

RESOLUTION NO. 2025-04-05

**RESOLUTION OF THE BOARD OF DIRECTORS OF MUEGGE FARMS
METROPOLITAN DISTRICT NO. 1 ADOPTING THE FIRST AMENDED AND
RESTATED DESIGN STANDARDS FOR MUEGGE FARMS FILING NO. 4**

A. Muegge Farms Metropolitan District No. 1 (the “**District**”) is a duly organized and validly existing special district, quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.

B. The District operates pursuant to the Amended and Restated Service Plan for Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4, as approved by the Board of Trustees for the Town of Bennett, Colorado on March 24, 2020, as the same may be amended and/or modified from time to time (the “**Service Plan**”).

C. Pursuant to Section 32-1-1001(1)(m), C.R.S., the District has the power “to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district.”

D. 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**”).

E. Clayton Properties Group, Inc., a Colorado corporation (the “**Supplemental Declarant**,” and together with the Master Declarant, the “**Declarants**”), has caused to be recorded the Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms American Dream (Filing No. 4), recorded on January 29, 2025, at Reception No. 2025000004849, 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 American Dream Declaration**”), as applicable to a portion of the Property within the boundaries of the District that is subject to the Supplemental American Dream Declaration (the “**American Dream Property**”).

F. The Supplemental Declarant also 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**”), as applicable to a portion of the Property within the boundaries of the District that is subject to the Supplemental Coach House Declaration (the “**Coach House Property**,” and together with the American Dream Property, the “**Supplemental Property**”).

G. The Supplemental Coach House Declaration and the Supplemental American Dream Declaration are, collectively, the “**Supplemental Covenants**.” The Master Covenants and Supplemental Covenants are, collectively, the “**Covenants**.”

H. Pursuant to Section 32-1-1004(8), C.R.S., and pursuant to the District's Service Plan, a metropolitan district may provide covenant enforcement within the District if the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the metropolitan district name the metropolitan district as the enforcement and design review entity.

I. The Covenants provide that it is the intention of the Developers to empower the District to provide covenant enforcement services to the Property.

J. Pursuant to the Covenants, the District may promulgate, adopt, enact, modify, amend, and repeal design standards concerning and governing the Property and the enforcement of the Covenants.

K. The District previously adopted Resolution No. 2023-09-01, Resolution of the Board of Directors of Muegge Farms Metropolitan District No. 1 Adopting Design Standards for Single-Family Detached Homes of Muegge Farms Filing No. 4, which adopted design standards applicable to single-family homes in the District (the "**Design Standards**").

L. The District desires to amend and restate the Design Standards in their entirety by adopting the First Amended and Restated Design Standards (defined below) to clarify that the design standards also apply to the Supplemental Property.

M. The District desires to provide for the orderly and efficient enforcement of the Covenants by adopting the First Amended and Restated Design Standards (defined below).

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 of Directors of the District hereby adopts the First Amended and Restated Design Standards for Muegge Farms Filing No. 4, as described in Exhibit A, attached hereto and incorporated herein by this reference (the "**First Amended and Restated Design Standards**").

3. The Board of Directors declares that the First Amended and Restated Design Standards are effective as of April 10, 2025.

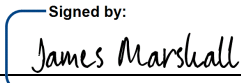
4. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the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

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF DIRECTORS OF
MUEGGE FARMS METROPOLITAN DISTRICT NO. 1 ADOPTING THE FIRST
AMENDED AND RESTATED DESIGN STANDARDS FOR MUEGGE FARMS FILING
NO. 4]**

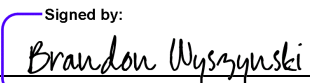
RESOLUTION APPROVED AND ADOPTED on April 10, 2025.

**MUEGGE FARMS METROPOLITAN
DISTRICT NO. 1**

By:  Signed by:

President E96A6A2080B446F...

Attest:

 Signed by:

Secretary or Assistant Secretary 9E8B75DB3C66AFC

EXHIBIT A

**FIRST AMENDED AND RESTATED DESIGN STANDARDS OF MUEGGE FARMS
FILING NO. 4**