	25,000	70,000
Bond proceeds	-	-	31,000,000
Total revenues	<u>103,454</u>	<u>29,900</u>	<u>31,146,151</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>4,692,332</u>
Total funds available	<u>83,837</u>	<u>29,963</u>	<u>35,839,957</u>
EXPENDITURES			
General Fund	46,399	25,489	70,000
Debt Service Fund	-	-	1,297,583
Capital Projects Fund	37,375	3,000	15,755,000
Total expenditures	<u>83,774</u>	<u>28,489</u>	<u>17,122,583</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>4,692,332</u>
Total expenditures and transfers out requiring appropriation	<u>83,774</u>	<u>28,489</u>	<u>21,814,915</u>
ENDING FUND BALANCES	<u>\$ 63</u>	<u>\$ 1,474</u>	<u>\$ 14,025,042</u>
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 20
DEBT SERVICE RESERVE	-	-	976,605
TOTAL RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 976,625</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**BELFORD SOUTH METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/9/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>ASSESSED VALUATION - Douglas #4580</b>			
Residential	\$ 93,000	\$ 93,000	\$ 113,820
Agricultural	1,100	1,100	1,150
Certified Assessed Value	<u>\$ 94,100</u>	<u>\$ 94,100</u>	<u>\$ 114,970</u>
 <b>MILL LEVY</b>			
General	47.295	47.295	4.000
Debt Service	0.000	0.000	45.000
Total mill levy	<u>47.295</u>	<u>47.295</u>	<u>49.000</u>
 <b>PROPERTY TAXES</b>			
General	\$ 4,450	\$ 4,450	\$ 460
Debt Service	-	-	5,174
Levied property taxes	<u>4,450</u>	<u>4,450</u>	<u>5,634</u>
Budgeted property taxes	<u>\$ 4,450</u>	<u>\$ 4,450</u>	<u>\$ 5,634</u>
 <b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ 4,450</b>	<b>\$ 4,450</b>	<b>\$ 460</b>
Debt Service	<b>-</b>	<b>-</b>	<b>5,174</b>
	<b><u>\$ 4,450</u></b>	<b><u>\$ 4,450</u></b>	<b><u>\$ 5,634</u></b>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BELFORD SOUTH METROPOLITAN DISTRICT  
GENERAL FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/9/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ (6,194)	\$ 861	\$ 272
<b>REVENUES</b>			
Property taxes	4,450	4,450	460
Specific ownership tax	471	400	41
Interest income	33	50	10
Developer advance	48,500	20,000	70,000
Total revenues	53,454	24,900	70,511
Total funds available	47,260	25,761	70,783
<b>EXPENDITURES</b>			
General and administrative			
Accounting	9,510	8,000	12,000
County Treasurer's fee	67	67	7
Dues and licenses	405	314	450
Insurance and bonds	2,731	3,108	2,950
District management	12,177	8,000	15,000
Legal services	16,325	5,000	22,000
Miscellaneous	541	1,000	5,000
Election expense	4,643	-	5,000
Contingency	-	-	7,593
Total expenditures	46,399	25,489	70,000
Total expenditures and transfers out requiring appropriation	46,399	25,489	70,000
ENDING FUND BALANCE	\$ 861	\$ 272	\$ 783
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 20
TOTAL RESERVE	\$ 100	\$ 100	\$ 20

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BELFORD SOUTH METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

7/18/18

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUE			
Property taxes	-	-	5,174
Specific ownership tax	-	-	466
Interest income	-	-	20,000
Total revenue	<u>-</u>	<u>-</u>	<u>25,640</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>4,692,332</u>
Total funds available	<u>-</u>	<u>-</u>	<u>4,717,972</u>
EXPENDITURES			
Debt Service			
Paying agent fees	-	-	5,000
Bond interest Senior Bonds	-	-	1,292,427
County Treasurer's fee	-	-	78
Total expenditures	<u>-</u>	<u>-</u>	<u>1,297,583</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>1,297,583</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,420,389</u>
DEBT SERVICE RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 976,605</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 976,605</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BELFORD SOUTH METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/9/20

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ (13,423)	\$ (798)	\$ 1,202
REVENUES			
Interest income	-	-	50,000
Developer advance	50,000	5,000	-
Bond proceeds	-	-	31,000,000
Total revenues	<u>50,000</u>	<u>5,000</u>	<u>31,050,000</u>
Total funds available	<u>36,577</u>	<u>4,202</u>	<u>31,051,202</u>
EXPENDITURES			
General and Administrative			
Accounting	2,263	1,000	20,000
District management	6,392	-	20,000
Legal services	17,433	-	40,000
Bond issue costs	-	-	615,000
Contingency	-	-	100,000
Capital Projects			
Demolition	-	-	90,000
Construction management	-	-	250,000
Engineering	11,287	2,000	20,000
Capital outlay	-	-	14,600,000
Total expenditures	<u>37,375</u>	<u>3,000</u>	<u>15,755,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>-</u>	<u>4,692,332</u>
Total expenditures and transfers out requiring appropriation	<u>37,375</u>	<u>3,000</u>	<u>20,447,332</u>
ENDING FUND BALANCE	<u>\$ (798)</u>	<u>\$ 1,202</u>	<u>\$ 10,603,870</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**BELFORD SOUTH METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized on June 24, 2016 in Douglas County, Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town Council of the Town of Parker, Colorado. The District's service area is located in the Town of Parker, Douglas County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water and sanitation service, street construction, installation of safety control devices, construction and maintenance of parks and recreation facilities, public transportation, fire protection, television relay and translation system, security services and mosquito control. All public infrastructure is to be owned and maintained by the Town of Parker or adjacent governmental entities.

On May 3, 2016, the District's voters authorized total indebtedness of \$162,000,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$16,200,000 each for debt refunding and debt related to intergovernmental agreements or other contracts with other public entities. The election also approved an annual increase in property taxes of \$16,200,000 without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$16,200,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**BELFORD SOUTH METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Property Taxes (continued)**

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget.

The change in assessment ratio from 7.20% to 7.15% allows the District to adjust its mill levy to offset the decrease in revenues. The District has elected not to impose an adjusted mill levy for operations.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9% of the property taxes collected by the General Fund and Debt Service Fund.

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. The capital expenditures for the year are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Bond proceeds**

The District anticipates issuing \$31,000,000 in bonds during 2020.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Debt Service**

Interest and principal payments are provided based on the anticipated issuance of bonds in 2020.

**BELFORD SOUTH METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Capital Outlay**

The District anticipates infrastructure improvements as noted on the Capital Projects fund page of the budget.

**Debt and Leases**

During the first quarter of 2020, the District anticipates issuing \$31,000,000 in Bonds.

The District has no capital or operating leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**EXHIBIT C**

**Recorded Resolution Regarding Imposition of Development Fees and  
Notice of System Access Fees**



**RESOLUTION OF THE BOARD OF DIRECTORS OF  
BELFORD SOUTH METROPOLITAN DISTRICT  
REGARDING THE IMPOSITION OF DEVELOPMENT FEES AND NOTICE OF  
SYSTEM ACCESS FEES  
(CHAMBERS HIGHPOINT PROPERTY)**

WHEREAS, the Board of Directors of the Belford South Metropolitan District finds:

A. Belford South Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado.

B. The District was organized pursuant to its original service plan approved by the Town of Parker on March 26, 2016 (the "Original Service Plan"), which Original Service Plan was amended by the District's Amended and Restated Service Plan approved by the Town of Parker on March 19, 2018 (the "Amended and Restated Service Plan," and together with the Original Service Plan, the "Service Plan").

C. Pursuant to its Service Plan, the District is empowered to plan, design, acquire, construct, install, relocate, redevelop, and finance certain public improvements within and without the boundaries of the District (the "Improvements"), subject to the limitations set forth in the Service Plan.

D. The District is authorized pursuant to Sections 32-1-1001(1)(j)(I) and 32-1-1001(1)(k), C.R.S., to fix fees and charges for services or facilities the District provides.

E. Pursuant to its Service Plan, the District is authorized to and has imposed on all property within the boundaries of the District a development fee as set forth in that certain Amended and Restated Resolution of the Board of Directors of Belford South Metropolitan District Regarding the Imposition of Development Fees and Notice of System Access Fees adopted February 25, 2020, and recorded March 9, 2020, at Reception No. 2020016659 in the real property records of the Douglas County Clerk and Recorder (the "Belford South Development Fee").

F. Pursuant to its Service Plan, the District is also authorized to collect a one-time development or system development fee imposed by the District on property located within the initial boundaries of Chambers Highpoint Metropolitan District Nos. 1 and 2 (the "Chambers Highpoint Property"), which property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference, for the purposes of funding water and sanitary sewer improvements to facilitate the provision of such services by the District, on a per unit (residential) or per SFE (non-residential) basis at or prior to the issuance of a certificate of occupancy for any unit or structure to assist with the planning and development of the Improvements (the "Development Fee(s)").

G. The District is authorized to utilize revenue from the Development Fee for costs associated with capital improvement costs and/or to pledge the same for the repayment of principal and interest on bonds.

H. As set forth in the Service Plan and the Tap Availability and Will Serve Commitment letter provided by the District to Compark 190, LLC, dated March 3, 2020 (the "Will Serve Letter"), the Chambers Highpoint Property will receive water and wastewater service through the District from Stonegate Village Metropolitan District ("SVMD") and will be subject to a System Access Fee ("System Access Fee"), which System Access Fee has been established by and is payable to SVMD for water and wastewater system capital improvement costs, as well as any other fees properly imposed by SVMD.

I. This Resolution will be recorded on the Chambers Highpoint Property in the public records of the Douglas County Clerk and Recorder to put property owners on notice of the imposition of the Development Fee by the District and the System Access Fees payable to SVMD.

NOW, THEREFORE, be it resolved by the Board of Directors of the Belford South Metropolitan District (the "Board") as follows:

1. The Board hereby finds, determines, and declares that it is in the best interests of the District, its residents and taxpayers to exercise its power to impose a Development Fee on the Chambers Highpoint Property for the purposes of facilitating the provision of water and sanitary sewer services and Improvements necessary to serve the Chambers Highpoint Property consistent with the provisions of the Service Plan and the Will Serve Letter; provided, the Board further finds, determines, and declares the Development Fee is and for so long as it is imposed by the District shall be equivalent to the Belford South Development Fee, it being the intent of the District that all builders and users within the District and the Chambers Highpoint Property should pay equal development fees to the District.

2. The District hereby imposes the Development Fee on the Chambers Highpoint Property to finance, plan, acquire, and construct the Improvements and pay debt service, in the Board's discretion.

3. The rate of the Development Fee shall be as follows:

(a) For each single-family detached or attached residential unit, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000);

(b) For each multi-family residential unit, the Development Fee shall be Twenty Thousand Dollars (\$20,000); and

(c) For uses other than a single-family or multi-family residential structure, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000) per single family equivalent (SFE) of water and/or wastewater demand.

4. The Development Fee with respect to any portion of the Chambers Highpoint Property shall be due and payable prior to issuance of a certificate of occupancy for any applicable unit or structure. Payment of the Development Fee by owners, builders and/or users for specific property within the Chambers Highpoint Property shall entitle the applicable property and/or property owner to water and sanitary sewer service from the District consistent with the provisions of this Resolution, the Service Plan and the Will Serve Letter.

5. The District can, in its discretion, increase the Development Fee by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which the Consumer Price Index is not available) each year thereafter commencing January 1, 2019.

6. Any unpaid Development Fee(s) shall constitute a statutory and perpetual charge and lien upon the applicable structure or unit pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., from the date the same becomes due and payable until the date the Development Fee(s) is/are paid. The lien shall be perpetual in nature on the applicable structure or unit and shall run with the land, as defined by the laws of the State of Colorado. Such lien may be foreclosed by the District in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of the Clerk and Recorder of Douglas County, Colorado.

7. Failure to make payment of the Development Fee(s) due hereunder shall constitute a default in the payment of such Development Fee(s). Upon a default, interest shall accrue on the delinquent Development Fee(s) from the date due at the simple rate of eighteen percent (18%) per annum until paid. The District shall be entitled to enforce such remedies and collection proceedings as may be authorized under Colorado law including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing its lien, the District will enforce the lien only to the extent necessary to collect the delinquent Development Fee(s) and costs.

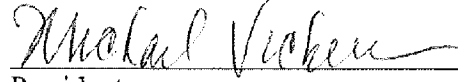
8. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

9. The Development Fee set forth herein is hereby approved and adopted by Resolution of the Board of Directors of the Belford South Metropolitan District effective as of the date set forth below.

*[remainder of page intentionally left blank]*

APPROVED AND ADOPTED THIS 26TH DAY OF MARCH, 2020.

**BELFORD SOUTH  
METROPOLITAN DISTRICT**



\_\_\_\_\_  
President

ATTEST:




\_\_\_\_\_  
Secretary

**ACKNOWLEDGEMENT AND CONSENT OF  
CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NOS. 1 AND 2**

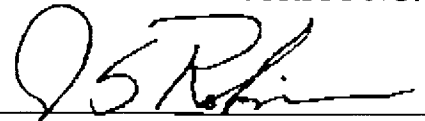
The Boards of Directors of the Chambers Highpoint Metropolitan District Nos. 1 and 2 (the "Boards") hereby acknowledge and consent to the imposition of the Development Fee by Belford South Metropolitan District as set forth in the foregoing Resolution of the Board of Directors of Belford South Metropolitan District Regarding the Imposition of Development Fees and Notice of System Access Fees (Chambers Highpoint Property); provided, the consent of the Boards is expressly contingent upon the imposition of the foregoing Development Fee by Belford South Metropolitan District being equivalent to the Belford South Development Fee imposed by Belford South Metropolitan District within its boundaries.

APRIL  
ACKNOWLEDGED AND CONSENTED TO THIS 3rd DAY OF ~~MARCH~~, 2020.

**CHAMBERS HIGHPOINT  
METROPOLITAN DISTRICT NO. 1**

By:   
Name: JEFF ROBINSON  
Title: President

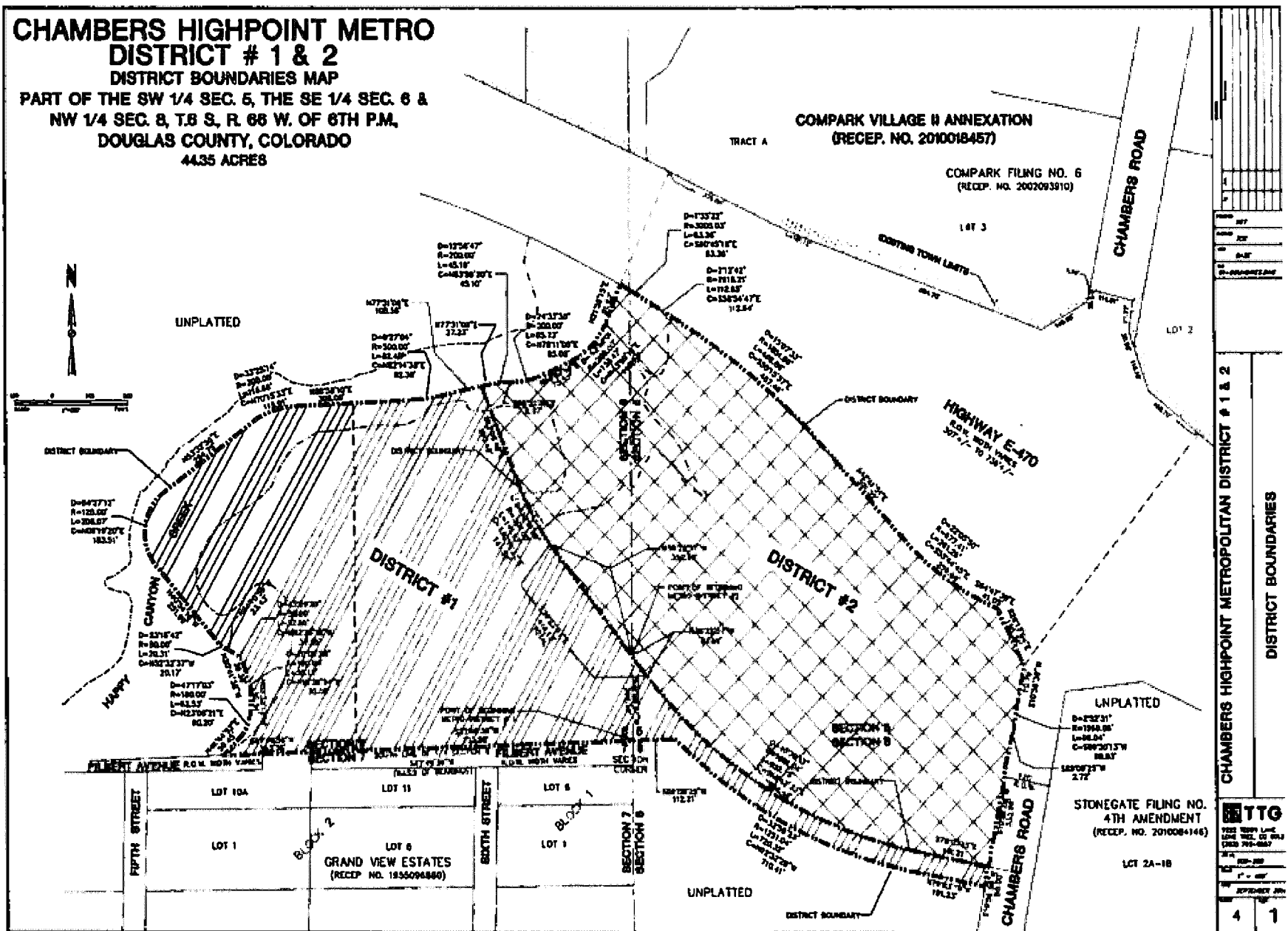
**CHAMBERS HIGHPOINT  
METROPOLITAN DISTRICT NO. 2**

By:   
Name: JEFF ROBINSON  
Title: President

**EXHIBIT A**  
**“CHAMBERS HIGHPOINT PROPERTY”**







<p>STONEGATE FILING NO. 4TH AMENDMENT (RECEP. NO. 2010064146)</p> <p>LOT 2A-1B</p>	<p><b>CHAMBERS HIGHPOINT METROPOLITAN DISTRICT # 1 &amp; 2</b></p> <p><b>DISTRICT BOUNDARIES</b></p>	
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<p>CHAMBERS HIGHPOINT METROPOLITAN DISTRICT # 1 &amp; 2</p> <p>DISTRICT BOUNDARIES</p>	<p><b>TTG</b></p> <p>TERRITORY TITLE GROUP, LLC</p> <p>1000 17th Street, Suite 1000 Boulder, CO 80502</p> <p>4 1</p>
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STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

**LEGAL DESCRIPTION - CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 6, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO BEAR SOUTH 87°49'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 733.88 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87°49'36" WEST, 353.36 FEET, MORE OR LESS, TO THE CENTERLINE OF HAPPY CANYON CREEK; THENCE ALONG SAID CENTERLINE, THE FOLLOWING FIFTEEN (15) COURSES:**

- 1) NORTH 46°44'52"EAST, 59.45 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 47°17'03", A RADIUS OF 100.00 FEET AND AN ARC OF 82.53 FEET;
- 3) NORTH 00°32'10"WEST, 40.51 FEET;
- 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 20°09'28", A RADIUS OF 100.00 FEET AND AN ARC OF 35.18 FEET;
- 5) NORTH 20°41'38"WEST, 39.38 FEET;
- 6) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°29'20", A RADIUS OF 50.00 FEET AND AN ARC OF 37.95 FEET;
- 7) NORTH 64°10'58"WEST, 23.43 FEET;
- 8) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 23°16'42", A RADIUS OF 50.00 FEET AND AN ARC OF 20.31 FEET;
- 9) NORTH 40°54'16"WEST, 251.99 FEET;
- 10) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 94°27'12", A RADIUS OF 125.00 FEET AND AN ARC OF 206.07 FEET;
- 11) NORTH 53°32'56"EAST, 294.75 FEET;
- 12) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 33°25'14", A RADIUS OF 200.00 FEET AND AN ARC OF 116.66 FEET;
- 13) NORTH 86°58'10"EAST, 308.08 FEET;
- 14) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 09°27'04", A RADIUS OF 500.00 FEET AND AN ARC OF 82.48 FEET;
- 15) NORTH 77°31'06"EAST, 108.56 FEET TO THE PROPOSED CENTERLINE OF A 100.00 FOOT WIDE RIGHT-OF-WAY OF A FUTURE FRONTAGE ROAD;

**THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:**

- 1) SOUTH 22°06'48"EAST, 290.48 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 16°16'09", A RADIUS OF 500.00 FEET AND AN ARC OF 141.97 FEET;
- 3) SOUTH 38°22'57"EAST, 414.13 FEET;



- 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF  $40^{\circ}39'13''$ , A RADIUS OF 1201.04 FEET AND AN ARC OF 852.19 FEET;
- 5) SOUTH  $79^{\circ}03'15''$ EAST, 191.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH  $10^{\circ}56'08''$ WEST, 50.00 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID 100.00 FOOT WIDE RIGHT-OF-WAY OF A FUTURE FRONTAGE ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID FUTURE FRONTAGE ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH  $79^{\circ}03'15''$ WEST, 191.23 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF  $32^{\circ}59'23''$ , A RADIUS OF 1251.04 FEET, AN ARC OF 720.32 FEET, AND A CHORD WHICH BEARS NORTH  $62^{\circ}32'28''$ WEST, 710.41 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH  $89^{\circ}09'25''$  WEST, 112.21 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 20.42 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, MICHAEL C. CREGGER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, REGISTRATION NO. 22564, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FOR AND ON BEHALF OF TTG ENGINEERS, INC., ON SEPTEMBER 16, 2016, UTILIZING THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008083843, AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY CARROLL & LANGE, INC. UNDER JOB NO. 1272, AND EXHIBITS AND LEGAL DESCRIPTIONS PREPARED BY SURVEY SYSTEMS, INC. UNDER JOB NO. 2009-349-01-035, AS PROVIDED TO TTG ENGINEERS, INC. BY COMPARK 190, LLC.



STRUCTURAL, MEP, CIVIL ENGINEERING & CONSTRUCTION SERVICES

Arizona California Colorado Florida Texas Lebanon Saudi Arabia U.A.E.

**LEGAL DESCRIPTION - CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 2**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, IN THE SOUTHEAST QUARTER OF SECTION 6, AND IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5, AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 00°08'27" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID WEST LINE, NORTH 00°08'27" WEST, 206.47 FEET, TO THE PROPOSED CENTERLINE OF A 100.00 FOOT WIDE RIGHT-OF-WAY OF A FUTURE FRONTAGE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 38°22'57" WEST, 350.43 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 16°16'09", A RADIUS OF 500.00 FEET AND AN ARC OF 141.97 FEET;
- 3) NORTH 22°06'48" WEST, 290.48 FEET, MORE OR LESS, TO THE CENTERLINE OF HAPPY CANYON CREEK;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 77°31'06" EAST, 27.23 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 12°56'47", A RADIUS OF 200.00 FEET AND AN ARC OF 45.19 FEET;
- 3) SOUTH 89°32'06" EAST, 9.07 FEET;
- 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 24°33'38", A RADIUS OF 200.00 FEET AND AN ARC OF 85.73 FEET;
- 5) NORTH 65°54'16" EAST, 75.57 FEET;
- 6) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°58'01", A RADIUS OF 200.00 FEET AND AN ARC OF 153.47 FEET;
- 7) NORTH 21°56'15" EAST, 91.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 01°35'22", A RADIUS OF 3005.03 FEET, AN ARC OF 83.36 FEET, AND A CHORD WHICH BEARS SOUTH 60°45'18" EAST, 83.36 FEET;
- 2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 02°12'42", A RADIUS OF 2918.21, AND AN ARC OF 112.65 FEET;
- 3) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 15°07'33", A RADIUS OF 1851.86 FEET, AND AN ARC OF 488.88 FEET;



- 4) SOUTH 42°41'51"EAST, 301.32 FEET;
- 5) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 22°05'50", A RADIUS OF 677.41 FEET, AND AN ARC OF 261.26 FEET;
- 6) SOUTH 64°47'39"EAST, 41.05 FEET;
- 7) SOUTH 26°12'04"EAST, 155.34 FEET;
- 8) SOUTH 10°56'39"WEST, 70.79 FEET;
- 9) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 02°52'51", A RADIUS OF 1969.86 FEET, AND AN ARC OF 99.04 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'25" WEST, 2.72 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF CHAMBERS ROAD, AS PLATTED IN STONEGATE FILING NO. 16; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 10°56'08"WEST, 333.96 FEET TO SAID PROPOSED CENTERLINE OF A 100.00 FOOT WIDE RIGHT-OF-WAY OF A FUTURE FRONTAGE ROAD;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG SAID PROPOSED CENTERLINE OF A FUTURE FRONTAGE ROAD, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 79°03'15"WEST, 191.21 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 40°39'13", A RADIUS OF 1201.04 FEET, AN ARC OF 852.19 FEET, AND A CHORD WHICH BEARS NORTH 58°42'33"WEST, 834.42;
- 3) NORTH 38°22'57"WEST, 63.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 23.93 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, MICHAEL C. CREGGER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, REGISTRATION NO. 22564, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FOR AND ON BEHALF OF TTG ENGINEERS, INC., ON SEPTEMBER 16, 2016, UTILIZING THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008083843, AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY CARROLL & LANGE, INC. UNDER JOB NO. 1272, AND EXHIBITS AND LEGAL DESCRIPTIONS PREPARED BY SURVEY SYSTEMS, INC. UNDER JOB NO. 2009-349-01-035, AS PROVIDED TO TTG ENGINEERS, INC. BY COMPARK 190, LLC.

**AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF  
BELFORD SOUTH METROPOLITAN DISTRICT  
REGARDING THE IMPOSITION OF DEVELOPMENT FEES AND NOTICE OF  
SYSTEM ACCESS FEES**

WHEREAS, the Board of Directors of the Belford South Metropolitan District finds:

A. Belford South Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado.

B. The District was organized pursuant to its original service plan approved by the Town of Parker on March 26, 2016 (the "Original Service Plan"), which Original Service Plan was amended by the District's Amended and Restated Service Plan approved by the Town of Parker on March 19, 2018 (the "Amended and Restated Service Plan," and together with the Original Service Plan, the "Service Plan").

C. Pursuant to its Service Plan, the District is empowered to plan, design, acquire, construct, install, relocate, redevelop, and finance certain public improvements within and without the boundaries of the District (the "Improvements"), subject to the limitations set forth in the Service Plan.

D. The District is authorized pursuant to Sections 32-1-1001(1)(j)(I) and 32-1-1001(1)(k), C.R.S., to fix fees and charges for services or facilities the District provides.

E. Pursuant to its Service Plan, the District is authorized to collect a one-time development or system development fee imposed by the District on a per unit (residential) or per SFE (non-residential) basis at or prior to the issuance of a certificate of occupancy for any unit or structure to assist with the planning and development of the Improvements (the "Development Fee(s)").

F. The District is authorized to utilize revenue from the Development Fee for costs associated with capital improvement costs and/or to pledge the same for the repayment of principal and interest on bonds.

G. The property currently within the boundaries of the District is described and depicted in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), which legal description may be amended from time to time, pursuant to the inclusion and/or exclusion of property into or from the District.

H. As set forth in the Service Plan, it is anticipated that property within the District will receive water and wastewater service from Stonegate Village Metropolitan District ("SVMD") and will be subject to a System Access Fee ("System Access Fee"), which System Access Fee has been established by and is payable to SVMD for water and wastewater system capital improvement costs.

I. The District previously approved Resolution No. 2016-06-09, Resolution of the Board of Directors of Belford South Metropolitan District Regarding the Imposition of Development Fees and Notice of System Access Fees, which resolution was adopted on June 29, 2016, and recorded on October 21, 2016, at reference number 2016075677 in the public records of the Douglas County Clerk and Recorder (the "2016 Fee Resolution"); and Resolution No. 2017-05-03, Resolution of the Board of Directors of Belford South Metropolitan District Regarding the Policy for Establishing the Rate of Development Fees for Non-Residential Property dated May 30, 2017 (the "2017 Resolution"). This Resolution amends and restates in their entirety the 2016 Fee Resolution and the 2017 Fee Resolution in order to establish the Development Fee rate for single-family detached, single-family attached, and multi-family residential units, as well as structures that do not qualify as single-family detached, single-family attached, or multi-family residential units, to conform to the Amended and Restated Service Plan.

J. This Resolution will be recorded on the Property in the public records of the Douglas County Clerk and Recorder to put property owners on notice of the imposition of the Development Fee by the District and the System Access Fees payable to SVM D.

NOW, THEREFORE, be it resolved by the Board of Directors of the Belford South Metropolitan District (the "Board") as follows:

1. The Board hereby finds, determines, and declares that it is in the best interests of the District, its inhabitants and taxpayers to exercise its power to impose a Development Fee on the Property.

2. The District hereby imposes the Development Fee on the Property to finance, plan, acquire, and construct the Improvements, and pay debt service, in the Board's discretion.

3. The rate of the Development Fee shall be as follows:

(a) For each single-family detached or attached residential unit, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000);

(b) For each multi-family residential unit, the Development Fee shall be Twenty Thousand Dollars (\$20,000); and

(c) For uses other than a single-family or multi-family residential structure, the Development Fee shall be Twenty-Five Thousand Dollars (\$25,000) per single family equivalent (SFE) of water and/or wastewater demand.

4. The Development Fee with respect to any portion of the Property shall be due and payable prior to issuance of a certificate of occupancy for any applicable unit or structure.

5. The District can, in its discretion, increase the Development Fee by up to the Consumer Price Index for Denver-Boulder, all items, all urban consumers (or its successor index for any years for which the Consumer Price Index is not available) each year thereafter commencing January 1, 2019.

6. Any unpaid Development Fee(s) shall constitute a statutory and perpetual charge and lien upon the applicable structure or unit pursuant to Section 32-1-1001(1)(j), C.R.S., from the date the same becomes due and payable until the date the Development Fee(s) is/are paid. The lien shall be perpetual in nature on the applicable structure or unit and shall run with the land, as defined by the laws of the State of Colorado. Such lien may be foreclosed by the District in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of the Clerk and Recorder of Douglas County, Colorado.

7. Failure to make payment of the Development Fee(s) due hereunder shall constitute a default in the payment of such Development Fee(s). Upon a default, interest shall accrue on the delinquent Development Fee(s) from the date due at the simple rate of eighteen percent (18%) per annum until paid. The District shall be entitled to enforce such remedies and collection proceedings as may be authorized under Colorado law including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing its lien, the District will enforce the lien only to the extent necessary to collect the delinquent Development Fee(s) and costs.

8. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

9. The Development Fee set forth herein is hereby approved and adopted by Resolution of the Board of Directors of the Belford South Metropolitan District effective as of the 25th day of February, 2020.

*[remainder of page intentionally left blank]*



APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.

BELFORD SOUTH  
METROPOLITAN DISTRICT



\_\_\_\_\_  
President

ATTEST:



\_\_\_\_\_  
Secretary

**EXHIBIT A**  
**“PROPERTY”**

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

**LEGAL DESCRIPTION – BOUNDARY PARCEL**

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST, A DISTANCE OF 295.45 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°46'25", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 271.71 FEET, THE CHORD OF WHICH BEARS NORTH 58°02'54" EAST, A DISTANCE OF 271.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 52°39'42" EAST, A DISTANCE OF 347.52 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°49'41", A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 1026.65 FEET, THE CHORD OF WHICH BEARS NORTH 71°34'32" EAST, A DISTANCE OF 1008.11 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 1246.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°40'50", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 670.96 FEET, THE CHORD OF WHICH BEARS NORTH 70°08'58" EAST, A DISTANCE OF 656.95 FEET TO POINT OF TANGENCY;

THENCE NORTH 49°48'33" EAST, A DISTANCE OF 161.42 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100°04'20", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 1440.94 FEET, THE CHORD OF WHICH BEARS SOUTH 80°09'16" EAST, A DISTANCE OF 1264.64 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3°52'15", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.51 FEET, THE CHORD OF WHICH BEARS SOUTH 79°27'14" WEST, A DISTANCE OF 13.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;

SEE SHEET 2 OF 7

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BELFORD SOUTH METROPOLITAN DISTRICT		SHEET	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO		1 OF 7	
DISTRICT FORMATION		00C.LCPKC3.06	
PROJ. MGR:	B.P	DATE:	02/19/16
DRAWN BY:	GBP	SCALE:	N/A

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

LEGAL DESCRIPTION – BOUNDARY PARCEL (CONTINUED...)

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°27'04", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 86°58'10" WEST, A DISTANCE OF 308.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 116.66 FEET, THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 53°32'58" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°18'42", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 20°41'38" EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°06'21" WEST, A DISTANCE OF 80.20 FEET TO A POINT OF TANGENCY;

SEE SHEET 3 OF 7

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BELFORD SOUTH METROPOLITAN DISTRICT		SHEET
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO		
DISTRICT FORMATION		
PROJ. MGR.:	BJP	2 OF 7
DRAWN BY:	GP	
DATE:	02/19/16	
SCALE:	N/A	
		00C.LCPKC3.06

Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT

LGID NO. \_\_\_\_\_

LEGAL DESCRIPTION – BOUNDARY PARCEL (CONTINUED...)

THENCE SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°17'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
- 2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
- 3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1085.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3,686,731 SQUARE FEET OR 84.8357 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING



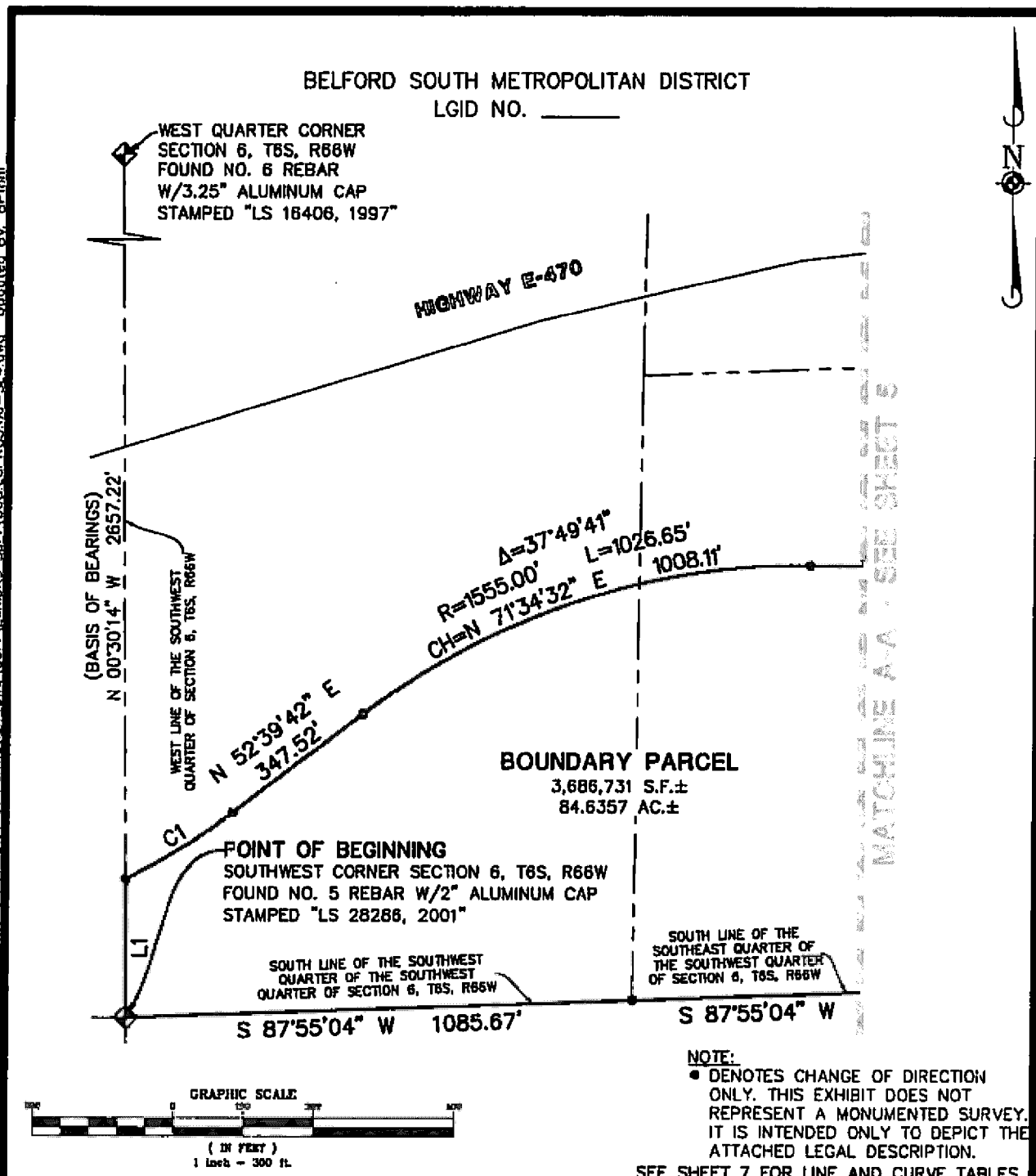
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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJECT NO: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>3</b> OF <b>7</b>
DATE: <u>02/19/16</u>	00C.LCPKC3.08
SCALE: <u>N/A</u>	

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Exhibit A - Belford South Metropolitan District



MATCHLINE AA - SEE SHEET 5

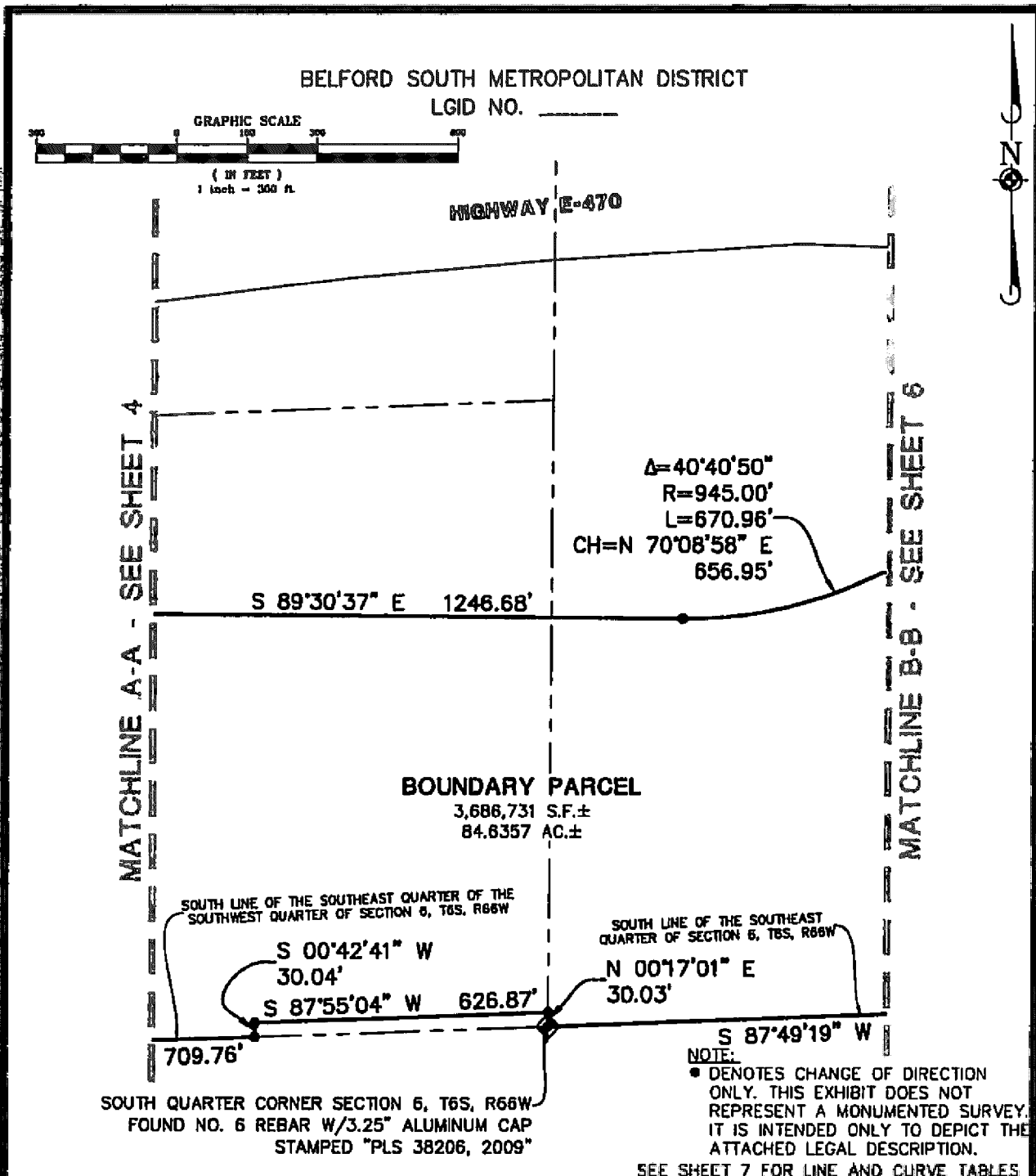
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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. NBR.: <u>8JP</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>4</b> OF <b>7</b>
DATE: <u>02/19/16</u>	800.LCPKC3.06
SCALE: <u>1" = 300'</u>	

Exhibit A - Belford South Metropolitan District

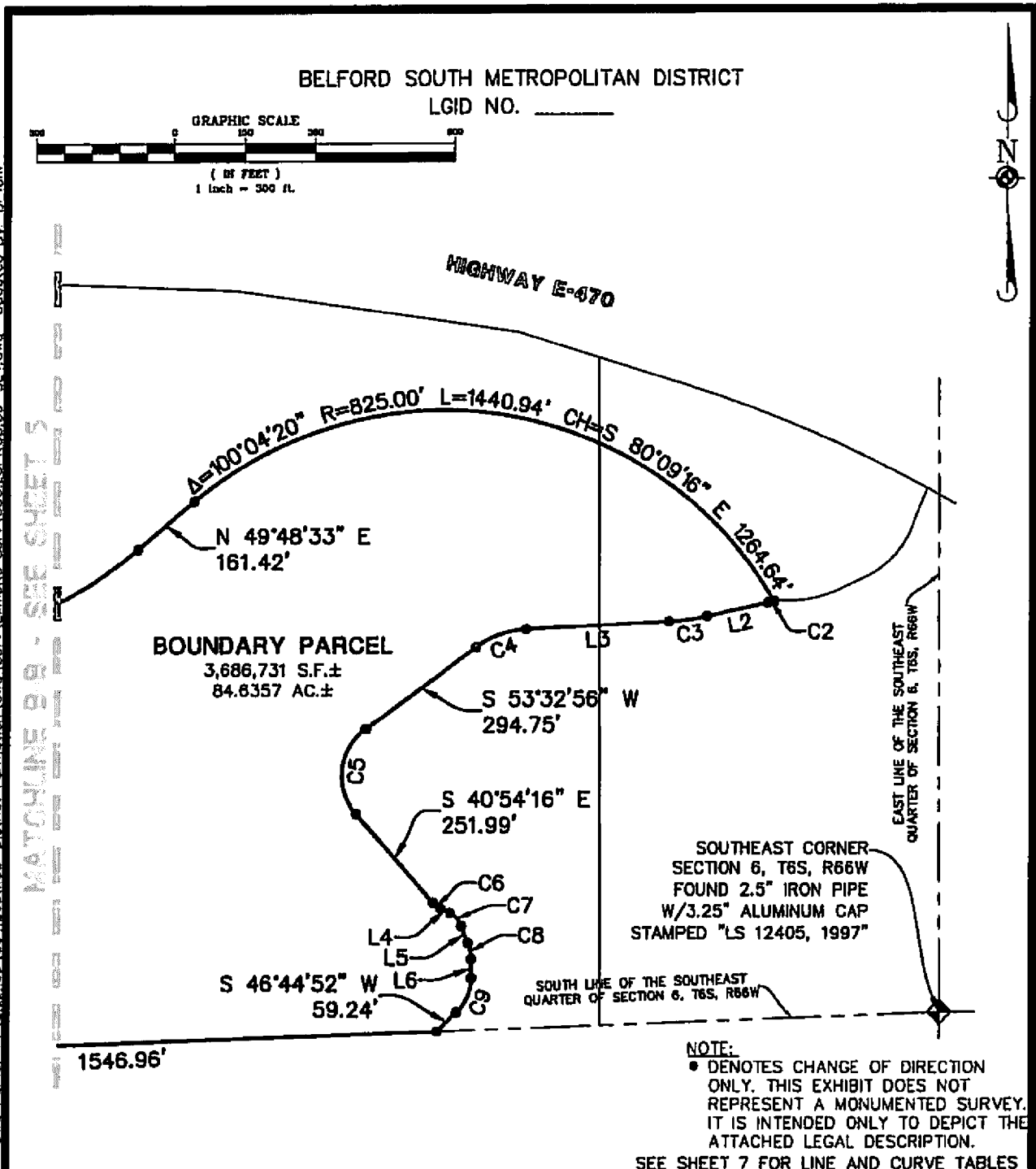


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<b>BELFORD SOUTH METROPOLITAN DISTRICT</b> TOWN OF PARKER, DOUGLAS COUNTY, COLORADO DISTRICT FORMATION	
PROJ. NO.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>02/19/16</u> SCALE: <u>1" = 300'</u>	SHEET <b>5</b> OF <b>7</b> 00C.LCPKC3.08

Exhibit A - Belford South Metropolitan District



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BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. MON: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>6</b> OF <b>7</b>
DATE: <u>02/19/16</u>	00C.LCPKC3.06
SCALE: <u>1" = 300'</u>	



Exhibit A - Belford South Metropolitan District

BELFORD SOUTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°30'14" W	295.45'
L2	S 77°31'06" W	135.79'
L3	S 86°58'10" W	308.09'
L4	S 64°10'58" E	23.43'
L5	S 20°41'38" E	39.38'
L6	S 00°32'10" E	40.51'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°46'25"	1445.00'	271.71'	N 58°02'54" E	271.31'
C2	3°52'15"	200.00'	13.51'	S 79°27'14" W	13.51'
C3	9°27'04"	500.00'	82.48'	S 82°14'38" W	82.38'
C4	33°25'14"	200.00'	116.66'	S 70°15'33" W	115.01'
C5	94°27'12"	125.00'	206.07'	S 06°19'20" W	183.51'
C6	23°16'42"	50.00'	20.31'	S 52°32'37" E	20.17'
C7	43°29'20"	50.00'	37.95'	S 42°28'18" E	37.05'
C8	20°09'03"	100.00'	35.17'	S 10°38'24" E	34.99'
C9	47°17'03"	100.00'	82.53'	S 23°06'21" W	80.20'

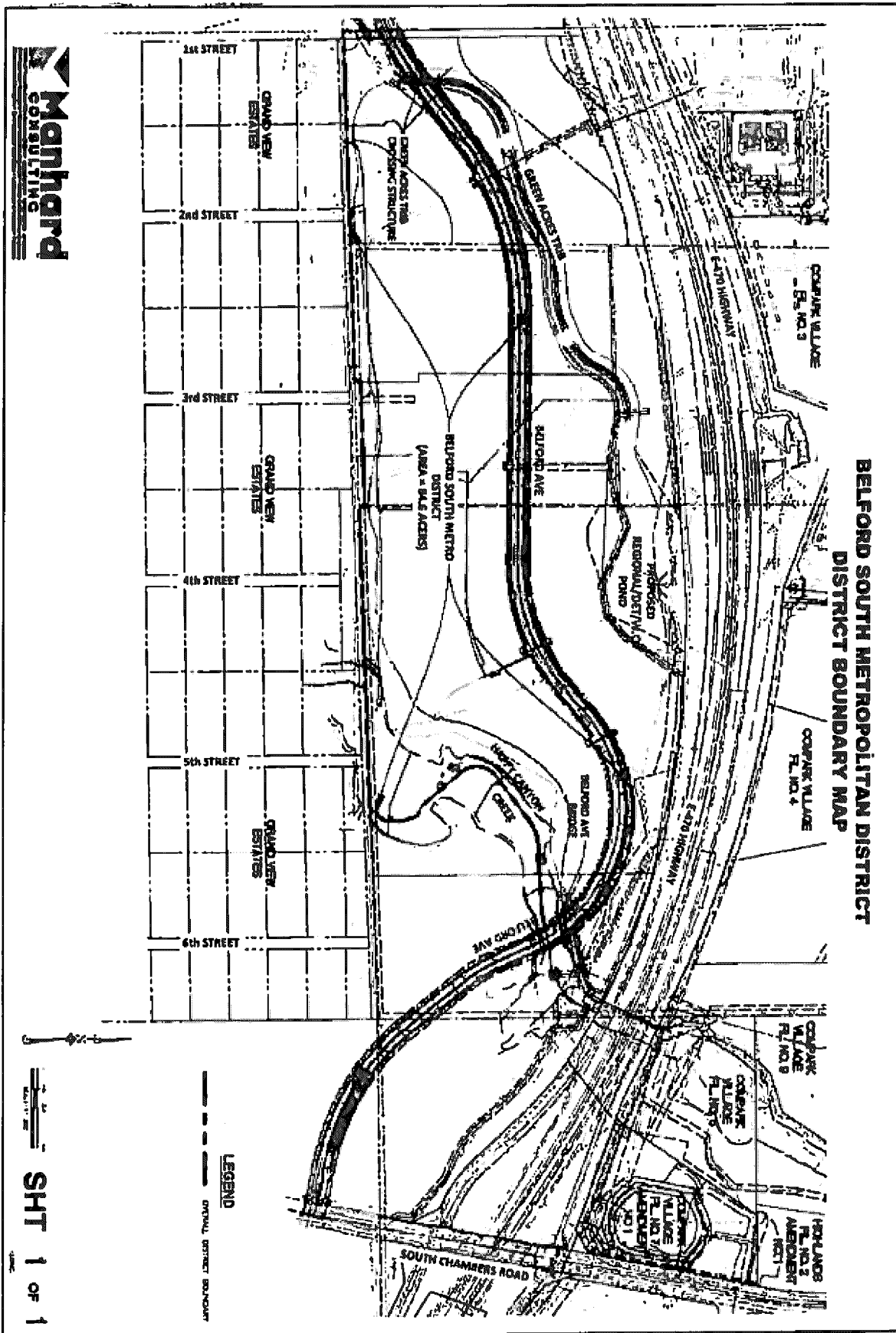
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BELFORD SOUTH METROPOLITAN DISTRICT TOWN OF PARKER, DOUGLAS COUNTY, COLORADO DISTRICT FORMATION	
PROJ. MON.: <u>BJP</u> DRAWN BY: <u>GOP</u> DATE: <u>02/19/16</u> SCALE: <u>N/A</u>	SHEET <b>7</b> OF <b>7</b> 00C.LCPKC3.06

Exhibit A - Belford South Metropolitan District



**EXHIBIT D**

**Transparency Notice**

# Belford South Metropolitan District

Pursuant to section 32-1-809, Colorado Revised Statutes for Transparency Notices may be filed with Special District Association of Colorado. This information must be provided annually to the eligible electors of the district no later than January 15 of each year.

**\*Note that some information provided herein may be subject to change after the notice is posted.**

## District's Principal Business Office

<b>Company</b>	Belford South Metropolitan District
<b>Contact</b>	Bob Blodgett
<b>Address</b>	8390 E. Crescent Pkwy, Ste 300, Greenwood Village, Colorado 80111
<b>Phone</b>	303-779-5710

## District's Physical Location

<b>Counties</b>	Douglas
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## Regular Board Meeting Information

<b>Location</b>	CliftonLarsonAllen LLP
<b>Address</b>	8390 E. Crescent Pkwy, Ste 300, Greenwood Village, Colorado
<b>Day(s)</b>	4th Tuesday in Feb, May, Aug, and Nov
<b>Time</b>	11:00 a.m.

## Posting Place for Meeting Notice

<b>Location</b>	www.belfordsouthmetro.com
<b>Address</b>	Parker, Colorado

## Notice of Proposed Action to Fix or Increase Fees, Rates, Tolls, Penalties or Charges for Domestic Water or Sanitary Sewer Services

**Location**  
**Address**  
**Date**  
**Notice**

## Current District Mill Levy

<b>Mills</b>	49.000
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## Ad Valorem Tax Revenue

Revenue reported may be incomplete or unaudited as of the date this Notice was posted.

<b>Amount(\$)</b>	4,450
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## Date of Next Regular Election

**Date** 05/05/2020

Pursuant to 24-72-205 C.R.S

The district's research and retrieval fee is **\$33.58** per hour

**District Policy**

Pursuant to Resolution No. 2016-06-07, which was adopted by the Belford South Metropolitan District Board of Directors, the District's Official Custodian is authorized to impose the maximum fees set forth in Section 24-72-205 (6), C.R.S., as amended from time to time, for all costs incurred on the research and retrieval of public records requested under the Colorado Open Records Act. Copies, printouts, and/or photographs of public records in a format other than a standard page will be charged at actual cost. All requests for copies or inspection of public records must be submitted in writing to the Official Custodian. Upon receipt of a written request, the Official Custodian shall notify the requester if the records are readily available for inspection. If the records are in active use, in storage, or are otherwise not readily available at the time of the request, the Official Custodian shall set a date and time within three (3) working days of the request when such records will be available. If extenuating circumstances exist, then the Official Custodian shall notify the requester of this fact in writing within the initial three (3) working day-period and shall make the records available within seven (7) working days thereafter. Inspections of public records shall take place during regular business hours at the office of the Official Custodian and may not preempt or take priority over previously scheduled official District-related business activities. Copies of public records will be delivered by the Official Custodian to the requester via United States mail, other delivery service, or facsimile only upon receipt of payment for all costs associated with records transmission, or upon making arrangements for receiving payment, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian. The District may not charge any transmission fees for records delivered via electronic mail. Upon receiving payment or making arrangements for payment, the Official Custodian shall send the records to the requester as soon as practicable, but not more than three (3) working days after receipt of such payment.

**District contact information for open records request:**

Bob Blodgett

## Names of District Board Members

**Board President**

**Name** Michael Vickers  
**Contact Info** 8390 E. Crescent Pkwy, Ste 300 Greenwood Village, CO 80111  
**Election** **Yes**, this office will be on the next regular election ballot

**Board Member 2**

**Name** Thomas List  
**Contact Info** 8390 E. Crescent Pkwy, Ste 300 Greenwood Village, CO 80111  
**Election** **Yes**, this office will be on the next regular election ballot

**Board Member 3**

**Name** Ernest Peter Elzi, Jr  
**Contact Info** 8390 E. Crescent Pkwy, Ste 300 Greenwood Village, CO 80111  
**Election** **Yes**, this office will be on the next regular election ballot

**Board Member 4****Name** vacant**Contact Info****Election** **Yes**, this office will be on the next regular election ballot**Board Member 5****Name** vacant**Contact Info****Election** **Yes**, this office will be on the next regular election ballot**Board Member 6****Name** n/a**Contact Info****Election** **No**, this office will not be on the next regular election ballot**Board Member 7****Name** n/a**Contact Info****Election** **No**, this office will not be on the next regular election ballot

## Board Candidate Self-Nomination Forms

Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the designated election official.

## Deadline for Self-Nomination Forms

Self-nomination and acceptance forms or letters must be filed not less than 67 days before the date of the regular election.

## District Election Results

The district's election results will be posted on the website of the Colorado Secretary of State ([www.sos.state.co.us](http://www.sos.state.co.us)) and the website indicated below, if any.

**Website** [www.belfordsouthmetro.com](http://www.belfordsouthmetro.com)

## Permanent Mail-In Voter Status

Absentee voting and Permanent absentee voter status (formerly Permanent Mail-In voter status): Where to obtain and return forms.

SpencerFane LLP - 1700 Lincoln Street, Suite 2000, Denver, CO 80203 [clinney@spencerfane.com](mailto:clinney@spencerfane.com)

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

SpencerFane LLP - 1700 Lincoln Street, Suite 2000, Denver, CO 80203 [clinney@spencerfane.com](mailto:clinney@spencerfane.com)

Notice Completed By

<b>Name</b>	Sandy Brandenburger
<b>Company/District</b>	CliftonLarsonAllen LLP
<b>Title</b>	District Administrator
<b>Email</b>	sandy.brandenburger@claconnect.com
<b>Dated</b>	01/08/2020