

RESOLUTION NO. R-025-⁰⁸⁴
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

**A RESOLUTION APPROVING THE SERVICE PLAN OF
SUNDOWN OAKS METROPOLITAN DISTRICT**

WIHEREAS, on July 15, 2025, a service plan for the proposed Sundown Oaks Metropolitan District was filed with the Douglas County Clerk and Recorder (“Clerk”), and the Clerk, on behalf of the Board of County Commissioners (“Board”), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on July 15, 2025; and

WIHEREAS, on August 4, 2025, the Douglas County Planning Commission (“Planning Commission”) issued a recommendation of denial of the Service Plan to the Board; and

WHEREAS, on August 22, 2025, an updated version of the Service Plan (the “Service Plan”) was submitted to Douglas County, which addresses the concerns raised by the Planning Commission; and

WHEREAS, on August 26, 2025, the Board set a public hearing on the Service Plan for September 9, 2025 (“Public Hearing”), and ratified: (1) publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on August 14, 2025; and (2) notice of the date, time and location of the Public Hearing which was mailed on August 11, 2025, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Sundown Oaks Metropolitan District (the “District”) and, on August 11, 2025, to the petitioner and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on September 9, 2025, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was heard, received and considered; and

WIHEREAS, on September 9, 2025, the Board of County Commissioners requested that the Planning Commission reconsider the item based on new information and continued the item to the September 23, 2025; and

WIHEREAS, on September 23, 2025, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

(b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and

(c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the

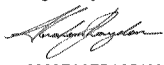
Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the District shall be as provided in Exhibit A, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 23rd day of September, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

Signed by:

BY: _____
Chair
Abe Laydon

ATTEST: DocuSigned by:


Deputy Clerk
Hayley Hall

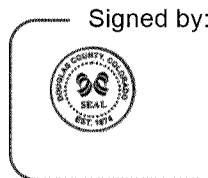


EXHIBIT A (Legal Description of Sundown Oaks Metropolitan District)

A tract of land situated in the Northeast ¼ of Section 1, Township 8 South, Range 66 West and in the North ½ of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the Northwest corner of the Northeast ¼ of Section 6 and considering the North line of said Northeast ¼ to bear S 89°29'42"E with all bearings contained herein relative thereto;

Thence S 89°29'42"E along said North line a distance of 1567.21 feet;
 Thence S 42°22'33"W a distance of 350.63 feet;
 Thence S 12°44'04"W a distance of 633.61 feet;
 Thence S 13°28'32"E a distance of 450.11 feet;
 Thence N 89°29'09"W a distance of 576.25 feet;
 Thence N 18°19'51"E a distance of 278.59 feet;
 Thence N 25°22'25"W a distance of 232.32 feet;
 Thence Northwest along the arc of a curve to the right a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40°20'47" and a chord that bears N 47°22'57"W a distance of 137.25 feet to a point of tangent;
 Thence N 27°12'34"W along said tangent a distance of 25.30 feet to a point of curve;
 Thence West along the arc of a curve to the left a distance of 290.99 feet, said curve has a radius of 230.00 feet and a central angle of 72°29'20" to a point of tangent;
 Thence S 80°19'56"W along said tangent a distance of 119.06 feet to a point of curve;
 Thence West along the arc of a curve to the right a distance of 16.64 feet, said curve has a radius of 500.00 feet and a central angle of 01°54'26";
 Thence N 88°53'53"W a distance of 230.46 feet to the East line of the Northwest ¼ of Section 6;
 Thence S 01°06'41"W along said East line a distance of 674.50 feet;
 Thence N 88°49'13"W a distance of 716.83 feet;
 Thence Northwest along the arc of a curve to the left a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" and a chord that bears N 62°10'55"W a distance of 75.52 feet to a point of curve;
 Thence Northwest along the arc of a curve to the left a distance of 219.63 feet, said curve has a radius of 4169.13 feet and a central angle of 03°01'06" to a point of tangent;
 Thence N 72°09'37"W along said tangent a distance of 112.92 feet to a point of curve;

Thence Northwest along the arc of a curve to the right a distance of 257.09 feet, said curve has a radius of 369.42 feet and a central angle of 39°52'28";
 Thence S 60°54'30"W a distance of 209.52 feet;
 Thence S 89°32'31"W a distance of 1084.92 feet to the East line of the North ½ of the Northeast ¼ of Section 1;
 Thence S 00°39'06"E a distance of 180.54 feet to the Southeast corner of said North ½ of the Northeast ¼;
 Thence N 88°52'28"W a distance of 2654.27 feet to the Southwest corner of said North ½ of the Northeast ¼;
 Thence N 00°57'30"W a distance of 1289.73 feet to the Northwest corner of said North ½ of the Northeast ¼;
 Thence S 89°48'08"E a distance of 2660.19 feet to the Northeast corner of said North ½ of the Northeast ¼;
 Thence S 88°55'53"E along the North line of the Northwest ¼ of Section 6 a distance of 76.85 feet;
 Thence S 08°26'37"E a distance of 420.37 feet;
 Thence S 76°59'00"E a distance of 190.66 feet;
 Thence N 59°37'41"E a distance of 604.94 feet;
 Thence N 13°01'08"W a distance of 142.81 feet to the North line of the Northwest ¼ of Section 6;
 Thence S 88°55'53"E a distance of 1789.91 feet to the Point of Beginning.

Containing a total of 172.86 acres, more or less.