

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1

2018 ANNUAL REPORT TO THE TOWN OF PARKER

Pursuant to its Service Plan (Section VII) and by Section 10.11.040 of the Town Code, the Cottonwood Highlands Metropolitan District No. 1 (the “**District**”), by September 1 of each year, is required to provide an annual report to the Town of Parker with regard to the following matters:

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

The Developer (Lennar) was active with major public improvement construction within the District in 2018.

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

The District qualified for an audit exemption for report year 2018.

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.

Public infrastructure construction is being installed by the Developer subject to reimbursement by the District upon cost certification.

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.

As of December 31, 2018, the District has not issued Debt.

The District’s 2018 mill levy pledged to Debt retirement: 47.347 (for anticipated 2019 bond issue)

The District’s total 2018 assessed valuation: \$8,428,500

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

*The District’s 2018 Budget is attached as **Exhibit A**.*

6. A summary of the residential and commercial development in the District for the report year.

The District is a residential only district. Lennar was active with public infrastructure construction along with residential home construction and sales in 2018.

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

*As of January 1, 2018, the District has imposed Operational Fees and Working Capital Fees. Attached as **Exhibit B** is the Amended and Restated Operations and Working Capital Fee Resolution.*

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.

*Attached as **Exhibit C** is the certification given on behalf of Board of Directors that no action, event or condition enumerated in Section 10.11.060 occurred in 2018.*

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.

At the time of submission of this annual report:

*John Cheney (land owner/ developer- Lennar)
Jill Luchs (land owner/ developer- Lennar)
Andrea Novak (land owner/ developer-Lennar)
Debra Hessler (land owner/ developer-Lennar)
Jennifer S. Waiton (land owner/ developer-Lennar)*

General Counsel: White Bear Ankele Tanaka & Waldron, 2154 E. Commons Avenue, Suite 2000, Centennial, CO 80122, (303) 858-1800.

Regular meetings are scheduled for the first Wednesday of each quarter at 2:00 p.m., 9193 South Jamaica Street, 4th Floor, Englewood, CO.

10. Certification from the External Financial Advisor that the District is in compliance with all provisions of the Service Plan.

The District did not engaged an External Financial Advisor in 2018 because it had no need for such services since in 2018 Lennar did not seek reimbursement for the first phase of public infrastructure costs it has been installing..

EXHIBIT A
2018 BUDGET



CliftonLarsonAllen

CliftonLarsonAllen LLP
CLAAconnect.com

Accountant's Compilation Report

Board of Directors
Cottonwood Highlands Metropolitan District No. 1
Douglas County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Cottonwood Highlands Metropolitan District No. 1 for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, and the actual comparative information for the year ending December 31, 2016, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. 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 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.

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 Cottonwood Highlands Metropolitan District No. 1.

Greenwood Village, Colorado
January 9, 2018



An independent member of Nexia International

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
SUMMARY
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

1/9/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ 20,413	\$ 81,768
REVENUES			
1 Property taxes	32,216	60,693	211,690
2 Specific ownership taxes	2,964	6,199	21,169
3 System development fees	-	-	126,000
4 Developer advance	16,498	36,000	12,000
5 Net investment income	8	2	25
6 Operations and Maintenance fee	-	-	43,740
Total revenues	51,686	102,894	414,624
Total funds available	51,686	123,307	496,392
EXPENDITURES			
7 General and administration			
8 Accounting	8,881	8,000	10,500
9 Contingency	-	-	2,691
10 County Treasurer's fees	91	170	554
11 District management	-	3,000	26,400
12 Dues and membership	200	287	500
13 Election	-	-	2,000
14 Engineering	1,399	-	-
15 Insurance	1,816	2,355	2,500
16 Legal	18,493	25,000	30,000
17 Repayment of Developer advance	-	1,987	2,000
18 Operations and maintenance			
19 Electricity	-	-	1,500
20 Fence repair and maintenance	-	-	20,000
21 Landscaping maintenance	-	-	35,000
22 Park maintenance	-	-	6,000
23 Snow removal	-	-	8,000
24 Tree/Plan Replacements	-	-	2,400
25 Water	-	-	40,000
26 Weed/fertilization	-	-	2,000
27 Debt service			
28 County Treasurer's fees	393	740	2,622
Total expenditures	31,273	41,539	194,667
Total expenditures and transfers out requiring appropriation	31,273	41,539	194,667
ENDING FUND BALANCES	\$ 20,413	\$ 81,768	\$ 301,725
EMERGENCY RESERVE	\$ -	\$ 400	\$ 6,300
O&M Reserve	-	24,000	24,000
TOTAL RESERVE	\$ -	\$ 24,400	\$ 30,300

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

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

1/9/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
ASSESSED VALUATION - DOUGLAS			
Residential	\$ -	\$ -	\$ 1,260,260
Vacant Land	609,840	1,148,890	2,431,130
Certified Assessed Value	<u>\$ 609,840</u>	<u>\$ 1,148,890</u>	<u>\$ 3,691,390</u>
MILL LEVY			
GENERAL FUND	10.000	10.000	10.000
DEBT SERVICE FUND	42.827	42.827	47.347
Total Mill Levy	<u>52.827</u>	<u>52.827</u>	<u>57.347</u>
PROPERTY TAXES			
GENERAL FUND	\$ 6,098	\$ 11,489	\$ 36,914
DEBT SERVICE FUND	26,118	49,204	174,776
Budgeted Property Taxes	<u>\$ 32,216</u>	<u>\$ 60,693</u>	<u>\$ 211,690</u>
BUDGETED PROPERTY TAXES			
GENERAL FUND	\$ 6,098	\$ 11,489	\$ 36,914
DEBT SERVICE FUND	26,118	49,204	174,776
	<u>\$ 32,216</u>	<u>\$ 60,693</u>	<u>\$ 211,690</u>

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

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
GENERAL FUND
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

1/9/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ (7,720)	\$ -
REVENUES			
1 Property taxes	6,098	11,489	36,914
2 Specific ownership taxes	562	1,030	3,691
3 System development fees	-	-	126,000
4 Developer advance	16,498	36,000	12,000
5 Net investment income	2	-	-
6 Operations and Maintenance fee	-	-	43,740
Total revenues	23,160	48,519	222,345
Total funds available	23,160	40,799	222,345
EXPENDITURES			
General and administration			
7 Accounting	8,881	8,000	10,500
8 Contingency	-	-	2,691
9 County Treasurer's fees	91	170	554
10 District management	-	3,000	26,400
11 Dues and membership	200	287	500
12 Election	-	-	2,000
13 Engineering	1,399	-	-
14 Insurance	1,816	2,355	2,500
15 Legal	18,493	25,000	30,000
16 Repayment of Developer advance	-	1,987	2,000
Operations and maintenance			
17 Electricity	-	-	1,500
18 Fence repair and maintenance	-	-	20,000
19 Landscaping maintenance	-	-	35,000
20 Park maintenance	-	-	6,000
21 Snow removal	-	-	8,000
22 Tree/Plan Replacements	-	-	2,400
23 Water	-	-	40,000
24 Weed/fertilization	-	-	2,000
Total expenditures	30,880	40,799	192,045
Total expenditures and transfers out requiring appropriation	30,880	40,799	192,045
ENDING FUND BALANCES	\$ (7,720)	\$ -	\$ 30,300
EMERGENCY RESERVE	\$ -	\$ 400	\$ 6,300
O&M Reserve	-	24,000	24,000
TOTAL RESERVE	\$ -	\$ 24,400	\$ 30,300

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

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
DEBT SERVICE FUND
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

1/9/2018

	ACTUAL 2016	ESTIMATED 2017	ADOPTED 2018
BEGINNING FUND BALANCES	\$ -	\$ 28,133	\$ 81,768
REVENUES			
1 Property taxes	26,118	49,204	174,776
2 Specific ownership taxes	2,402	5,169	17,478
3 Net investment income	6	2	25
Total revenues	28,526	54,375	192,279
Total funds available	28,526	82,508	274,047
EXPENDITURES			
Debt service			
4 County Treasurer's fees	393	740	2,622
Total expenditures	393	740	2,622
Total expenditures and transfers out requiring appropriation	393	740	2,622
ENDING FUND BALANCES	\$ 28,133	\$ 81,768	\$ 271,425

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

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Douglas County on October 6, 2014, 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 of Parker. The District's service area is located in the Town of Parker.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety and fire protection, security, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

On November 4, 2014, the District's voters authorized total indebtedness of \$200,000,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$30,000,000 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 \$5,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the Consolidated Service Plan for Cottonwood Highlands Metropolitan District Nos. 1 and 2, the District is permitted to issue bond indebtedness not to exceed \$30,000,000 for both Districts combined. 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 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.

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.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues - (continued)

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 10% of the property taxes collected.

System Development Fee

In 2018, the District will assess a system development fee of \$1,500 per lot, which is collected at the time the lot is sold. The budget anticipates the collection of system development fees for 84 lots in 2018.

Operations Fee

In 2018, the District will assess a monthly operations and maintenance fee of \$30 per home. The budget anticipates the collection of \$43,740 in 2018.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.0%.

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer.

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. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, fencing, parks and open space maintenance, utilities and snow removal were also included the General Fund budget.

Capital Outlay

The District does not anticipate infrastructure improvements during 2018.

Debt Service

The District does not have any debt at this time.

Operating and Capital Leases

The District has no operating or capital leases.

**COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2018, as defined under TABOR.

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of DOUGLAS COUNTY, Colorado.

On behalf of the COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1,
(taxing entity)^A

the BOARD OF DIRECTORS,
(governing body)^B

of the COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 3,691,390 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 3,691,390 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57) USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 11/30/2017 for budget/fiscal year 2018.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>10.000</u> mills	<u>\$ 36,914</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$ 36,914
3. General Obligation Bonds and Interest ^J	<u>47.347</u> mills	<u>\$ 174,776</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	57.347 mills	\$ 211,690

Contact person: (print) Jason Carroll Daytime phone: (303) 779-5710
Signed: Jason Carroll Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS¹:

1.	Purpose of Issue:	Public Improvements
	Series:	TBD
	Date of Issue:	TBD
	Coupon Rate:	TBD
	Maturity Date:	TBD
	Levy:	47.347
	Revenue:	\$174,776

2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

CONTRACTS²:

3.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

4.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

EXHIBIT B

Amended and Restated Operations and Working Capital Fee Resolution

**AMENDED AND RESTATED RESOLUTION OF THE
BOARD OF DIRECTORS OF
COTTONWOOD HIGHLANDS METROPOLITAN DISTRICT NO. 1
CONCERNING THE IMPOSITION OF AN OPERATIONS FEE
AND A WORKING CAPITAL FEE**

WHEREAS, Cottonwood Highlands Metropolitan District No. 1 (the "District") was formed pursuant to §§ 32-1-101, *et seq*, C.R.S, as amended (the "Special District Act"), by order of the District Court for Douglas County, Colorado, and after approval of the District's eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the "Board") shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to provide operation and maintenance services ("Services") for park and recreation type amenities and facilities benefiting property and inhabitants within the District, which amenities and facilities include improvements, appurtenances and rights-of-way (collective, the "Facilities"); and

WHEREAS, pursuant to § 32-1-1001(1)(j), C.R.S., the District is authorized to fix and to increase or decrease fees, rates, tolls, penalties or charges for services, programs, or facilities provided by the District which, until paid, shall constitute a perpetual lien on and against the property served, the revenues from which fees, rates, tolls, and charges may be pledged to the payment of any debt authorized and issued by the District; and

WHEREAS, the District incurs certain direct and indirect costs associated with the Services of the Facilities, as necessary, (collectively, the "Service Costs") in order that the Facilities may be properly provided and maintained, the property within the District be maintained, and that the health, safety and welfare of the District and its inhabitants may be safeguarded; and

WHEREAS, the establishment of a fair and equitable fee (the "Operations Fee") to provide a source of funding to pay for the provision of Service Costs which are generally attributable to each Lot (defined below), and are necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants and for the orderly and uniform administration of the District's affairs; and

WHEREAS, the District desires to establish a Working Capital Fee (the "Working Capital Fee") in order to pay the administrative cost associated with the establishment, maintenance and transfer of the accounts necessary to properly account for the administer the Operations Fee and the District's affairs (collectively the "Account Administration"); and

WHEREAS, the District finds that the Operations Fee and the Working Capital Fee, as

set forth in this Resolution, are reasonably related to the overall cost of providing the Services and paying the Service Costs, and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“Apartment Unit” means a unit within an apartment building which unit is held for lease or rent for residential occupancy and for which a final certificate of occupancy has been issued.

“District Boundaries” means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, et seq., C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“Due Date” means the date by which the Operations Fee and Working Capital Fee are due, which Due Date is reflected on the Schedule of Fees.

“End User” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit. End User specifically excludes a tenant occupying an Apartment Unit.

“Fee Schedule” or “Schedule of Fees” means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“Lot” means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.

“Residential Unit” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries which has been Transferred to an End User.

“Transfer” or “Transferred” shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

“Vacant Lot” means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units or Apartment Units is situated and specifically excluding any parcel owned by the

District.

2. OPERATIONS FEE. A recurring monthly Operations Fee is hereby established and imposed upon each Residential Unit within the District Boundaries to fund the Service Costs. The Operations Fee is hereby established and imposed at a rate established by the District from time to time pursuant to an annual "Fee Schedule" and shall constitute the rate in effect until such schedule is amended or repealed. The initial Fee Schedule is set forth in **Exhibit A**.

3. WORKING CAPITAL FEE. A recurring Working Capital Fee is hereby established and imposed upon each Residential Unit within the District Boundaries to fund the Service Costs and related account administration costs. The Working Capital Fee shall be imposed on all Transfers of a Residential Unit by an End User. The Working Capital Fee is hereby established and imposed at a rate established by the District from time to time as set forth in the annual Fee Schedule and shall constitute the rate in effect until such schedule is amended or repealed. The initial Fee Schedule is set forth in **Exhibit A**.

(a) The Working Capital Fee imposed hereunder shall not apply to any of the following, except to the extent the District determines that such exception is being undertaken for the purpose of improperly avoiding the Working Capital Fee:

i. Any Transfer wherein the United States, or any agency or instrumentality thereof, the State of Colorado, any county, city and county, municipality, district or other political subdivisions of this State, is either the grantor or the grantee.

ii. Any Transfer by document, decree or agreement partitioning, terminating or evidencing termination of a joint tenancy, tenancy in common or other co-ownership; however, if additional consideration or value is paid in connection with such partition or termination the Working Capital Fee shall apply and be based upon such additional consideration.

iii. Any Transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

iv. Any Transfer made and delivered without consideration for the purpose of: confirming, correcting, modifying or supplementing a Transfer previously made; making minor boundary adjustments; removing clouds of title; or granting easements, rights-of-way or licenses.

v. Any decree or order of a court of record quieting, determining or resting title, except for a decree of foreclosure.

vi. Transfers to secure a debt or other obligation, or releases other than by foreclosure, which is security for a debt or other obligation.

vii. Transfers pursuant to a decree or separation of divorce.

4. **LATE FEES AND INTEREST.** Failure to make payment of the Operations Fee or Working Capital Fee when due shall constitute a default in the payment of such fees. Pursuant to § 29-1-1102(3), C.R.S., any Operations Fee and Working Capital Fee not paid in full within ten (10) days after the Due Date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. Interest will also accrue on any outstanding Operations Fee and Working Capital Fee, exclusive of assessed late fees, penalties, interest and any other costs of collection, specially including, but not limited, to attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.

5. **PAYMENT.** Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the District, made payable to "Cottonwood Highlands Metropolitan District No. 1" and sent to the address indicated on the Fee Schedule. The District may change the payment address from time to time and such change shall not require an amendment to this Resolution.

6. **LIEN.** All fees contemplated herein, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory perpetual lien on and against the property served or to be served by any improvements provided by the District. All such liens shall be in a senior position as against all other liens of record affecting the property served or benefited, or to be served or benefited by improvements of the District and shall run with the property and remain in effect as to any portion of such property as to which the appropriate fee has not been paid. All liens contemplated herein may be foreclosed in any manner authorized by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. This Resolution shall be recorded in the offices of the Clerk and Recorder of Douglas County, Colorado.

7. **COLLECTION PROCEDURES.** The District will process all delinquent accounts in accordance with any applicable collections resolution or other rules and regulations of the District as may be adopted and amended from time to time.

8. **USE OF OPERATIONS FEES AND WORKING CAPITAL FEES.** The revenues generated by the Operations Fee and Working Capital Fees will be deposited into and accounted for in a special revenue fund of the District. The Operations Fee and Working Capital Fee revenue will be used solely for the purpose of paying Service Costs and related account administration costs, and may not be transferred into the District's general fund. This restriction on the use of the Operations Fee and Working Capital Fee revenue shall be absolute and without qualification.

9. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

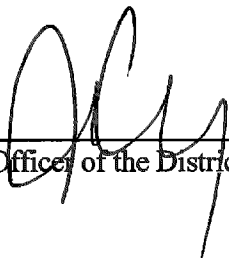
10. THE PROPERTY. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

11. EFFECTIVE DATE. This Resolution shall become effective January 1, 2018.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]

ADOPTED and APPROVED this 24th day of April, 2018.

**COTTONWOOD HIGHLANDS
METROPOLITAN DISTRICT NO. 1**, a quasi-
municipal corporation and political subdivision of the
State of Colorado



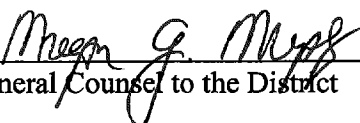
Officer of the District

ATTEST:



APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

***Signature Page to Resolution Concerning the Imposition of a District Operations Fee and
Working Capital Fee***

**EXHIBIT A
(Fee Schedule)
Effective January 1, 2018**

Operations Fee for Residential Unit*:

- (a) *Apartment Unit.* Upon each Apartment Unit at a rate of Zero Dollars (\$0.00) per month.
- (b) *Residential Unit.* Upon each Residential Unit at a rate of Thirty Dollars (\$30.00) per month (2018); at a rate of Forty Dollars (\$40.00) per month (2019); and at a rate of TBD/month (2020-20__) pursuant to a future fee resolution passed by the District.
- (c) *Vacant Lot.* Upon each Vacant Lot at a rate of Zero Dollars (\$0.00) per month.

Working Capital Fee for Residential Unit*:

- (a) Where there is no consideration for the Transfer or when the consideration is Five Hundred Dollars (\$500.00) or less, no Working Capital Fee shall be due.
- (b) Where the consideration for the Transfer exceeds Five Hundred Dollars (\$500.00), the Working Capital Fee shall be Five Hundred Dollars (\$500.00).

*The Board may, in its sole discretion, increase the Fees from time to time. The Due Date for the monthly Operations Fee is the 1st of each month. The Due Date for the Working Capital Fee is on or before each closing of the Residential Unit.

PAYMENTS: Payment for each fee shall be made payable to the Cottonwood Highlands Metropolitan District No. 1 and sent to the following address for receipt by the Due Date:

Cottonwood Highlands Metropolitan District No. 1
c/o
CliftonLarsonAllen LLP
Attn: Kim Herman
Direct 303-265-7923
kim.herman@CLAconnect.com
Main 303-779-5710 x37923, Fax 303-779-0348
8390 E Crescent Parkway, Suite 500, Greenwood Village, CO 80111
CLAconnect.com

EXHIBIT B
(District #1 Property)
Map and Legal Description

EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 1 OF 8

LEGAL DESCRIPTION

PARCEL 1 – (ORDER FOR INCLUSION 01/26/2015, RECEPTION NO. 2015004581)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 5, 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 NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING A POINT ON THE SOUTHERLY LINE OF COMPARK FILING NO. 1 RECORDED AT RECEPTION NO. 99080637 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 00°25'42" WEST, A DISTANCE OF 78.51 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE BOUNDARY OF SAID COMPARK FILING NO. 1 TO A POINT ON THE WEST LINE OF COTTONWOOD SUBDIVISION FILING NO. 6A RECORDED AT RECEPTION NO. 332689 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 22°53'33" EAST, ALONG THE SOUTHERLY LINE OF SAID COTTONWOOD SUBDIVISION FILING NO. 6A, A DISTANCE OF 164.52 FEET;

THENCE SOUTH 69°28'24" EAST, A DISTANCE OF 394.08 FEET ALONG THE SOUTHERLY LINE OF SAID COTTONWOOD SUBDIVISION FILING NO. 6A TO THE SOUTHWESTERLY CORNER OF TRACT A IN COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 9608890 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID TRACT A FOR THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE NORTH 83°01'54" EAST, A DISTANCE OF 66.42 FEET;
- 2) THENCE NORTH 80°11'15" EAST, A DISTANCE OF 64.34 FEET;
- 3) THENCE NORTH 76°07'33" EAST, A DISTANCE OF 63.78 FEET;
- 4) THENCE NORTH 67°54'51" EAST, A DISTANCE OF 63.80 FEET;
- 5) THENCE NORTH 64°17'18" EAST, A DISTANCE OF 61.85 FEET;
- 6) THENCE NORTH 58°32'07" EAST, A DISTANCE OF 179.26 FEET;
- 7) THENCE NORTH 46°36'52" EAST, A DISTANCE OF 71.13 FEET;
- 8) THENCE NORTH 19°29'19" EAST, A DISTANCE OF 71.50 FEET;
- 9) THENCE NORTH 14°14'36" EAST, A DISTANCE OF 115.34 FEET;
- 10) THENCE NORTH 24°51'10" EAST, A DISTANCE OF 858.09 FEET;
- 11) THENCE SOUTH 31°28'01" EAST, A DISTANCE OF 401.20 FEET;
- 12) THENCE SOUTH 58°32'16" WEST, A DISTANCE OF 224.18 FEET;
- 13) THENCE SOUTH 41°02'44" WEST, A DISTANCE OF 346.91 FEET;
- 14) THENCE SOUTH 24°51'21" WEST, A DISTANCE OF 120.49 FEET;
- 15) THENCE SOUTH 14°14'36" WEST, A DISTANCE OF 95.12 FEET;
- 16) THENCE SOUTH 19°29'19" WEST, A DISTANCE OF 103.08 FEET;
- 17) THENCE SOUTH 46°36'52" WEST, A DISTANCE OF 109.15 FEET;
- 18) THENCE SOUTH 58°32'07" WEST, A DISTANCE OF 196.27 FEET;
- 19) THENCE SOUTH 64°17'18" WEST, A DISTANCE OF 71.18 FEET;
- 20) THENCE SOUTH 20°31'36" WEST, A DISTANCE OF 63.56 FEET TO THE SOUTHERLY LINE OF SAID COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1;

SEE SHEET 2 OF 8

Dwg Name: P:\Calpkco01\dwg\Surv\Final Drawings\Exhibits_Surv\CALPKCO05.00-DM4.dwg Updated By: B.Pfohl 4/17/2018 7:19 AM



Manhard
 CONSULTING LTD

8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>BJP</u>	1 OF 8
DATE: <u>04/17/18</u>	CAL.PKCO05.00
SCALE: <u>N/A</u>	

EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 2 OF 8

LEGAL DESCRIPTION (CONTINUED...)

THENCE ALONG SAID SOUTHERLY LINE OF COTTONWOOD SUBDIVISION FILING NO. 11 AMENDMENT NO. 1 FOR THE FOLLOWING THREE (3) COURSES:

- 1) THENCE SOUTH 69°28'24" EAST, A DISTANCE OF 961.91 FEET;
- 2) THENCE SOUTH 09°39'39" EAST, A DISTANCE OF 80.00 FEET;
- 3) THENCE NORTH 80°20'21" EAST, A DISTANCE OF 459.91 FEET TO THE WEST LINE OF JORDAN ROAD;

THENCE ALONG SAID WEST LINE OF JORDAN ROAD FOR THE FOLLOWING THREE (3) COURSES:

- 1) THENCE SOUTH 09°39'39" EAST, A DISTANCE OF 125.24 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°34'07", A RADIUS OF 3083.91 FEET AND AN ARC LENGTH OF 407.38 FEET, THE CHORD OF WHICH BEARS SOUTH 13°26'42" EAST, A DISTANCE OF 407.08 FEET TO A POINT OF TANGENCY;
- 3) THENCE SOUTH 17°13'46" EAST, A DISTANCE OF 440.06 FEET TO THE INTERSECTION WITH THE CENTER LINE OF COTTONWOOD DRIVE;

THENCE ALONG SAID CENTER LINE OF COTTONWOOD DRIVE FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE SOUTH 75°07'26" WEST, A DISTANCE OF 394.01 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°58'42", A RADIUS OF 1000.00 FEET AND AN ARC LENGTH OF 278.88 FEET, THE CHORD OF WHICH BEARS SOUTH 83°06'47" WEST, A DISTANCE OF 277.97 FEET TO A POINT OF TANGENCY;
- 3) THENCE NORTH 88°53'51" WEST, A DISTANCE OF 1015.20 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°05'06", A RADIUS OF 1175.00 FEET AND AN ARC LENGTH OF 863.06 FEET, THE CHORD OF WHICH BEARS NORTH 67°51'18" WEST, A DISTANCE OF 843.79 FEET TO A POINT OF TANGENCY;
- 5) THENCE NORTH 46°48'45" WEST, A DISTANCE OF 200.34 FEET TO A POINT OF CURVATURE;
- 6) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°35'15", A RADIUS OF 1200.00 FEET AND AN ARC LENGTH OF 661.57 FEET, THE CHORD OF WHICH BEARS NORTH 62°36'22" WEST, A DISTANCE OF 653.22 FEET TO A POINT OF TANGENCY;
- 7) THENCE NORTH 78°24'00" WEST, A DISTANCE OF 275.36 FEET TO THE INTERSECTION WITH THE EAST LINE OF CHAMBERS ROAD;

THENCE ALONG SAID EAST LINE OF CHAMBERS ROAD FOR THE FOLLOWING TWO (2) COURSES:

- 1) THENCE NORTH 11°36'50" EAST, A DISTANCE OF 134.36 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°03'26", A RADIUS OF 1670.00 FEET AND AN ARC LENGTH OF 759.49 FEET, THE CHORD OF WHICH BEARS NORTH 01°24'53" WEST, A DISTANCE OF 752.96 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE NORTH 89°25'04" EAST, A DISTANCE OF 1122.19 FEET ALONG LAST SAID NORTH LINE AND THE SOUTH LINE OF SAID COMPARK FILING NO. 1 TO THE POINT OF BEGINNING;


CONTAINING A CALCULATED AREA OF 4,179,53 SQUARE FEET, OR 95.938 ACRES, MORE OR LESS.

DIRECTOR PARCEL (A PART OF THE PREVIOUS DESCRIPTION)

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

SEE SHEET 3 OF 8

Dwg. Name: P:\Calpkco01\dwg\Surv\Final Drawings\Exhibits\Surv\CALPKCO05.00-DM4.dwg Updated By: BPrfchl 4/17/2018 7:19 AM



Manhard
CONSULTING LTD

8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>BJP</u>	2 OF 8
DATE: <u>04/17/18</u>	CALPKCO05.00
SCALE: <u>N/A</u>	

Dwg. Name: P:\Calpkco01\dwg\Surv\Final Drawings\Exhibits_Surv\CAI.PKCO05.00_DM4.dwg Updated By: B.J.Pfohl
 4/17/2018 7:19 AM

EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 3 OF 8

LEGAL DESCRIPTION (CONTINUED...)

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 5, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR NORTH 89°25'04" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 11°48'48" EAST, A DISTANCE OF 1041.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 58°14'59" EAST, A DISTANCE OF 87.21 FEET;
 THENCE SOUTH 18°22'50" WEST, A DISTANCE OF 113.63 FEET;
 THENCE NORTH 31°45'01" WEST, A DISTANCE OF 72.84 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,176 SQUARE FEET, OR 0.073 ACRES, MORE OR LESS.

PARCEL 2 – (ORDER FOR INCLUSION 09/26/2017, RECEPTION NO. 2017064954)

TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

AND

TRACT B, COMPARK VILLAGE FILING NO. 3, AMENDMENT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 2016 AT RECEPTION NO. 2016083883 IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,994,691 SQUARE FEET, OR 45.7918 ACRES, MORE OR LESS.

EXCLUSION PARCEL – (ORDER FOR EXCLUSION _____, RECEPTION NO. _____)

LOT 1 AND TRACT A, COTTONWOOD HIGHLANDS FILING NO. 4, AMENDMENT NO. 1, LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 2017 AT RECEPTION NO. 2017037061, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,041,329 SQUARE FEET, OR 23.9056 ACRES, MORE OR LESS.

PARCEL 2 CONTAINING A CALCULATED NET AREA OF 953,362 SQUARE FEET, OR 21.8862 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

Manhard
CONSULTING LTD
 6006 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

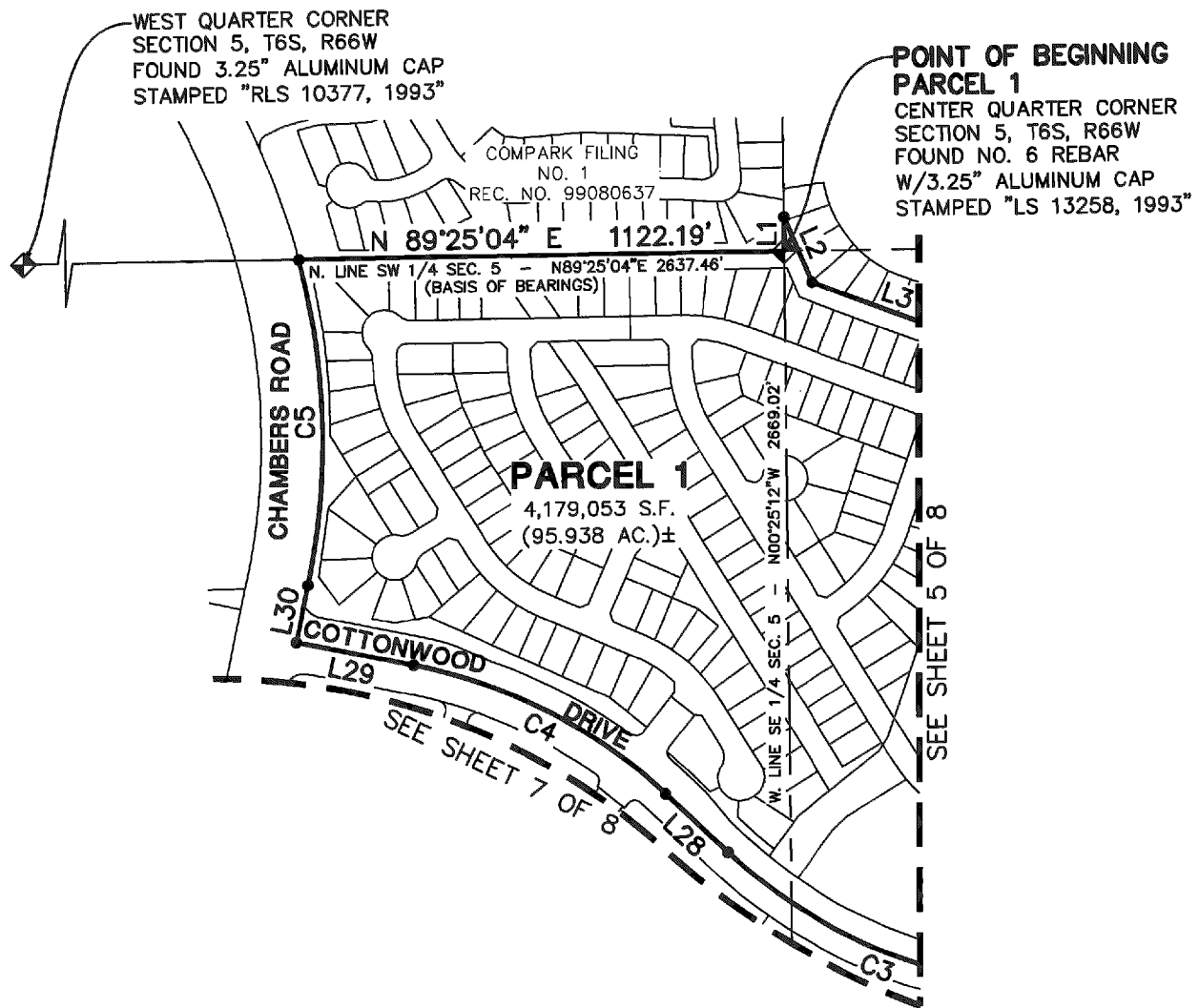
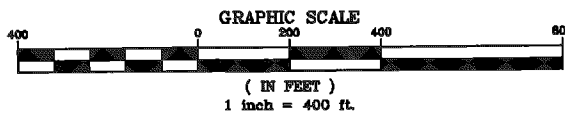
COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>BJP</u> DATE: <u>04/17/18</u> SCALE: <u>N/A</u>	SHEET 3 OF 8 CAI.PKCO05.00

Dwg Name: P:\Coipke01\dwg\Surv\Final Drawings\Exhibits_Surv\04 - CAI.PKCO05.00 - DM4.dwg Updated By: G.Puckett
4/16/2018 4:52 PM

EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1

LGID NO. 66590
SHEET 4 OF 8



NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 6 OF 8 FOR LINE AND CURVE TABLES

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP
DRAWN BY: BJP
DATE: 04/17/18
SCALE: 1" = 400'

SHEET
4 OF **8**
CAI.PKCO05.00

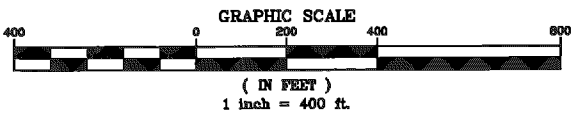


8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0600 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

Dwg Name: P:\Caipec01\dwg\Surv\Final Drawings\Exhibits\Surv\04-CALPKCO05.00-DM4.dwg Updated By: GPuckett 4/16/2018 4:52 PM

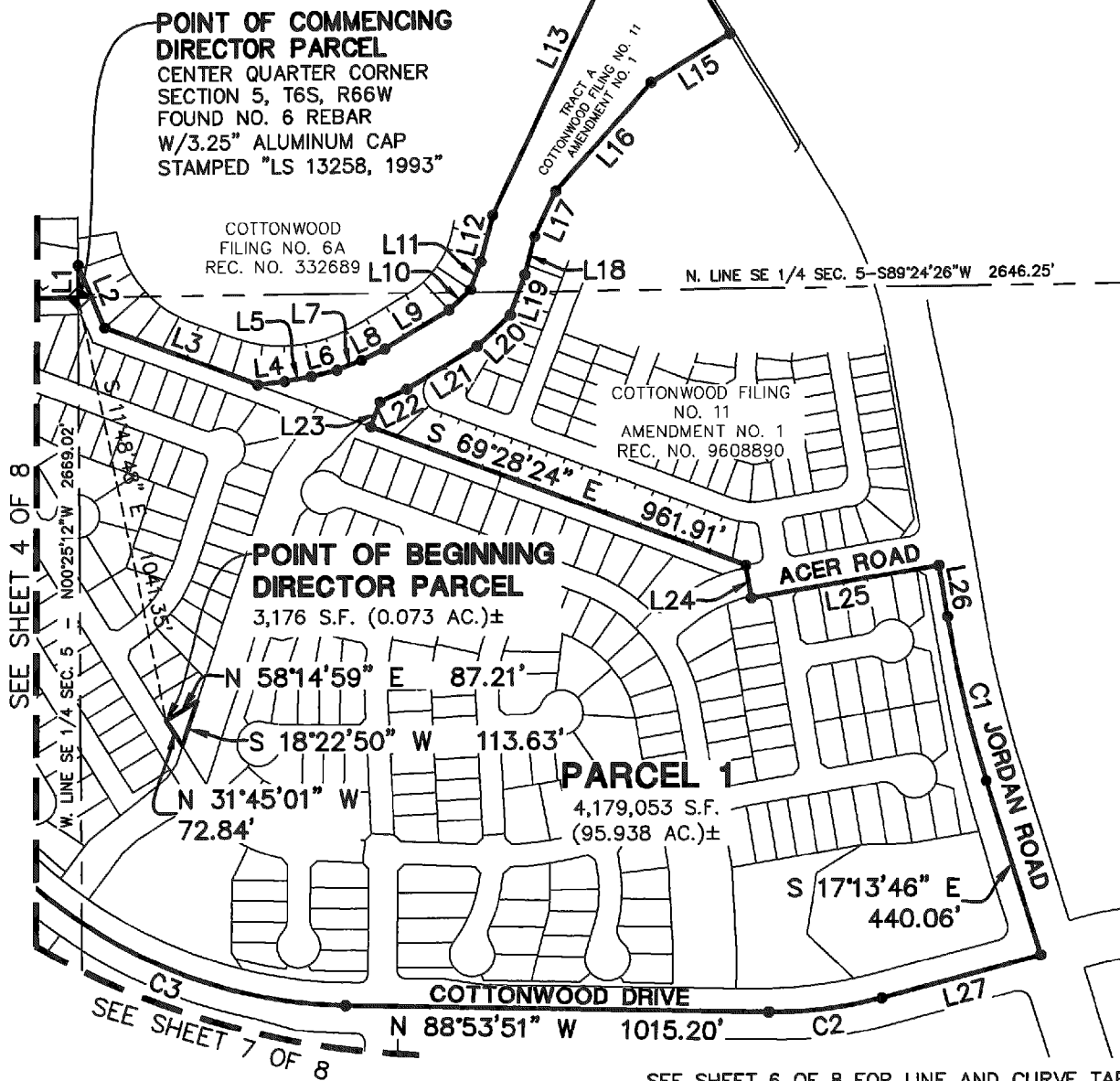
EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 5 OF 8



NOTE:

● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SEE SHEET 4 OF 8

SEE SHEET 7 OF 8

SEE SHEET 6 OF 8 FOR LINE AND CURVE TABLES

Manhard
 CONSULTING LTD

8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1		SHEET	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO		5 OF 8	
EXHIBIT A			
PROJ. MGR.:	BJP		
DRAWN BY:	BJP		
DATE:	04/17/18		
SCALE:	1" = 400'		
		CALPKCO05.00	

Dwg Name: P:\cspkco01\dwg\Surv\Final Drawings\Exhibits_Surv\04-CALPKCO05.00-DM4.dwg Updated By: GPuckett

EXHIBIT A
 COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 6 OF 8

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°34'07"	3083.91'	407.38'	S13°26'42"E	407.08'
C2	15°58'42"	1000.00'	278.88'	S83°06'47"W	277.97'
C3	42°05'06"	1175.00'	863.06'	N67°51'18"W	843.79'
C4	31°35'15"	1200.00'	661.57'	N62°36'22"W	653.22'
C5	26°03'26"	1670.00'	759.49'	N01°24'53"W	752.96'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'42"W	78.51'
L2	S22°53'33"E	164.52'
L3	S69°28'24"E	394.08'
L4	N83°01'54"E	66.42'
L5	N80°11'15"E	64.34'
L6	N76°07'33"E	63.78'
L7	N67°54'51"E	63.80'
L8	N64°17'18"E	61.85'
L9	N58°32'07"E	179.26'
L10	N46°36'52"E	71.13'
L11	N19°29'19"E	71.50'
L12	N14°14'36"E	115.34'
L13	N24°51'10"E	858.09'
L14	S31°28'01"E	401.20'
L15	S58°32'16"W	224.18'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S41°02'44"W	346.91'
L17	S24°51'21"W	120.49'
L18	S14°14'36"W	95.12'
L19	S19°29'19"W	103.08'
L20	S46°36'52"W	109.15'
L21	S58°32'07"W	196.27'
L22	S64°17'18"W	71.18'
L23	S20°31'36"W	63.56'
L24	S09°39'39"E	80.00'
L25	N80°20'21"E	459.91'
L26	S09°39'39"E	125.24'
L27	S75°07'26"W	394.01'
L28	N46°48'45"W	200.34'
L29	N78°24'00"W	275.36'
L30	N11°36'50"E	134.36'



Manhard
CONSULTING LTD

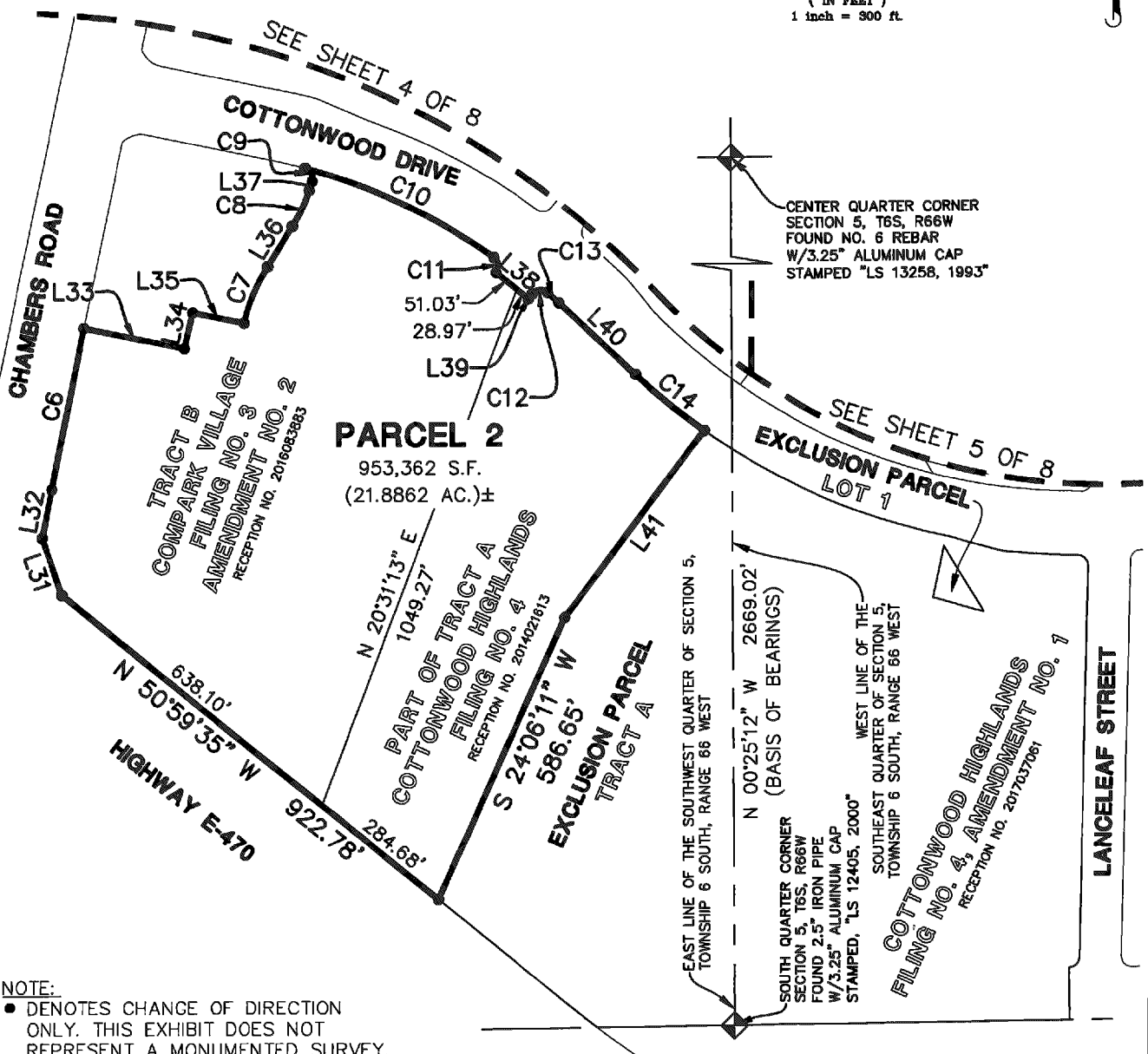
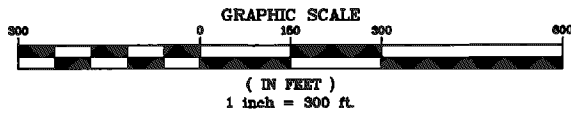
8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>BJP</u>	6 OF 8
DATE: <u>04/17/18</u>	CALPKCO05.00
SCALE: <u>N/A</u>	

Dwg Name: P:\Ceipkco01\dwg\Surv\Final Drawings\Exhibits_Surv\CAI\PKC005.00-DM4.dwg Updated By: BPFohl
 4/17/2018 7:19 AM

EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 7 OF 8



NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLES

Manhard

CONSULTING LTD

8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1	
TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO	
EXHIBIT A	
PROJ. MGR.: <u>BJP</u> DRAWN BY: <u>GDP</u> DATE: <u>04/17/18</u> SCALE: <u>1" = 300'</u>	SHEET 7 OF 8 CAI.PKC005.00

Dwg. Name: P:\Ceipkco01\dwg\Surv\Final Drawings\Exhibits_Surv\CALPKCO05.00-DW4.dwg Updated By: BPrh

EXHIBIT A

COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 LGID NO. 66590
 SHEET 8 OF 8

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C6	0°31'35"	34140.83'	313.61'	N 11°12'26" E	313.61'
C7	17°45'04"	377.50'	116.96'	N 22°16'25" E	116.49'
C8	13°21'05"	322.50'	75.15'	N 24°28'24" E	74.98'
C9	92°26'46"	20.00'	32.27'	N 28°25'32" W	28.88'
C10	20°14'23"	1133.00'	400.23'	S 64°31'43" E	398.16'
C11	93°05'25"	20.00'	32.49'	S 07°51'49" E	29.04'
C12	93°03'26"	20.00'	32.48'	N 85°12'37" E	29.03'
C13	1°26'55"	1145.00'	28.95'	S 47°32'13" E	28.95'
C14	7°52'53"	1230.00'	169.19'	S 50°45'11" E	169.06'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N 19°05'14" W	115.10'
L32	N 10°56'39" E	93.76'
L33	S 78°28'03" E	196.30'
L34	N 12°47'22" E	70.02'
L35	S 78°28'03" E	100.05'
L36	N 31°08'57" E	89.74'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N 17°47'51" E	18.08'
L38	S 51°19'06" E	80.00'
L39	N 38°40'54" E	12.02'
L40	S 46°48'45" E	200.34'
L41	S 36°34'06" W	443.83'



8008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0500 fx:303.708.0400 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**COTTONWOOD HIGHLANDS METRO DISTRICT NO. 1
 TOWN OF PARKER, COUNTY OF DOUGLAS, COLORADO**

EXHIBIT A

PROJ. MGR.: BJP
 DRAWN BY: GDP
 DATE: 04/17/18
 SCALE: N/A

SHEET
8 OF 8
 CALPKCO05.00

EXHIBIT C

Certification on behalf of the Board of Directors

STATE OF COLORADO

COUNTY OF DOUGLAS

COTTONWOOD HIGHLANDS METROPOLITAN DISTRICTS NO. 1

White Bear Ankele Tanaka & Waldron P.C., acting general counsel and authorized representative for the Board of Directors of the above District for this annual report, hereby certifies, on the Board's behalf, that during the year 2018, no action, event or condition enumerated in Section 10.11.060 of the Town of Parker Code took place within the District's boundaries or for which the District was made aware, which would have required a service plan amendment as a change of a basic or essential nature.

WHITE BEAR ANKELE TANAKA & WALDRON

Attorneys at Law

White Bear Ankele Tanaka & Waldron