RESOLUTION NO. 2019-01-___

RESOLUTION OF THE BOARD OF DIRECTORS OF SKY RANCH COMMUNITY AUTHORITY BOARD ADOPTING DESIGN AND LANDSCAPE GUIDELINES FOR SKY RANCH

A. The Sky Ranch Community Authority Board (the "**CAB**") is an authority and separate legal entity created pursuant to Section 29-1-203.5, C.R.S., and that certain Amended & Restated Sky Ranch Community Authority Board Establishment Agreement ("**CABEA**"), dated September 18, 2018, and effective November 13, 2017, by and between Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5 (each a "**Sky Ranch District**" and collectively the "**Sky Ranch Districts**"), as may be amended from time to time.

B. The owner of real property within Sky Ranch has caused to be recorded the Covenants, Conditions and Restrictions for Sky Ranch (the "**Declaration**"), recorded on August 10, 2018, at Reception No. D8079588 of real property records of the County of Arapahoe, State of Colorado, which Declaration declares that the Sky Ranch property, as described therein (the "**Property**"), is and shall be subject to the 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.

C. The Declaration provides that CAB shall enforce each of the provisions provided therein on behalf of the Sky Ranch Districts and the Property.

D. Section 29-1-203.5, C.R.S., authorizes the CAB to "exercise any general power of a special district specified in part 10 of article 1 of title 32, C.R.S., so long as each of the parties to the contract may lawfully exercise the power."

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

F. The CABEA authorizes the CAB to enforce the Declaration and to promulgate design guidelines ("**Design and Landscape Guidelines**") and covenant enforcement rules and regulations ("**Rules and Regulations**"), as may be amended from the time to time, with respect to covenant enforcement services, on behalf of the Sky Ranch Districts and the Property.

G. The Board of Directors for the CAB (the "**Board**") adopted Resolution 2018-04-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Acknowledging and Adopting the Covenants, Conditions and Restrictions for Sky Ranch, which acknowledged the CAB's authority to administer and enforce the Declaration, and the Design and Landscape Guidelines and Rules and Regulations for the Property.

H. The CAB desires to provide for the orderly and efficient enforcement of the Declaration by adopting the Design and Landscape Guidelines for Sky Ranch.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD OF ARAPAHOE COUNTY, COLORADO:

1. The CAB hereby determines that it is in the best interests of the CAB and its property owners and users for the CAB to promulgate and adopt the Design and Landscape Guidelines. The CAB further reserves the right to approve supplemental design standards and guidelines as contemplated by the Declaration, Design and Landscape Guidelines or Rules and Regulations as necessary to serve the Property and the property owners and users within the CAB's service area.

2. The Board hereby adopts the Design and Landscape Guidelines for Sky Ranch as described in **Exhibit A**, attached hereto and incorporated herein by this reference.

3. The Board declares that the Design and Landscape Guidelines for Sky Ranch are effective as of January 18, 2019.

4. The Board hereby authorizes and directs the officers of the CAB and CAB staff to take all actions necessary to implement and enforce the Design and Landscape Guidelines for Sky Ranch.

5. 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.

6. Nothing herein shall be interpreted or construed as limiting the Board's authority, in its sole and absolute discretion, to supplement or amend this Resolution from time to time.

7. Any inquiries pertaining to the Design and Landscape Guidelines for Sky Ranch may be directed to the Manager for the CAB at: Lisa Johnson, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, phone number: 303-987-0835.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF DIRECTORS OF SKY RANCH COMMUNITY AUTHORITY BOARD ADOPTING DESIGN AND LANDSCAPE GUIDELINES FOR SKY RANCH

APPROVED AND ADOPTED this 18th day of January, 2019.

SKY RANCH COMMUNITY AUTHORITY BOARD

By: _____
President

Attest:

_____
Secretary or Assistant Secretary

EXHIBIT A

DESIGN AND LANDSCAPE GUIDELINES FOR SKY RANCH