

**2023 AMENDMENT TO THE
AMENDED AND RESTATED
CONCERNING IMPOSITION OF DISTRICT DEVELOPMENT FEES**

(Adoption of Increase in Fees)

WHEREAS, the Crystal Valley Metropolitan District No. 2 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; 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, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose and, from time to time, increase or decrease fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, on June 23, 2020, the Board adopted the Third Amended and Restated Resolution Concerning Imposition of District Development Fee which was recorded on September 17, 2020 at Reception Number 2020088599, in the real property records of Douglas County, Colorado, as amended by the Fourth Amendment, recorded on January 11, 2021 at Reception Number 2021003867, and by the 2022 Amendment, recorded December 15, 2021 at Reception Number 2021137773 (collectively, the “**Fee Resolution**”); and

WHEREAS, the Board has determined that modification of the schedule of fees is necessary and in the best interests of the District, present and future property owners within the District and the properties served by the District.

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

1. AMENDMENT TO SECTION 2 OF FEE RESOLUTION. Section 2 of the Fee Resolution is hereby amended and replaced in its entirety by Section 2 of this Fee Resolution and represents a 5% increase in fees for Residential Detached Dwelling Units.

2. Imposition of Fees. As of the effective date hereto, District No. 2 authorizes imposition of all fees and charges established hereunder against all property as is now and in the future within the legal boundaries of the Districts, as such boundaries may be adjusted in the future (“Legal Boundaries”).

a. Residential Property. A one-time “Development Fee” is hereby established for all residential dwelling units within the Legal Boundaries of the Districts.

i. Residential Detached Dwelling Units. The Development Fee for all residential detached dwelling units shall be set hereunder at the rate of \$2,550.

- ii. Multi-family Attached Dwelling Units. The Development Fee for all multi-family attached dwelling units shall be set hereunder at the rate of \$1,460.
- b. Commercial Property. A one-time “Development Fee” is hereby established for all property within the Legal Boundaries developed for commercial uses at an SFE rate of \$2,550 and shall be applied to all such commercial property on the basis of 4 SFEs per each acre of commercial property or \$10,210 per acre of zoned commercial property.
3. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Prior Fee Resolutions shall remain in full force and effect.
4. PRIOR FEES. Any fees, rates, tolls penalties or charges due under the Prior Fee Resolutions, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.
5. 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 A**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.
6. EFFECTIVE DATE. This Resolution shall become effective on January 1, 2023.

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

ADOPTED this 1st day of December, 2022.

**CRYSTAL VALLEY METROPOLITAN
DISTRICT NO. 2**, a quasi-municipal corporation
and political subdivision of the State of Colorado



Officer of the District

ATTEST:



Carl I. Smith (Dec 20, 2022 22:18 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law



General Counsel to the District

*Signature page to 2023 Amendment to Resolution Concerning the Imposition of District Fees -
Adoption to Increase in Fees Effective January 1, 2023*

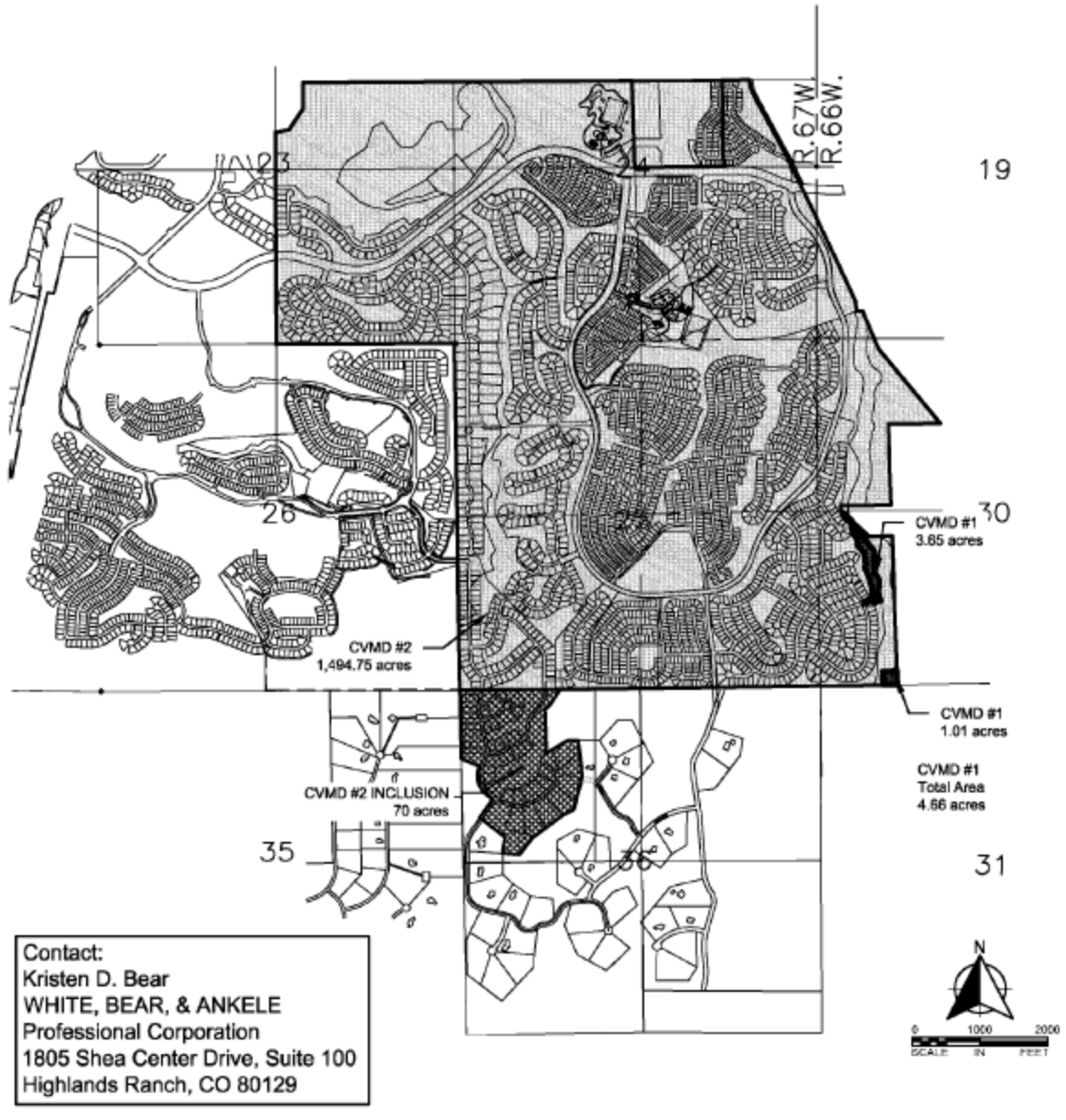
EXHIBIT A

(Property)

EXHIBIT

CRYSTAL VALLEY RANCH METROPOLITAN DISTRICT NO. 1 - #4200; NO. 2 = #4210

A parcel of land being a portion of sections 19 & 30, Township 8 South, Range 66 West; and a portion of sections 23, 24, 25, & 36 of Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, State of Colorado



Contact:
Kristen D. Bear
WHITE, BEAR, & ANKELE
Professional Corporation
1805 Shea Center Drive, Suite 100
Highlands Ranch, CO 80129

CRYSTAL VALLEY RANCH METRO DISTRICTS 1 & 2

AREA GRAPHIC
REVISED 12.10.2020

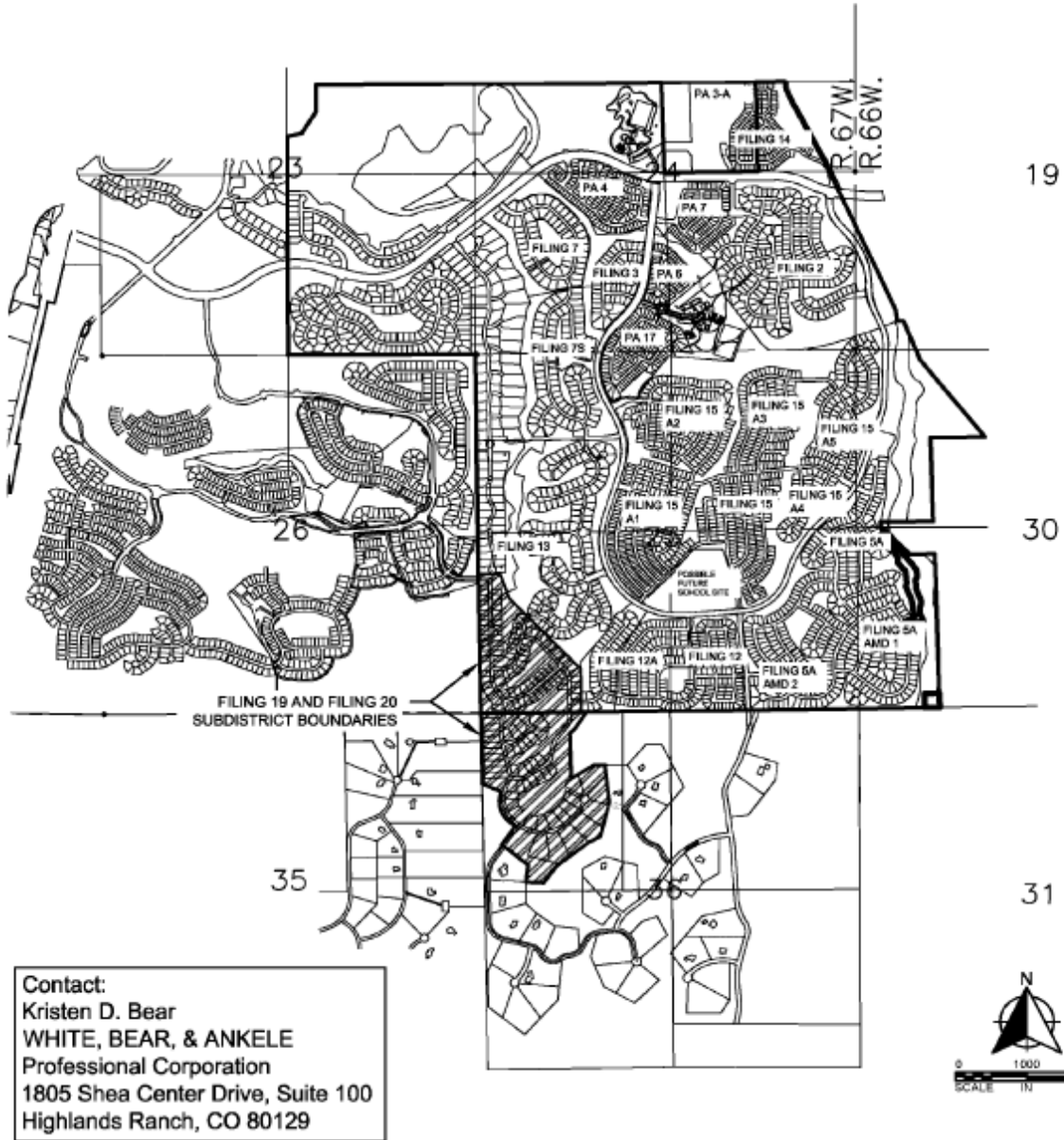
1
OF
2



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CRYSTAL VALLEY RANCH SUBDISTRICT UPDATE
AREA GRAPHIC
REVISED 12.10.2020

2
OF
2







2023 Fee Resolution

Final Audit Report

2022-12-21

| | |
|-----------------|--|
| Created: | 2022-12-20 |
| By: | Nik Renee (nik@ccgcolorado.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAZOnGQWfkZGNFkUMWAmV7mj30bIH4OlwE |

"2023 Fee Resolution" History

-  Document created by Nik Renee (nik@ccgcolorado.com)
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-  Document emailed to Linda Sweetman (lsweetman@sweetmanconsulting.com) for signature
2022-12-20 - 8:36:30 PM GMT
-  Document emailed to smithcarl0208@gmail.com for signature
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-  Document emailed to Kristin Bear (kbear@wbapc.com) for signature
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-  Email viewed by Kristin Bear (kbear@wbapc.com)
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-  Document e-signed by Kristin Bear (kbear@wbapc.com)
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-  Signer smithcarl0208@gmail.com entered name at signing as Carl I smith
2022-12-21 - 5:17:58 AM GMT- IP address: 98.53.151.65
-  Document e-signed by Carl I smith (smithcarl0208@gmail.com)
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✔ Agreement completed.

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