

**RESOLUTION OF THE
BOARD OF DIRECTORS OF THE
TRAILS AT CROWFOOT METROPOLITAN DISTRICT NO. 3**

**ADOPTING AN AMENDED AND RESTATED
DISTRICT FENCE MAINTENANCE POLICY**

WHEREAS, Trails at Crowfoot Metropolitan District No. 3, in the Town of Parker, State of Colorado (the “**District**”), is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the District has the power to provide certain public infrastructure, improvements and services, as described in Title 32, Article 1, C.R.S. (the “**Special District Act**”), within and without its boundaries (collectively, the “**Public Improvements**”), as authorized and in accordance with the Amended and Restated Service Plan for Hess Ranch Metropolitan District No. 3, to be known as Trails at Crowfoot Metropolitan District No. 3, approved by the Town of Parker on June 17, 2019 (the “**Service Plan**”); and

WHEREAS, the District, Trails at Crowfoot Metropolitan District No. 1 (“**District No. 1**”), and Trails at Crowfoot Metropolitan District No. 2 (“**District No. 2**”) are parties to that certain Amended and Restated District Operating Agreement effective June 17, 2019 (the “**IGA**”); and

WHEREAS, pursuant to the terms of the IGA, among other things, the District shall own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town of Parker or other governmental entities or an owners association; and

WHEREAS, on August 27, 2021, the Board of Directors (the “**Board**”) of the District, and the Boards of Directors of District No. 2 and District No. 3 adopted a Resolution Adopting a District Fence Maintenance Policy (the “**Prior Resolution**”); and

WHEREAS, the Board has determined that it is in the best interest of the District and the residents and property owners of Trails at Crowfoot Metropolitan District Nos. 1-3, to rescind the Prior Resolution in its entirety and adopt an Amended and Restated District Fence Maintenance Policy, to clarify the requirements for maintenance of certain perimeter fencing; and

WHEREAS, the District desires to follow, to the extent practicable, the maintenance standards as set forth in this Resolution, and as may be amended from time to time in the District’s sole discretion.

NOW, THEREFORE, be it resolved by the Board as follows:

1. Prior Resolution. The Prior Resolution as defined in the Recitals is hereby rescinded in its entirety and replaced with the terms of this Resolution.
2. 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 only for the portion of fencing that does not face private property.

3. Owner Obligations to Maintain, Repair, and Replace Perimeter Fencing. Each Owner shall be responsible for maintaining the portion of District Fencing that faces private property. 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 providing notice, to charge and collect the costs of such repair and/or replacement to such Owner. Any improvements or alterations to District Fencing must receive prior written approval by the District.

4. Effective Date. The provisions of this resolution shall take effect as of the date of this resolution.

[Signature page follows.]

ADOPTED this 24th day of October, 2024.

DISTRICT:

TRAILS AT CROWFOOT

METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado

By: *Sarah Hunsche*

Officer of District

Attest:

By: *Corey Elliott*
Corey Elliott (Oct 29, 2024 10:40 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Kristi J. Bowers

General Counsel to the District

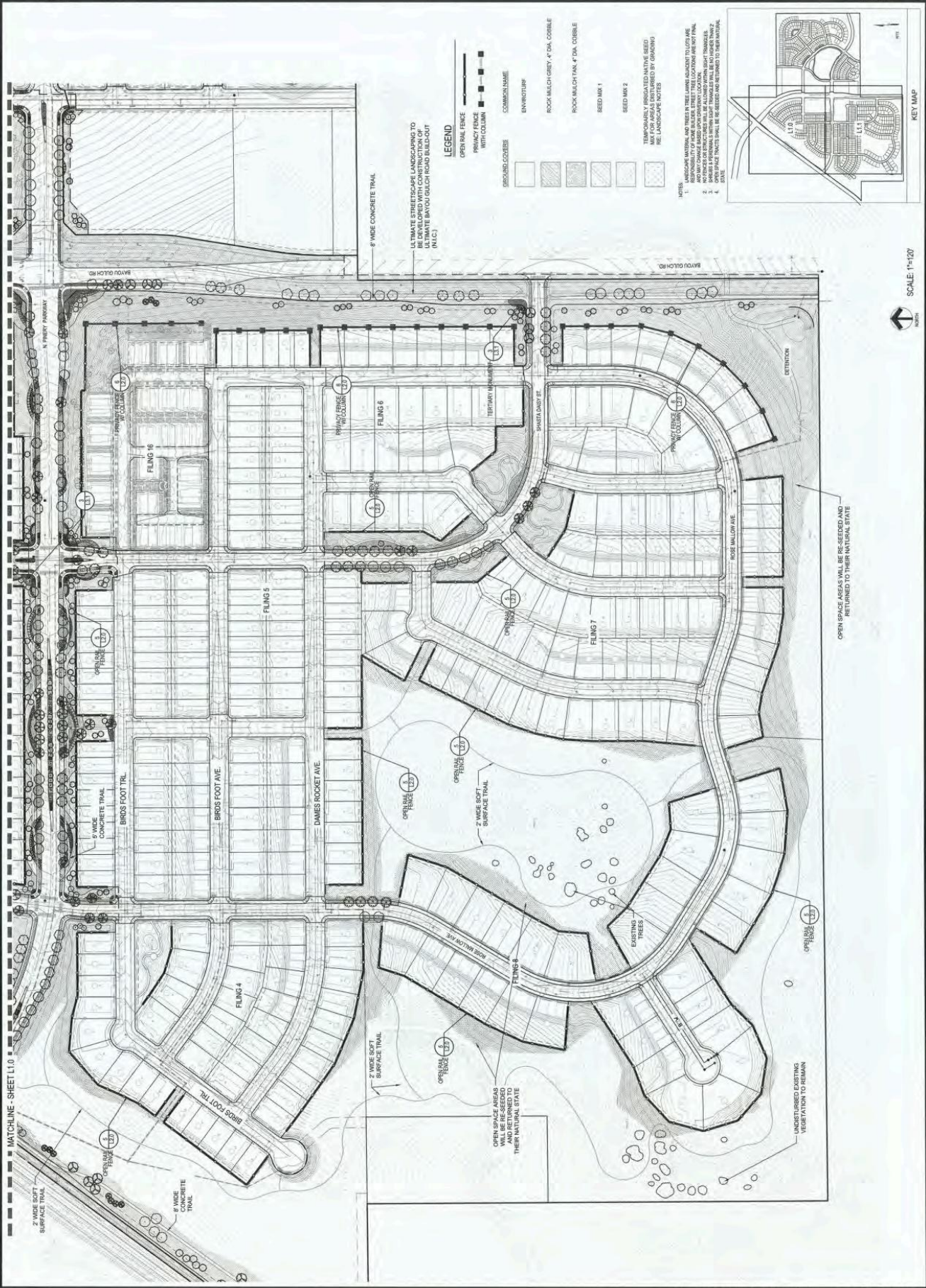
EXHIBIT A

District Fencing

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



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TRAILS AT CROWFOOT
 FILING NO. 9
 PARKER, COLORADO
 LANDSCAPE PLANS

REVISION NOTES
 1. THESE REVISIONS HAVE BEEN MADE TO THE ORIGINAL PLAN TO REFLECT THE LANDSCAPE PLAN FOR THE DEVELOPMENT OF A PARKWAY AND ADJACENT TRAILS TO PROVIDE LOCAL AND TRAIL ACCESS TO THE REGIONAL TRAIL.
 2. THE LANDSCAPE PLAN FOR THE DEVELOPMENT OF A PARKWAY AND ADJACENT TRAILS TO PROVIDE LOCAL AND TRAIL ACCESS TO THE REGIONAL TRAIL.
 3. THE LANDSCAPE PLAN FOR THE DEVELOPMENT OF A PARKWAY AND ADJACENT TRAILS TO PROVIDE LOCAL AND TRAIL ACCESS TO THE REGIONAL TRAIL.

Drawn by: JAVIER GONZALEZ
 Checked by: JESSIE HARRIS
 Submitted: 12.08.2017
 Date: 01.26.2017
 Call Number: 22-0250
 04.02.2018
 08.09.2018
 03.09.2020
 02.27.2022

Sheet Name: OVERALL LANDSCAPE PLAN
 Sheet Number: L1.1



LEGEND

OPEN RAIL FENCE	80% NATURAL WARE
10' WIDE CONCRETE REGIONAL TRAIL	44.88 SF
10' WIDE CONCRETE REGIONAL TRAIL	11,985 SF
10' WIDE CONCRETE REGIONAL TRAIL	2,374 SF
10' WIDE CONCRETE REGIONAL TRAIL	28,348 SF

- NOTES**
- LANDSCAPE MATERIAL AND TREES IN TREE LANS ARE ADJACENT TO LOT ARE AND MAY CHANGE BASED UPON FINAL LOCATION.
 - ANY CHANGES TO THE LANDSCAPE PLAN SHALL BE MADE TO THE ORIGINAL PLAN AND APPROVED BY THE CITY OF PARKER.
 - SHRUBS PERMANENTLY WITHIN LOT ARE TO BE RESEED AND RETURNED TO THEIR NATURAL STATE.
 - OPEN SPACE AREAS WILL BE RESEED AND RETURNED TO THEIR NATURAL STATE.

