

**RESOLUTION 2018-04-01
OF THE BOARD OF DIRECTORS OF
SKY RANCH COMMUNITY AUTHORITY BOARD
ACKNOWLEDGING AND ADOPTING THE COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SKY RANCH**

WHEREAS, 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 Sky Ranch Community Authority Board Establishment Agreement (“**CABEA**”), made and entered into effective November 13, 2017, by and between Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5 (each a “**CAB District**” and collectively the “**CAB Districts**”), as may be amended from time to time; and

WHEREAS, the owner and master developer of Sky Ranch has executed Covenants, Conditions and Restrictions for Sky Ranch (the “**Declaration**”) to be recorded in the 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; and

WHEREAS, the Declaration provides that CAB shall enforce each of the provisions provided therein on behalf of the CAB Districts; and

WHEREAS, 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 name the metropolitan district as the enforcement or design review entity; and

WHEREAS, the Declaration assigns to the CAB all duties, rights and obligations to enforce the Declaration and to promulgate design principles and rules and regulations for covenant enforcement on behalf of each of the CAB Districts with respect to real property within the boundaries and/or service area of each CAB District that is subject to the Declaration; and

WHEREAS, the CAB wishes to adopt the Declaration as an official policy of the CAB and to acknowledge the duties, obligations and rights assigned to the Districts and the CAB pursuant to such Declaration.

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

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

2. The CAB hereby determines that it is in the best interests of the CAB and its property owners and users for the CAB to adopt the Declaration as an official policy of the CAB and to acknowledge the duties, obligations and rights assigned to the CAB pursuant to such Declaration.

3. The Board hereby authorizes and directs the officers of the CAB and CAB staff to take all actions necessary to execute the duties, rights and obligations of the CAB as provided in the 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 upon recording of the Declaration in the Office of the Clerk and Recorder for the County of Arapahoe, Colorado.

SIGNATURE PAGE FOLLOWS

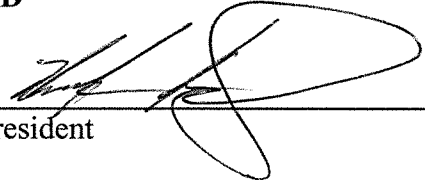
**SIGNATURE PAGE TO RESOLUTION ACKNOWLEDGING AND ADOPTING THE
COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKY RANCH**

APPROVED AND ADOPTED on April 13, 2018.

**SKY RANCH COMMUNITY AUTHORITY
BOARD**

By: _____

President



Attest:

P. Joseph
Secretary