

NOTICE OF ELECTION

TO WHOM IT MAY CONCERN, and particularly, to the electors of the proposed Arrowhead Colorado Metropolitan District (“**District**”) of Douglas County, Colorado.

NOTICE IS HEREBY GIVEN that an election will be held on November 5, 2024, between the hours of 7:00 a.m. and 7:00 p.m. regarding the question of the organization of the proposed District, the initial board of directors and the submission of the proposition of issuing general obligation bonds or creating other general obligation indebtedness or any questions necessary to implement the provisions of Article X, Section 20, of the Colorado Constitution as applied to the proposed District.

The proposed District encompasses approximately 36 acres generally located centrally within Roxborough Park, south, east and west of Roxborough Drive and west of the Arrowhead Golf Course Clubhouse off of Sundown Trail, in Douglas County, Colorado. The affected property is more specifically described as follows:

PARCEL A:

PARCEL C-1, A PARCEL OF LAND LOCATED IN SECTION 11, AND PARTLY IN THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROJECT AREA NO. 4 OF ROXBOROUGH DOWNS, AS SAID PLAT IS RECORDED AND ON FILE WITH THE CLERK AND RECORDERS OFFICE OF DOUGLAS COUNTY, COLORADO, FROM WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 11, BEARS NORTH 01 DEGREE 03 MINUTES 52 SECONDS EAST A DISTANCE OF 934.12 FEET;

THENCE NORTH 79 DEGREES 05 MINUTES 07 SECONDS EAST 278.13 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID PROJECT AREA NO. 4 TO THE INTERSECTION WITH THE WEST LINE OF LOT 257 OF SAID ROXBOROUGH DOWNS;

THENCE SOUTH 13 DEGREES 13 MINUTES 30 SECONDS EAST 64.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 257;

THENCE SOUTH 17 DEGREES 19 MINUTES 55 SECONDS EAST 1608.86 FEET ALONG THE WEST BOUNDARY LINE OF LOTS 260, 261, 264, 265, 268, 269, 271, 272, 274, 275, 278, 279 AND 282 IN SAID ROXBOROUGH DOWNS TO THE SOUTHWEST CORNER OF SAID LOT 282;

THENCE SOUTH 25 DEGREES 15 MINUTES 26 SECONDS EAST 381.59 FEET ALONG THE WEST LINE OF LOTS 283, 286 AND 287 IN SAID ROXBOROUGH DOWNS TO THE SOUTHWEST CORNER OF SAID LOT 287;

THENCE SOUTH 69 DEGREES 32 MINUTES 47 SECONDS WEST 158.41 FEET;

THENCE SOUTH 15 DEGREES 11 MINUTES 08 SECONDS EAST 352.20 FEET;

THENCE SOUTH 01 DEGREE 13 MINUTES 23 SECONDS WEST 209.11 FEET TO THE INTERSECTION WITH AN ANGLE POINT ON THE WEST LINE OF PROJECT AREA NO. 3 IN SAID ROXBOROUGH DOWNS;

THENCE SOUTH 26 DEGREES 35 MINUTES 34 SECONDS EAST 312.69 FEET ALONG THE WEST LINE OF SAID PROJECT AREA NO. 3;

THENCE SOUTH 02 DEGREES 56 MINUTES 00 SECONDS EAST 224.00 FEET TO THE SOUTHWEST CORNER OF SAID PROJECT AREA NO. 3, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SUNDOWN TRAIL;

THENCE SOUTH 38 DEGREES 12 MINUTES 00 SECONDS WEST 40.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF PROJECT AREA NO. 2 IN SAID ROXBOROUGH DOWNS;

THENCE SOUTH 54 DEGREES 19 MINUTES 30 SECONDS WEST 330.17 FEET TO THE POINT OF BEGINNING FROM WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 09 DEGREES 42 MINUTES 15 SECONDS WEST 4217.28 FEET;

THENCE CONTINUING NORTH 77 DEGREES 18 MINUTES 00 SECONDS WEST 242.00 FEET;

THENCE NORTH 64 DEGREES 05 MINUTES 00 SECONDS WEST 155.00 FEET;

THENCE NORTH 29 DEGREES 20 MINUTES 00 SECONDS WEST 702.00 FEET;

THENCE NORTH 18 DEGREES 30 MINUTES 00 SECONDS WEST 221.00 FEET;

THENCE SOUTH 71 DEGREES 30 MINUTES 00 SECONDS WEST 50.00 FEET;

THENCE SOUTH 01 DEGREE 05 MINUTES 00 SECONDS WEST 180.00 FEET;

THENCE SOUTH 67 DEGREES 46 MINUTES 51 SECONDS WEST 76.19 FEET;

THENCE NORTH 23 DEGREES 06 MINUTES 00 SECONDS WEST 357.54 FEET;

THENCE SOUTH 41 DEGREES 25 MINUTES 00 SECONDS WEST 472.81 FEET

THENCE NORTH 88 DEGREES 30 MINUTES 00 SECONDS WEST 220.80 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF REPLAT OF LOTS 1-109 ROXBOROUGH DOWNS;

THENCE SOUTH 49 DEGREES 18 MINUTES 52 SECONDS WEST 4.87 FEET TO THE MOST SOUTHERLY CORNER OF LOT 78, REPLAT OF LOTS 1-109 ROXBOROUGH DOWNS;

THENCE SOUTH 40 DEGREES 41 MINUTES 08 SECONDS EAST 30.00 FEET;

THENCE SOUTH 05 DEGREES 45 MINUTES 44 SECONDS WEST 84.82 FEET;

THENCE NORTH 61 DEGREES 28 MINUTES 18 SECONDS EAST 40.56 FEET;

THENCE SOUTH 27 DEGREES 30 MINUTES 26 SECONDS EAST 139.71 FEET;

**THENCE NORTH 62 DEGREES 29 MINUTES 34 SECONDS EAST 168.77 FEET;
THENCE SOUTH 77 DEGREES 53 MINUTES 22 SECONDS EAST 141.44 FEET;
THENCE SOUTH 49 DEGREES 32 MINUTES 30 SECONDS EAST 95.00 FEET;
THENCE SOUTH 28 DEGREES 54 MINUTES 01 SECOND EAST 152.18 FEET;
THENCE SOUTH 03 DEGREES 52 MINUTES 30 SECONDS EAST 246.00 FEET;
THENCE SOUTH 16 DEGREES 15 MINUTES 00 SECONDS EAST 621.88 FEET;
THENCE SOUTH 23 DEGREES 29 MINUTES 22 SECONDS EAST 470.54 FEET;
THENCE NORTH 71 DEGREES 20 MINUTES 00 SECONDS EAST 162.53 FEET;
THENCE SOUTH 42 DEGREES 24 MINUTES 41 SECONDS EAST 509.15 FEET;
THENCE NORTH 85 DEGREES 50 MINUTES 00 SECONDS EAST 372.00 FEET;
THENCE NORTH 13 DEGREES 54 MINUTES 52 SECONDS WEST 1214.37 FEET;
THENCE NORTH 57 DEGREES 54 MINUTES 45 SECONDS EAST 104.77 FEET TO THE
POINT OF BEGINNING.**

**EXCEPTING THAT PARCEL DEEDED TO THE DENVER WATER DEPARTMENT IN BOOK
362 AT PAGE 858.**

PARCEL B:

**TOGETHER WITH A CORRECTED JOINT ACCESS EASEMENT FOR INGRESS AND
EGRESS OVER AND ACROSS THE PROPERTY KNOWN AS ARROWHEAD GOLF COURSE,
AS GRANTED IN INSTRUMENT RECORDED NOVEMBER 28, 1989 IN BOOK 883 AT PAGE
803, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AN EXISTING BRASS CAP;**

**THENCE SOUTH 38 DEGREES 20 MINUTES 15 SECONDS EAST 5265.52 FEET TO THE
POINT OF BEGINNING ON THE EASTERLY BOUNDARY OF "HOMESTEAD AT
ARROWHEAD", BEING THE NORTHWEST CORNER OF SAID EASEMENT;**

**THENCE NORTH 57 DEGREES 30 MINUTES 31 SECONDS EAST 269.67 FEET ALONG SAID
NORTH LINE;**

**THENCE NORTH 54 DEGREES 48 MINUTES 20 SECONDS EAST 162.39 FEET ALONG SAID
NORTH LINE TO THE NORTHEAST CORNER OF SAID EASEMENT, BEING A POINT ON
THE WEST LINE OF PROJECT AREA NO. 3 IN ROXBOROUGH DOWNS;**

**THENCE SOUTH 02 DEGREES 56 MINUTES 00 SECONDS EAST 30.00 FEET TO THE
SOUTHWEST CORNER OF SAID PROJECT AREA NO. 3, SAID POINT BEING ON THE
NORTHWESTERLY RIGHT-OF-WAY LINE OF SUNDOWN TRAIL;**

THENCE SOUTH 38 DEGREES 12 MINUTES 00 SECONDS WEST 40.00 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 51 DEGREES 48 MINUTES 00 SECONDS EAST, 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SUNDOWN TRAIL, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF PROJECT AREA NO. 13 IN ROXBOROUGH DOWNS - FILING NO. II, BEING THE SOUTHEASTERLY CORNER OF SAID EASEMENT;

THENCE SOUTH 62 DEGREES 16 MINUTES 38 SECONDS WEST 120.00 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 57 DEGREES 30 MINUTES 31 SECONDS WEST 220.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHWESTERLY CORNER OF SAID EASEMENT, SAID POINT BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY LINE OF SAID "HOMESTEAD AT ARROWHEAD";

THENCE NORTH 77 DEGREES 18 MINUTES 00 SECONDS WEST 70.48 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

AMENDMENT TO EASEMENT AGREEMENT RECORDED NOVEMBER 28, 1989 IN BOOK 883 AT PAGE 929.

AMENDMENT TO EASEMENT AGREEMENT RECORDED SEPTEMBER 12, 1994 IN BOOK 1218 AT PAGE 646.

SECOND AMENDMENT TO EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1994 IN BOOK 1231 AT PAGE 130.

The election is being conducted as a mail ballot election by the Designated Election Official, Jennifer Pino, c/o McGeedy Becher Cortese Williams P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado 80203, telephone number 303-592-4380. The place of deposit for mail ballots and walk-in polling place for voting at the election will be at said office.

Not sooner than October 14, 2024 and no later than October 21, 2024, the Designated Election Official shall mail to each active registered elector of the proposed District a mail ballot packet.

Marcus Pachner, Cary Clark and Gary Worthley are candidates for terms extending to the second regular election, and Matthew Cecere and Stephen Chiles are candidates for terms extending to the next regular election.

The walk-in polling place shall be open Monday through Friday, 8:00 a.m. - 5:00 p.m. beginning not sooner than twenty-two days prior to the election, October 14, 2024, and from 7:00 a.m. to 7:00 p.m. on the date of election.

The purposes of the proposed District are to provide: water; sanitation; street; safety protection; parks and recreation; covenant enforcement; design review services; and all other improvements and services permitted by Article 1, Title 32, C.R.S, subject to any limitations set forth in the Service Plan of the proposed District.

Pursuant to Section 1-5-207, C.R.S., the estimated operating and debt service mill levies and fiscal year spending for the first year following organization are:

Operating Mill Levy:	10.000 mills
Debt Service Mill Levy:	50.000 mills
Combined Mill Levy:	60.000 mills
Fiscal Year Spending:	\$50,000

NOTICE IS FURTHER GIVEN that an eligible elector of said proposed District for the purpose of said election is a person registered to vote pursuant to the “Colorado Uniform Election Code of 1992”; and (i) who is a resident of the proposed District, or (ii) who, or whose spouse or civil union partner, owns taxable real or personal property within the proposed District, whether said person resides within the proposed District or not. A person who is obligated to pay taxes under a contract to purchase taxable property within the proposed District shall be considered an owner of taxable property for the purpose of qualifying as an eligible elector.

Any individual who wishes to know if his or her residence or taxable real or personal property is located within the boundaries of the proposed District should contact the County Assessor’s office with reference to the legal description set forth above. Additionally, a map of the proposed District as included in the Service Plan is available for examination at the office of the District Court for Douglas County and at 450 E. 17th Avenue, Suite 400, Denver, Colorado 80203.

Write-in candidates must have filed an affidavit of intent with the Designated Election Official by no later than September 2, 2024.

NOTICE IS FURTHER GIVEN that applications for absentee voter ballots may be filed with the Designated Election Official at the address set forth above no later than the close of business on the Tuesday immediately preceding the election. Return of absentee voter ballots and replacement ballots may be received by the Designated Election Official at the above address, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. beginning on October 14, 2024, until the day prior to the election, or between the hours of 7:00 a.m. and 7:00 p.m. on the date of the election.

Proposed Arrowhead Colorado Metropolitan District

By: /s/ Jennifer Pino
Designated Election Official

Published in: *Douglas County News-Press*
Published on: October 10, 2024