

**RESOLUTION OF THE BOARD OF DIRECTORS OF PATRIOT PARK METROPOLITAN
DISTRICT NO. 2, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING
DISTRICT FEES**

WHEREAS, the Patriot Park Metropolitan District No. 2, County of El Paso, Colorado (the "District"), is a quasi-municipal corporations and political subdivision of the State of Colorado; and

WHEREAS, the District was formed to provide public improvements to the Patriot Park development along with the operation and maintenance of the improvements and certain covenant enforcement and trash removal responsibilities ("District Functions"); and

WHEREAS, the District is authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S. to fix fees and penalties for services or facilities the District provides; and

WHEREAS, the District Functions will benefit the property within the District as established by the District's Service Plan and described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the District will require payment of fees by all units (defined below) within the District to fund the District Functions; and

WHEREAS, the District desires to adopt this Resolution to assure that builders and future property owners within the District are required to pay the fees necessary to assist with the funding of the District Functions and to otherwise clarify procedures for payment of fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PATRIOT PARK METROPOLITAN DISTRICT NO. 2 AS FOLLOWS:

1. The Board of Directors of the District has determined, and does hereby determine that it is in the best interests of the District and its respective future property owners and inhabitants to exercise its power granted by statute to establish a schedule of fees (the "Fee(s)") to be imposed upon the Property.

2. The Fees shall be comprised of the following:

a) a one-time capital fee in the amount of \$250.00 to be assessed and collected against each unit within the Property upon sale or transfer of that unit for the first time for residential occupation; and

b) a quarterly covenant enforcement and trash removal fee in the amount of \$90.00 to be assessed and collected each quarter against each unit and shall commence upon transfer of the unit by the homebuilder to a homeowner and shall be payable by the fifteenth (15th) day of the first month of each quarter.

The District reserves the right to amend this Resolution in the future to increase or decrease the amount of the Fees.

For purposes of this Resolution, a unit shall be any individually platted portion of the Property that is zoned and intended for the construction and use as a detached single family home. A

unit shall not be any area within the Property designated by plat as a public right of way, open space or property otherwise utilized for the provision of public utilities.

3. The Fees shall be imposed as stated above, beginning upon the effective date of this Resolution.

4. Attached single family dwelling units or multi-family dwelling units shall be subject to Fees based on the provision of amenities and improvements (swimming pool, playground, open space, etc.) constructed as part of the attached single family or multi-family project. The Board of Directors of the District shall determine the amount of the Fees upon review of the proposed project and the amenities and improvements proposed.

5. Any unpaid Fees shall constitute a statutory and perpetual lien against the Property pursuant to Section 32-1-1001(1)(j)(I), C.R.S., such lien being a charge imposed for the provision of the services and facilities to the Property. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the Property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of El Paso County, Colorado.

6. Failure to make payment of the Fees due hereunder shall constitute a default in the payment of such Fees. Upon a default, interest shall accrue on such total amount of Fees due at the rate of twelve percent (12%) per annum and the District shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including but not limited to foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, the District incurs in connection with the foregoing. In foreclosing the lien, the District will enforce the lien only to the extent necessary to collect unpaid fees, interest and costs.

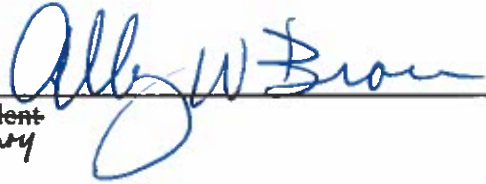
7. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

8. Inquiries pertaining to the Fees may be directed to the District's manager or general counsel at: Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, Colorado 80203.

RESOLUTION APPROVED AND EFFECTIVE this 11th day of April, 2019.

PATRIOT PARK METROPOLITAN DISTRICT
NO. 2

By:


President
Secretary

Attest:


Assistant Secretary

EXHIBIT A
“PROPERTY”

Patriot Park Metropolitan District No. 2

RECEIVED

JUN 04 2018

Div of Local Government

District No. 2 Initial District Boundary - Residential District:**Includes Parcel A, Parcel B and Parcel D:****Parcel A: 19.856 ac- described as follows;****PROPERTY DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/2" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/2" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E :

COMMENCING AT THE SAID 3 1/2" CDOT MONUMENT, THENCE N26°18'46"W A DISTANCE OF 625.68 FEET TO THE POINT OF BEGINNING,
 THENCE N00°16'27"W, A DISTANCE OF 296.94 FEET;
 THENCE S89°43'33"W, A DISTANCE OF 21.16 FEET;
 THENCE N03°06'31"E, A DISTANCE OF 643.90 FEET TO A POINT OF CURVATURE;
 THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 437.50 FEET, A CENTRAL ANGLE OF 13°30'00", A DISTANCE OF 103.08, A CHORD BEARING OF N09°51'31"E WITH A CHORD DISTANCE OF 102.85 FEET;
 THENCE N16°36'31"E, A DISTANCE OF 210.37 FEET TO A POINT OF CURVATURE,
 THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 644.50 FEET, A CENTRAL ANGLE OF 41°00'24", A DISTANCE OF 481.27, A CHORD BEARING OF N37°06'43"E WITH A CHORD DISTANCE OF 451.49 FEET;
 THENCE N57°36'55"E, A DISTANCE OF 612.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GALLEY ROAD;
 THENCE S86°48'38"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 144.33 FEET TO A POINT ON THE WEST LINE OF SCIENCE PARK SUBDIVISION NO. 1, PHASE 1, RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT BOOK W-3, PAGE 92;
 THENCE ALONG SAID WEST LINE OF SCIENCE PARK SUBDIVISION NO. 1, PHASE 1, THE FOLLOWING SIX (6) COURSES:

1. THENCE S03°11'22"W, A DISTANCE OF 27.24 FEET;
2. THENCE S46°04'55"W, A DISTANCE OF 176.61 FEET;
3. THENCE S66°04'51"W, A DISTANCE OF 61.83 FEET;
4. THENCE N85°35'09"W, A DISTANCE OF 25.00 FEET;

5. THENCE S45°06'51"W, A DISTANCE OF 98.00 FEET;

6. THENCE S44°53'09"E, A DISTANCE OF 251.86 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 49°32'31", A DISTANCE OF 977.08, A CHORD BEARING OF S30°41'07"W WITH A CHORD DISTANCE OF 946.92 FEET;

THENCE S05°54'51"W, A DISTANCE OF 732.99 FEET;
THENCE N83°32'58"W, A DISTANCE OF 385.58 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 864,944 SQUARE FEET OR 19.856 ACRES, MORE OR LESS.

Parcel B: 23.220 ac- described as follows;

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/2" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/2" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.:

COMMENCING AT THE SAID 3 1/2" CDOT MONUMENT, THENCE N09°38'39"E A DISTANCE OF 490.40 FEET TO A POINT THE NORTH RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND THE POINT OF BEGINNING;

THENCE N05°54'51"E, A DISTANCE OF 769.49 FEET TO A POINT OF CURVATURE,

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 49°32'31", A DISTANCE OF 977.08, A CHORD BEARING OF N30°41'07"E WITH A CHORD DISTANCE OF 946.92 FEET TO THE WEST CORNER OF THE RIGHT OF WAY LINE OF TECHNOLOGY COURT;

THENCE S34°32'38"E ALONG THE WEST RIGHT OF WAY LINE OF TECHNOLOGY COURT, A DISTANCE OF 80.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF TECHNOLOGY COURT AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 17°48'44", A DISTANCE OF 332.64, A CHORD BEARING OF N84°21'44"E WITH A CHORD DISTANCE OF 331.31 FEET TO A POINT OF COMPOUND CURVATURE;

2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 10°43'45", A DISTANCE OF 61.42, A CHORD BEARING OF N78°37'59"E WITH A CHORD DISTANCE OF 61.33 FEET;

3. THENCE N83°59'51"E, A DISTANCE OF 100.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPACE CENTER DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. THENCE S06°00'13"E ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 217.48 FEET TO A POINT OF CURVATURE;

2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 37°45'00", A DISTANCE OF 275.07, A CHORD BEARING OF S12°52'17"W WITH A CHORD DISTANCE OF 270.13 FEET;

3. THENCE S31°44'47"W, A DISTANCE OF 542.48 FEET TO POINT OF CURVATURE;

4. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 17°25'13", A DISTANCE OF 146.70, A CHORD BEARING OF S23°02'10"W WITH A CHORD DISTANCE OF 146.14 FEET;

5. THENCE S14°19'34"W, A DISTANCE OF 261.87 FEET TO A POINT OF CURVATURE;

6. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 71°18'43", A DISTANCE OF 519.63, A CHORD BEARING OF S49°58'55"W WITH A CHORD DISTANCE OF 486.74 FEET;

7. THENCE S65°38'17"W, A DISTANCE OF 64.88 FEET TO A POINT OF CURVATURE;

8. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 23°02'20", A DISTANCE OF 180.95, A CHORD BEARING OF S74°07'07"W WITH A CHORD DISTANCE OF 179.73 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 1,011,453 SQUARE FEET OR 23.220 ACRES, MORE OR LESS.

Parcel D: 2.725 ac- described as follows;

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/4" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/2" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.

COMMENCING AT THE SAID 3 1/4" CDOT MONUMENT, THENCE ALONG THE SAID NORTH RIGHT OF WAY LINE N88°43'19"W A DISTANCE OF 181.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N86°43'19"W, A DISTANCE OF 141.31 FEET;

THENCE N02°34'51"E, A DISTANCE OF 534.69 FEET;

THENCE N00°25'09"W, A DISTANCE OF 5.10 FEET;

THENCE N89°43'33"E, A DISTANCE OF 20.73 FEET;

THENCE N00°16'27"W, A DISTANCE OF 3.06 FEET;

THENCE S83°32'58"E, A DISTANCE OF 365.58 FEET;

THENCE S05°54'51"W, A DISTANCE OF 36.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES

1. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 44°20'06", A DISTANCE OF 348.21, A CHORD BEARING OF S40°25'54"W WITH A CHORD DISTANCE OF 339.58 FEET;
2. THENCE S18°15'51"W, A DISTANCE OF 54.89 FEET TO A POINT OF CURVATURE,
3. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 14°59'15", A DISTANCE OF 126.21, A CHORD BEARING OF S10°46'14"W WITH A CHORD DISTANCE OF 125.85 FEET;
4. THENCE S03°16'36"W, A DISTANCE OF 38.93 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 118,720 SQUARE FEET OR 2.725 ACRES, MORE OR LESS.

Total Initial District Boundary: 56.798 ac (56.8 ac)