

**RESOLUTION
OF THE BOARDS OF DIRECTORS OF
TRAILS AT CROWFOOT METROPOLITAN DISTRICT NOS. 1-3
ADOPTING A DISTRICT FENCE MAINTENANCE POLICY**

WHEREAS, Trails at Crowfoot Metropolitan District Nos. 1-3 (each a “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized pursuant to Article 1, Title 32, Colorado Revised Statutes; and

WHEREAS, the District was organized for the purpose of providing certain improvements, facilities and services to and for the use and benefit of the District, its residents, users, property owners and the public; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the District has the power to adopt, amend, and enforce bylaws and rules and regulations for the purpose of carrying on the business, objects, and affairs of the board and the special District; and

WHEREAS, the District constructed or caused to be constructed certain perimeter fences (the “District Fencing”) for the benefit of homeowners of the District; and

WHEREAS, the District Fencing may require periodic maintenance, repair and/or replacement; and

WHEREAS, the District desires to set forth a fence maintenance policy regarding the obligations of the District to maintain, repair and/or replace certain District Fencing.

NOW, THEREFORE, be it resolved by the Boards of Directors of Trails at Crowfoot Metropolitan Districts Nos. 1-3 as follows:

1. District Obligations to Maintain, Repair and Replace District Fencing. The District shall be responsible for maintaining, repairing and replacing fencing that is on or adjacent to property owned by the District, as identified in **Exhibit A**, attached hereto and incorporated herein by this reference. The District is responsible for maintenance of the complete District Fencing including the portions of the District Fencing that face private property. Any improvements or alterations to District Fencing must receive prior written approval by the District.

2. **Homeowner Obligations to Maintain, Repair and Replace Perimeter Fencing.**

In the event any repair, maintenance and/or replacement of any District Fencing results from the willful, negligence, or intentional act by an Owner or such Owner's Guest, the Board shall have the right after proper notice to charge and collect the costs of such repair and/or replacement to such Owner.

3. **Effective Date.** The provisions of this resolution shall take effect as of the date of this Resolution.

RESOLVED AND ADOPTED this 27th day of August, 2021.

**TRAILS AT CROWFOOT METROPOLITAN
DISTRICT NOS. 1-3,** a quasi-municipal
corporation and political subdivision of the State of
Colorado

Sarah Hunsche

President

ATTEST:

Corey Elliott

Corey Elliott (Aug 26, 2021 14:08 MDT)

Secretary

EXHIBIT A

District Fencing

Stain: SuperDeck Exterior Oil-Based Transparent Stain-Cedar Tone. Product/REX number is SDY0000. Can be found at Sherwin Williams.