

**NOTICE TO TITLE COMPANIES: THE FOLLOWING RESOLUTION IMPOSES FEES WHICH, UNTIL PAID, CONSTITUTE A STATUTORY AND PERPETUAL LIEN ON AND AGAINST THE PROPERTY SERVED. CONTACT THE MANAGER OF THE DISTRICT, PUBLIC ALLIANCE LLC, 7555 E. HAMPDEN AVE., SUITE 501, DENVER COLORADO, 80231, (720) 213-6621 TO VERIFY PAYMENT.**

**RESOLUTION NO. 2025-09-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF MUEGGE FARMS METROPOLITAN DISTRICT NO. 1 AMENDING THE IMPOSITION OF DISTRICT FEES**

A. Muegge Farms Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the Town of Bennett, Adams County, Colorado.

B. The property within the District’s boundaries that is subject to the District Fees (defined below) is set forth in the legal description attached hereto as **Exhibit A**, which legal description may be amended from time to time, pursuant to the inclusion and/or exclusion of property into or from the District (the “**Property**”).

C. The Property includes 366 total lots, which consists of 65 detached single family lots, as set forth in the legal description attached hereto as **Exhibit A-1**, which legal description may be amended from time to time (the “**Detached Lots**”); 152 “American Dream” lots, as set forth in the legal description attached hereto as **Exhibit A-2**, which legal description may be amended from time to time (the “**American Dream Lots**”); and 149 “Coach House” lots, , as set forth in the legal description attached hereto as **Exhibit A-3**, which legal description may be amended from time to time (the “**Coach House Lots**,” and together with the American Dream Lots, the “**Cluster Lots**”).

D. The District previously adopted Resolution No. 2023-09-02, *Resolution of the Board of Directors of Muegge Farms Metropolitan District No. 1 Regarding the Imposition of District Fees*, which adopted certain fees to be imposed on the Property (the “**Original Fee Resolution**”).

E. The District, pursuant to its Service Plan and the Intergovernmental Agreement with the Town of Bennett, is authorized to provide for the operation and maintenance of certain street improvements, park and recreation improvements and related irrigation systems (collectively, the “**District Services**”).

F. The Property will benefit from the District Services and the Districts’ operation and maintenance of the same.

G. The District is authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S., and its Service Plan to fix fees and charges for operation and maintenance costs.

H. The District has determined that the Cluster Lots receive additional District Services and wishes to impose a reasonable additional fee on the Cluster Lots (the “**Cluster Fee**”); therefore, it is necessary to revise the fees imposed on the Property as set forth in the Original Fee Resolution through the adoption of this Resolution amending the imposition of District Fees (defined below), as set forth in the attached **Exhibit B** – Schedule of District Fees to include the Cluster Fee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MUEGGE FARMS METROPOLITAN DISTRICT NO. 1, TOWN OF BENNETT, ADAMS COUNTY, COLORADO, AS FOLLOWS:

1. The foregoing Recitals are incorporated into and made a substantive part of this Resolution.

2. The Board of Directors hereby finds, determines, and declares that it is in the best interests of the District, its inhabitants, and taxpayers, to exercise its power by imposing the District Fees (collectively, the “**District Fees**”), as set forth in the attached **Exhibit B** – Schedule of District Fees.

(a) The Detached Lots shall pay the Operation and Maintenance Fee, plus any applicable Statement Fee, Administrative Fee, Late Payment Fee, and/or Lien Process Fee.

(b) The Cluster Lots shall pay the Operation and Maintenance Fee AND the Cluster Fee, plus any applicable Statement Fee, Administrative Fee, Late Payment Fee, and/or Lien Process Fee

3. The District Fees as set forth herein amend and restate the fees set forth in the Original Fee Resolution in their entirety.

4. Failure to make payment of any District Fees due hereunder shall constitute a default in the payment of such District Fees. Upon default, an owner of a portion of the Property (an “**Owner**”) shall be responsible for a late payment (“**Late Payment Fee**”), as set forth in the attached **Exhibit B** – Schedule of District Fees.

5. District Fees shall not be imposed on real property conveyed or dedicated to non-profit owners’ associations, governmental entities, or utility providers.

6. NOTICE IS HEREBY GIVEN THAT FAILURE TO MAKE PAYMENT OF ALL AMOUNTS INCLUDING WITHOUT LIMITATION, PAST DUE AMOUNTS AND INTEREST, MAY SUBJECT AN OWNER’S PROPERTY TO A LIEN PURSUANT TO Section 38-22-109(3), C.R.S., as more particularly described below and in the attached **Exhibit B** – Schedule of District Fees.

7. The District Fees shall constitute a statutory and perpetual charge and lien upon the Property pursuant to Section 32-1-1001(1)(j), C.R.S., from the date the same becomes due and

payable until paid. 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 and such lien may be foreclosed by the Districts in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of Adams County, Colorado.

8. 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 Owner shall pay all costs, including attorney fees, incurred by the District in connection with the foregoing. In foreclosing such lien, the District will enforce the lien only to the extent necessary to collect the delinquent balance and costs of collection (including, but not limited to, reasonable attorney fees).

9. 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.

10. Any inquiries pertaining to the District Fees may be directed to the District's manager at: Public Alliance LLC, 7555 E. Hampden Ave, Suite 501, Denver, CO 80231, phone number: (720) 213-6621.

11. This Resolution shall take effect immediately upon its adoption and approval.

**[SIGNATURE PAGE FOLLOWS]**

**[RESOLUTION OF THE BOARD OF DIRECTORS OF MUEGGE FARMS  
METROPOLITAN DISTRICT NO. 1 AMENDING THE IMPOSITION OF DISTRICT  
FEES]**

RESOLUTION APPROVED AND ADOPTED on September 15, 2025.

**MUEGGE FARMS METROPOLITAN  
DISTRICT NO. 1**

Signed by:  
By: James Marshall  
President

Attest:

Signed by:  
By: Alex Skull  
Secretary or Assistant Secretary

**EXHIBIT A**

LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO DISTRICT FEES

LOTS 1 THROUGH 366, INCLUSIVE, MUEGGE FARMS FILING NO. 4 FINAL PLAT,  
RECORDED FEBRUARY 11, 2021, AT RECEPTION NO. 2021000017127, ADAMS  
COUNTY, COLORADO

**EXHIBIT A-1**

**LEGAL DESCRIPTION OF DETACHED LOTS**

LOTS 202 THROUGH 216, INCLUSIVE; and

LOTS 317 THROUGH 366, INCLUSIVE,

MUEGGE FARMS FILING NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED  
FEBRUARY 11, 2021, AT RECEPTION NO. 2021000017127, COUNTY OF ADAMS,  
STATE OF COLORADO.

Muegge Farms Metropolitan District No. 1



**EXHIBIT A-2**

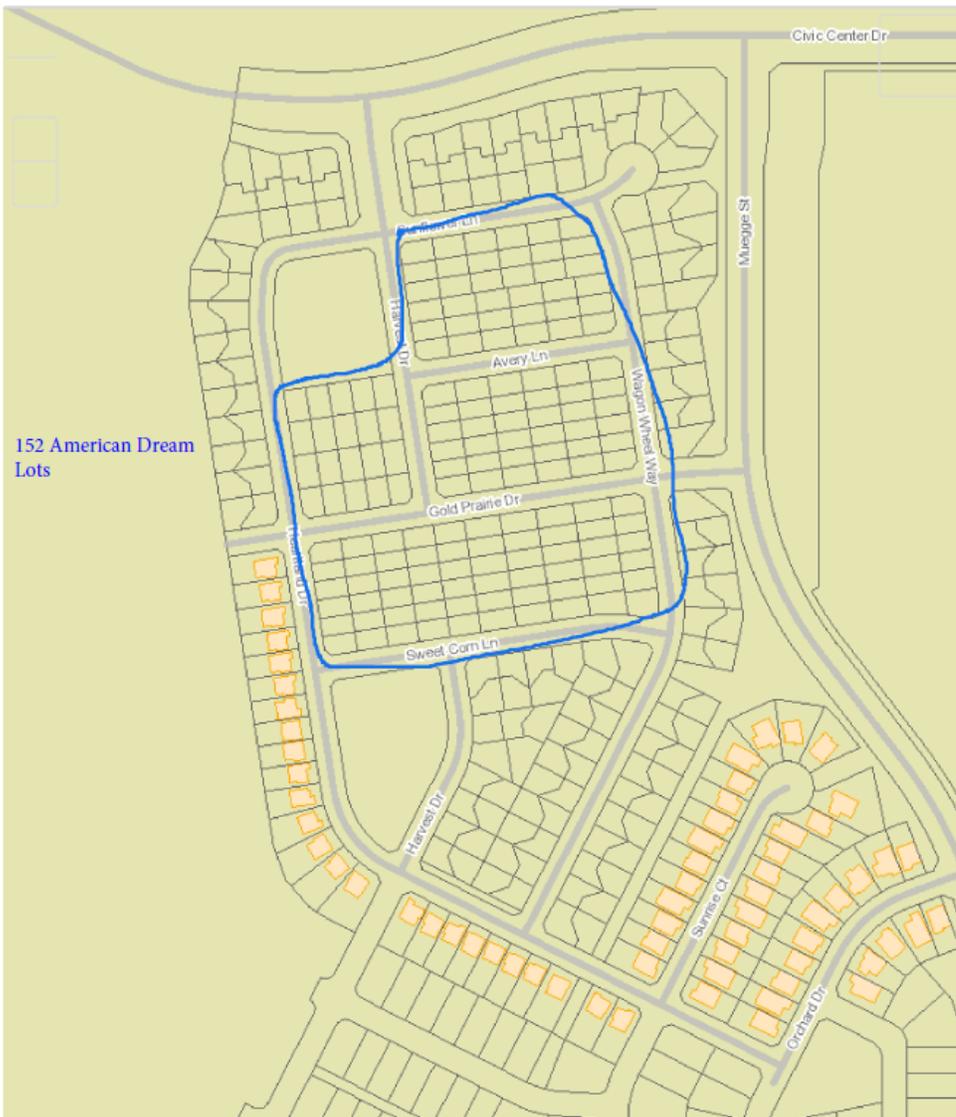
**LEGAL DESCRIPTION OF AMERICAN DREAM LOTS**

LOTS 79 THROUGH 170, INCLUSIVE; and

LOTS 217 THROUGH 276, INCLUSIVE,

MUEGGE FARMS FILING NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED  
FEBRUARY 11, 2021, AT RECEPTION NO. 2021000017127, COUNTY OF ADAMS,  
STATE OF COLORADO.

[Muegge Farms Metropolitan District No. 1](#)



**EXHIBIT A-3**

**LEGAL DESCRIPTION OF COACH HOUSE LOTS**

LOTS 1 THROUGH 78, INCLUSIVE;

LOTS 171 THROUGH 201, INCLUSIVE; and

LOTS 277 THROUGH 316, INCLUSIVE,

MUEGGE FARMS FILING NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED  
FEBRUARY 11, 2021, AT RECEPTION NO. 2021000017127, COUNTY OF ADAMS,  
STATE OF COLORADO.

Muegge Farms Metropolitan District No. 1



**EXHIBIT B**

**SCHEDULE OF DISTRICT FEES**

<b><u>District Fee Type</u></b>	<b><u>District Fee Amount</u></b>	<b><u>District Fee Billing Schedule</u></b>
Operations and Maintenance Fee	\$40.00 per month  *Note: Detached Lots pay only the Operation and Maintenance Fee	\$40.00 per month
Cluster Fee	\$20.00 per month  *Note: Cluster Lots pay both the Operation and Maintenance Fee AND the Cluster Fee	\$20.00 per month
Statement Fee	\$50.00 per residential unit	Upon inquiry from Title to provide Fee information.  At the closing on the initial sale of a residential unit by a builder to an end user; and  On each sale, transfer or resale of a residential unit thereafter, including rentals.
Administrative Fee	\$50.00 per residential unit	At the closing on the initial sale of a residential unit by a builder to an end user; and  On each sale, transfer or resale of a residential unit thereafter, including rentals.
Late Payment Fee	\$15.00 per billing cycle	Upon failure to pay the Operations and Maintenance Fee and/or the Administrative Fee
Lien Process Fee	Delinquent balance of unpaid Operations and Maintenance Fee and/or Administrative Fee;  Late Payment Fees;  Interest; and	Upon failure to pay the delinquent balance, and pursuant to Section 38-22-109(3), C.R.S., the District may serve a Notice of Intent to File a Lien Statement (a “ <b>Lien Notice</b> ”) upon the Owner by certified mail, return receipt requested.

	<p>Costs of collection (including, but not limited to, reasonable attorneys' fees).</p>	<p>The Lien Notice shall give notice to the Owner that District No. 1 intends to perfect its lien against the property by recording a Lien Statement in the office of the Adams County Clerk and Recorder if the delinquent balance is not paid in full within thirty (30) days after the Lien Notice is served.</p>
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