

RESOLUTION NO. 2024-10-06

RESOLUTION OF THE BOARD OF DIRECTORS OF MUEGGE FARMS METROPOLITAN DISTRICT NO. 1 ACKNOWLEDGING AND ADOPTING THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MUEGGE FARMS COACH HOUSE (FILING NO. 4)

A. Muegge Farms Metropolitan District No. 1 (the “**District**”) is a duly and regularly created, established, organized, and existing metropolitan district, existing as such under and pursuant to Title 32, Article 1 of the Colorado Revised Statutes, as amended (“**C.R.S.**”).

B. Clayton Properties Group II, Inc. (the “**Master Declarant**”) has caused to be recorded the Master Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Filing No. 4, recorded on June 10, 2022, at Reception No. 2022000051607, in the real property records of Adams County, Colorado, as the same may be amended, modified and/or supplemented from time to time (as so amended, modified and/or supplemented, the “**Master Covenants**”) applicable to the real property within the District (the “**Property**”).

C. Clayton Properties Group, Inc., a Colorado corporation (the “**Supplemental Declarant**”), has caused to be recorded the Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Coach House (Filing No. 4), recorded on January 29, 2025, at Reception No. 2025000004850, in the real property records of Adams County, Colorado, as the same may be amended, modified and/or supplemented from time to time (as so amended, modified and/or supplemented, the “**Supplemental Coach House Declaration**”), and which Supplemental Coach House Declaration declares that a portion of the Property is and shall be subject to the Supplemental Coach House Declaration and shall be owned, held, conveyed, encumbered, leased, improved, used, occupied, enjoyed, sold, transferred, hypothecated, maintained, altered and otherwise enjoyed in accordance with and subject to the covenants and use restrictions contained therein.

D. The Supplemental Coach House Declaration provides that Muegge Farms Metropolitan District No. 1 may enforce each of the provisions provided therein.

E. Section 32-1-1004(8), C.R.S. authorizes Title 32 metropolitan districts to furnish covenant enforcement and design review services within the district if the declaration, rules and regulations, or similar document containing the covenants to be enforced for the area within the metropolitan district named the district as the enforcement or design review entity.

F. The Supplemental Coach House Declaration assigns to the District all duties, rights and obligations to enforce the Supplemental Coach House Declaration and to promulgate the Guidelines with respect to real property within the boundaries of the District that is subject to the Supplemental Coach House Declaration (the “**Coach House Property**”).

G. The Board of Directors of the District (the “**Board**”) wishes to adopt the Supplemental Coach House Declaration as an official policy of the District and to acknowledge the duties, obligations and rights assigned to the District pursuant to such Supplemental Coach House Declaration.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 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 hereby determines that it is in the best interests of the District and its property owners and users for the District to accept the assignment of all duties, rights and obligations under the Supplemental Coach House Declaration and to provide the covenant enforcement and design review services established thereby.

3. The Board hereby authorizes and directs the officers of the District and District staff to take all actions necessary to execute the duties, rights and obligations assigned to the District by the Supplemental Coach House Declaration.

4. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word hereof, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Resolution, which shall be given effect in accordance with the manifest intent hereof.

5. This Resolution shall be effective as of the recording date of the Supplemental Coach House Declaration in the Office of the Clerk and Recorder for Adams County, Colorado.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF DIRECTORS OF
MUEGGE FARMS METROPOLITAN DISTRICT NO. 1
ACKNOWLEDGING AND ADOPTING THE SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MUEGGE FARMS COACH
HOUSE (FILING NO. 4)]**

RESOLUTION APPROVED AND ADOPTED on October 17, 2024.

**MUEGGE FARMS METROPOLITAN
DISTRICT NO. 1**

Signed by:
By: James Marshall
President

Attest:

Signed by:
Brandon Wyszynski
Secretary