

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

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<http://roammd1-3.colorado.gov>

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2025/May 2023
Jolene Larson	Treasurer	2025/May 2025
Robert Cyman	Secretary	2025/May 2025
Robert Klane	Assistant Secretary	2023/May 2023
Brian Ripley	Assistant Secretary	2023/May 2023

DATE: August 1, 2022

TIME: 11:00 a.m.

PLACE: To access the meeting remotely, attendance via Zoom use the following information below:

<https://us02web.zoom.us/j/81145841985?pwd=Wi8wRGVKQW1Ick5Ca0pVUIFYl2xJQT09>

Phone: 1 (253) 215-8782

Meeting ID: 811 4584 1985

Passcode: 726957

One tap mobile: +12532158782,,81145841985#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notices.

C. Review and approve the Minutes of the June 24, 2022 Regular Meeting (enclosure).

II. PUBLIC COMMENT

A. Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (enclosure):

Fund	Period Ending July 31, 2022
General	\$ 6,724.40
Debt	\$ -0-
Enterprise	\$ 2,258.68
Total	\$ 8,983.08

- B. Review and accept the unaudited financial statements through the period ending June 30, 2022 and Schedule of Cash Position as of June 30, 2022 for District No. 1 (enclosure).

IV. LEGAL MATTERS

- A. _____

V. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Review proposals and consider residential trash collection services contract award – District No. 1 (enclosure).

- B. Review and approve Resolution Providing for the Imposition of a Single-Family Residential Trash Collection Fee – District Nos. 2 & 3 (enclosures).

- C. Discuss delegation of authority for capital projects change order issuance.

VI. OTHER MATTERS

- A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
SEPTEMBER 23, 2022.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JUNE 24, 2022

A Regular Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1”, “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Tuesday, the 24th day of June, 2022, at 11:00 a.m. This District Board meeting was held via Zoom at <https://us02web.zoom.us/j/82157618409?pwd=d1B4Nmh2clR4MlVhK3B3cXhpJsdz09>; Phone: 1 (253) 215-8782; Meeting ID: 821 5761 8409; Passcode: 507276. The meeting was open to the public.

Directors In Attendance Were:

Jolene Larson
Robert Cyman

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Kim Fiore; Independent District Engineering Services, LLC (“IDES”)

Bob Fanch and Blake Johnson; Fraser River Development Co LLC

Jeff Fransen and Suzanah MacLeod; Allegiant Management

Brian Ripley and Robert Klane; Board Candidates

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven reviewed with the Boards a proposed Agenda for the Districts' Regular Meeting, as amended to move Agenda Item I.F before Item E.E.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote unanimously carried, the Agenda for the Districts' Regular Meeting was approved, as amended.

Minutes: The Boards reviewed the Minutes of the March 25, 2022 Regular Meeting and April 19, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote unanimously carried, the Boards approved the Minutes of the March 25, 2022 Regular Meeting and April 19, 2022 Special Meeting.

2022 SDA Conference: Mr. Ruthven discussed the SDA Conference with the Board and noted the information concerning the details of the conference will be emailed to them once the information is available.

Appointment of Directors: The Boards considered the appointment of Brian Ripley, Blake Johnson, and Robert Klane to fill the vacancies on the Boards of District No. 1, District No. 2, and District No. 3.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, Brian Ripley, Blake Johnson, and Robert Klane were appointed to fill the vacancies on the Boards of District No. 1, District No. 2, and District No. 3 for the following terms:

Brian Ripley: May 2023

Blake Johnson: May 2025 (with election in 2023 to fill the remaining unexpired portion of the term)

Robert Klane: May 2023

Appointment of Officers: The Boards entered into discussion regarding the appointment of officers.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, the following slate of officers was appointed to District No. 1, District No. 2, and District No. 3, respectively:

President	Blake Johnson
Treasurer	Jolene Larson
Secretary	Robert Cyman
Assistant Secretary	Robert Klane
Assistant Secretary	Brian Ripley

PUBLIC COMMENT There were no public comments at this time.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending April 30, 2022	Special Payment April 20, 2022	Period Ending May 31, 2022	Period Ending June 30, 2022
General	\$ 11,358.79	\$ -0-	\$ 6,922.30	\$ 4,939.34
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 2,995.00	\$ 13,181.25	\$ 5,220.00	\$ 925.00
Total	\$ 14,353.79	\$ 13,181.25	\$ 12,142.30	\$ 5,864.34

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

Financial Statements: Mr. Ruthven reviewed with the Board the unaudited financial statements through the period ending March 31, 2022 and Schedule of Cash Position as of March 31, 2022 for District No. 1.

Following review, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the Board approved the unaudited financial statements through the period ending March 31, 2022 and Schedule of Cash Position as of March 31, 2022 for District No. 1, as presented.

LEGAL MATTERS There were no legal matters at this time.

RECORD OF PROCEEDINGS

**CAPITAL
PROJECTS/
OPERATIONS AND
MAINTENANCE
MATTERS**

Proposals for Trash Collection: Mr. Fransen presented and discussed with the Boards the two preliminary proposals for trash collection. The Board directed Attorney Johnson to publish a formal Request for Proposals in the *Middle Park Times* and the Board will meet after July 30, 2022 to consider the proposals.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

**Roam 1-3 Metropolitan District
July-22**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Allegiant Management LLC	0004576-IN	6/30/2022	6/30/2022	\$ 929.50	Covenant control/Community Management	1710
IDES, LLC	37229	5/31/2022	5/31/2022	\$2,258.68	Engineering	3690
Icenogle Seaver Pogue	21871	6/30/2022	6/30/2022	\$3,907.50	Legal	1675
Special District Management Services	D1 06/2022	6/30/2022	6/30/2022	\$ 532.80	Accounting	1612
Special District Management Services	D1 06/2022	6/30/2022	6/30/2022	\$1,204.00	Management	1680
Special District Management Services	D1 06/2022	6/30/2022	6/30/2022	\$ 2.60	Miscellaneous	1685
Special District Management Services	D2 06/2022	6/30/2022	6/30/2022	\$ 59.20	Accounting	1612
Special District Management Services	D2 06/2022	6/30/2022	6/30/2022	\$ 29.60	Management	1680
Special District Management Services	D3 06/2022	6/30/2022	6/30/2022	\$ 44.40	Accounting	1612
Special District Management Services	D3 06/2022	6/30/2022	6/30/2022	\$ 14.80	Management	1680
				\$8,983.08		

**Roam 1-3 Metropolitan District
July-22**

	General		Debt		Enterprise		Totals
Disbursements	6,724.40	\$	-	\$	2,258.68	\$	8,983.08
						\$	-
Total Disbursements from Checking Acct	\$6,724.40		\$0.00		\$2,258.68		\$8,983.08

ROAM METROPOLITAN DISTRICT NO. 1
Schedule of Cash Position
June 30, 2022

	Operating	Debt Service	Capital Projects	Total
Checking:				
Cash in Bank - FirstBank	\$ 73,794.85	\$ 488.66	\$ 14,305.00	\$ 88,588.51
TOTAL FUNDS:	\$ 73,794.85	\$ 488.66	\$ 14,305.00	\$ 88,588.51

2022 Mill Levy Information

General Fund	0.000
Debt Service Fund	20.000
Total	20.000

Board of Directors

Blake Johnson
Jolene Larson
Robert Cyman
Robert Klane
Brian Ripley

* authorized signer on the checking account

ROAM METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS

June 30, 2022

ROAM METROPOLITAN DISTRICT NO. 1
Combined Balance Sheet - All Fund Types and Account Groups
June 30, 2022

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL</u>
Assets					
Cash in Bank - FirstBank	\$ 73,795	\$ 489	\$ 14,305	\$ -	\$ 88,589
Total Current Assets	<u>73,795</u>	<u>489</u>	<u>14,305</u>	<u>-</u>	<u>88,589</u>
Other Debits					
Amount to be Provided for Debt	-	-	-	319,625	319,625
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>319,625</u>	<u>319,625</u>
Total Assets	<u>\$ 73,795</u>	<u>\$ 489</u>	<u>\$ 14,305</u>	<u>\$ 319,625</u>	<u>\$ 408,213</u>
Liabilities					
Developer Construction Funds	\$ -	\$ -	\$ 14,171	\$ -	\$ 14,171
Dev Adv - Operations	-	-	-	231,308	231,308
Dev Adv - Ops Accrued Int	-	-	-	17,007	17,007
Dev Adv - Capital	-	-	-	66,943	66,943
Dev Adv - Cap Accrued Int	-	-	-	4,367	4,367
Total Liabilities	<u>-</u>	<u>-</u>	<u>14,171</u>	<u>319,625</u>	<u>333,796</u>
Fund Balance					
Fund Balance	(18,850)	-	(4,352)	-	(23,202)
Current Year Earnings	92,645	489	4,486	-	97,619
Total Fund Balances	<u>73,795</u>	<u>489</u>	<u>134</u>	<u>-</u>	<u>74,418</u>
Total Liabilities and Fund Balance	<u>\$ 73,795</u>	<u>\$ 489</u>	<u>\$ 14,305</u>	<u>\$ 319,625</u>	<u>\$ 408,213</u>

ROAM METROPOLITAN DISTRICT NO. 1
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 6 Months Ending
June 30, 2022
General Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Developer Advance	\$ 18,281	\$ 64,801	\$ 190,000	\$ (125,199)	34.1%
Total Revenues	<u>18,281</u>	<u>64,801</u>	<u>190,000</u>	<u>(125,199)</u>	<u>34.1%</u>
Expenditures					
Audit	-	-	600	600	-
Accounting	3,759	6,586	11,000	4,414	59.9%
Management	4,200	5,548	13,000	7,452	42.7%
Election	104	104	500	396	20.7%
Insurance/SDA Dues	-	8,472	10,000	1,528	84.7%
Legal	15,146	26,509	40,000	13,491	66.3%
Office, Newsletters & Other	-	-	1,000	1,000	0.0%
Miscellaneous	240	517	1,000	483	51.7%
Road Maintenance	-	-	25,000	25,000	0.0%
Landscape Maintenance	-	-	50,000	50,000	0.0%
River Maintenance	-	-	10,000	10,000	0.0%
Contingency	-	-	19,296	19,296	0.0%
Emergency Reserve	-	-	5,704	5,704	0.0%
	<u>23,450</u>	<u>47,735</u>	<u>187,100</u>	<u>139,365</u>	<u>25.5%</u>
Excess (Deficiency) of Revenues Over Expenditures	(5,169)	17,066	2,900	14,166	
Other Financing Sources (Uses)					
Transfer from District No. 2	45,556	75,440	-	75,440	
Transfer from District No. 3	138	139	145	(6)	
Total Other Financing Sources (Uses)	<u>45,694</u>	<u>75,579</u>	<u>145</u>	<u>75,434</u>	
Change in Fund Balance	40,526	92,645	3,045	89,600	
Beginning Fund Balance	33,269	(18,850)	5,486	(24,336)	
Ending Fund Balance	<u>\$ 73,795</u>	<u>\$ 73,795</u>	<u>\$ 8,531</u>	<u>\$ 65,264</u>	

ROAM METROPOLITAN DISTRICT NO. 1
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 6 Months Ending,
June 30, 2022

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Property Tax Revenue	\$ 495	\$ 495	\$ 495	\$ (0)	99.9%
Specific Ownership Tax	7	19	30	(11)	62.6%
Total Revenues	<u>502</u>	<u>513</u>	<u>525</u>	<u>(12)</u>	<u>97.8%</u>
Expenditures					
Treasurer's Fees	25	25	25	0	98.9%
Total Expenditures	<u>25</u>	<u>25</u>	<u>25</u>	<u>0</u>	<u>98.9%</u>
Excess (Deficiency) of Revenues Over Expenditures	477	489	500	(11)	
Transfers and Other Sources (Uses)					
Transfer to District No. 2	-	-	(500)	500	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>(500)</u>	<u>500</u>	
Change in Fund Balance	477	489	-	489	
Beginning Fund Balance	11.50	-	-	-	
Ending Fund Balance	<u>\$ 489</u>	<u>\$ 489</u>	<u>\$ -</u>	<u>\$ 489</u>	

ROAM METROPOLITAN DISTRICT NO. 1
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Capital Projects Fund
For the 6 Months Ending
June 30, 2022

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Developer Advance	\$ 8,215	\$ 21,946	\$ -	\$ 21,946	-
Total Revenues	<u>8,215</u>	<u>21,946</u>	<u>-</u>	<u>21,946</u>	<u>-</u>
Expenditures					
Engineering	9,140	17,460	150,000	132,540	11.6%
Neighborhood Park	-	-	500,000	500,000	0.0%
Pedestrian Bridge	-	-	250,000	250,000	0.0%
Landscaping	-	-	100,000	100,000	0.0%
Vehicle Bridge	-	-	1,000,000	1,000,000	0.0%
Pond Work	-	-	600,000	600,000	0.0%
Road Work & Utilities	3,064	76,458	1,600,000	1,523,542	4.8%
Meadow Homes Pedestrian System	-	-	1,200,000	1,200,000	0.0%
Pedestrian Paths	-	-	300,000	300,000	0.0%
In-Town Condos Infrastructure	-	-	100,000	100,000	0.0%
Monument Sign	-	-	100,000	100,000	0.0%
Total Expenditures	<u>12,204</u>	<u>93,918</u>	<u>5,900,000</u>	<u>5,806,082</u>	<u>1.6%</u>
Excess (Deficiency) of Revenues Over Expenditures	(3,989)	(71,973)	(5,900,000)	5,828,027	
Other Financing Sources (Uses)					
Transfer from District No. 2	3,064	76,458	14,550,841	(14,474,383)	
Developer Advance Reimb			(8,650,841)	8,650,841	
Total Other Financing Sources (Uses)	<u>3,064</u>	<u>76,458</u>	<u>5,900,000</u>	<u>(5,823,542)</u>	
Change in Fund Balance	(925)	4,486	-	4,486	
Beginning Fund Balance	5,411	-	-	-	
Ending Fund Balance	<u>\$ 4,486</u>	<u>\$ 4,486</u>	<u>\$ -</u>	<u>\$ 4,486</u>	

Roam Trash Bid Comparison

Dumpster Service (Once per week pick up)					
	2 Yard	3 Yard	4 Yard	6 Yard	8 Yard
The Trash Company	\$128.00/month	\$169.00/month	\$203.00/month	\$254.00/month	\$332.00/month
Ranch Creek Waste	\$125.00/month	\$155.00/month	\$180.00/month	\$205.00/month	\$255.00/month

Trash Tote Services (Charged on a per lot basis)			
	Base Service	Garage Service	Bear Proof Totes
The Trash Company (95gal tote)	\$80.00/month (charged weekly at \$20.00/week)	\$112.00/month (charged weekly at \$28.00/week)	Additional \$20.00/month
Ranch Creek Waste (96gal tote)	\$55.00/month for weekly pick up or \$40.00 for every other week	\$100.00/month for weekly or \$75.00 for every other week Also offer modified service	Additional \$10.00/month

Other Notes:

- TC charges 12% FMSC on all pick ups; RCW is a flat charge and all inclusive
- both offer recycle services and bulk item pick ups for additional fees

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 2**

A RESOLUTION PROVIDING FOR
THE IMPOSITION OF A SINGLE-FAMILY RESIDENTIAL TRASH COLLECTION FEE

WHEREAS, Roam Metropolitan District No. 2 (the “District”), Roam Metropolitan District No. 1 (“District No. 1”), and Roam Metropolitan District No. 3 (“District No. 3,” and together with the District and District No. 1, the “Districts”) were formed pursuant to Sections 32-1-101, *et seq.*, C.R.S. by order of the District Court in and for Grand County, Colorado, and after approval of the eligible electors at an election held on November 6, 2018, for the purpose of assisting in the financing and construction of certain infrastructure and amenities associated with the development known as Roam (the “Development”);

WHEREAS, on August 7, 2018, the Town Council of the Town of Winter Park, Colorado approved the Consolidated Service Plan for Roam Metropolitan Districts Nos. 1, 2, and 3 (the “Service Plan”) for the purpose of providing certain parameters for the financing and development of the area within the Development;

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S., the District is authorized to fix and impose fees, rates, tolls, charges, and penalties for services or facilities provided by the District which, until paid, shall constitute a perpetual lien on and against the property served;

WHEREAS, pursuant to Sections 32-1-1004(2)(k) and 32-1-1006(6), C.R.S., the District has the power to provide for the collection and transportation of solid waste, including the financing thereof, by contracting with a third-party service provider and may impose fees, rates, penalties, or charges for such service pursuant to Section 32-1-1001(1)(j)(I), C.R.S.;

WHEREAS, pursuant to Sections 32-1-1004(2)(k) and 32-1-1006(6), C.R.S., the Board may require that District residents use or pay user charges for residential waste services (as defined therein);

WHEREAS, the Service Plan similarly empowers the District to impose fees, rates, tolls, charges, and penalties for services and facilities;

WHEREAS, the Town of Winter Park does not and will not provide trash collection within the Development, and the Districts have therefor agreed to perform all trash collection for single-family residential dwellings, both attached and detached (the “Single-Family Residence(s)”, within the Districts;

WHEREAS, pursuant to an Intergovernmental Agreement Concerning District Operations among the Districts dated December 21, 2018 (the “Operations IGA”), District No. 1 owns and operates the District-Owned Improvements (as defined therein) and performs administrative services on behalf of the Districts, and the District and District No. 3 assist in funding the same;

WHEREAS, following the Districts' issuance of a request for proposals, District No. 1 contracted with a third-party service provider to provide trash collection services within the Districts, which service provider may change from time to time in accordance with the terms of Section 32-1-1004(2)(k), C.R.S. (the "Trash Provider");

WHEREAS, in order to offset a portion of the costs incurred by District No. 1 pursuant to the contract to provide trash collection services to the residents of the District, the District desires to impose an annual trash collection fee against all Single-Family Residences within the boundaries of the District in accordance with the Service Plan;

WHEREAS, District No. 3 has also imposed an annual trash collection fee against all Single-Family Residences within its boundaries through a resolution adopted by its Board of Directors pursuant to which District No. 3 directed that the proceeds derived from the imposition of the annual trash collection fees be paid to District No. 1 to fund its operation and maintenance costs for the provision of trash collection to District No. 3 residents pursuant to the Operations IGA; and

WHEREAS, the District's Board finds that the Trash Collection Fee (defined herein) is reasonably related to the trash collection services provided by District No. 1 pursuant to its contract with the Trash Provider.

NOW THEREFORE, THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 2 HEREBY RESOLVES AS FOLLOWS:

1. District as Sole Provider of Single-Family Residential Trash Collection. The District shall be the sole provider of trash collection services within the District for Single-Family Residences, and all Single-Family Residences within the District shall be responsible to pay user charges therefor in the form of the Trash Collection Fee imposed herein.
2. Trash Collection Fee.
 - a. An annual "Trash Collection Fee" is hereby established on all Single-Family Residences located within the boundaries of the District, as more particularly described in Exhibit A attached hereto and as the same may be adjusted from time to time. If Single-Family Residences not currently within the District are subsequently included within the District's boundaries, they shall become subject to the Trash Collection Fee upon the recordation of the order for inclusion thereof.
 - b. The Trash Collection Fee shall be imposed upon each Single-Family Residence within the District upon the later of (1) the issuance of a certificate of occupancy for such property; or (2) the date of adoption of this Resolution for real property upon which a certificate of occupancy has already been issued.
 - c. The Board of Directors of the District will establish the amount of the Trash Collection Fee annually, and the District will bill each owner of a Single-Family Residence within the District (the "Owners") annually for the upcoming service

year. The Trash Collection Fee shall then become due and owing within thirty (30) days of date of the District's invoice.

- d. The Trash Collection Fee for calendar year 2022 is \$.
- e. The Board of Directors may take action to further adjust the amount of the Trash Collection Fee from time to time. Information regarding the then-current Trash Collection Fee amount will also be available from the District manager.

3. Use of Proceeds. The District hereby directs that the proceeds of the District's Trash Collection Fee be paid to District No. 1 to fund the costs of providing trash collection services to Single-Family Residences in accordance with the Operations IGA. The District hereby covenants for the benefit of the Owners that all proceeds of the Trash Collection Fee imposed and collected hereunder shall not be used for any other purpose.

4. Delinquent Payments. Any Trash Collection Fee that is not paid in full when due shall be assessed a late fee of 5% per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid Trash Collection Fee, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. All Trash Collection Fees, late fees, and penalty interest shall be paid to the District in immediately available funds.

5. Lien. Until paid, the Trash Collection Fee shall constitute a perpetual lien on and against the owner's property served, and any such lien may be foreclosed in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens.

6. Collection Efforts. The District shall be entitled to charge any and all legal fees and expenses incurred for collection efforts to Owners for said collection efforts. Furthermore, the District hereby covenants that, in the event the lien imposed hereby is purported to be extinguished as the result of any foreclosure proceeding, the District will reassert such lien as a perpetual lien until paid, as authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S.

7. Severability. If any clause or provision of this Resolution is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such clause or provision shall not affect the validity of this Resolution as a whole, but shall be severed herefrom, leaving the remaining terms intact and enforceable.

8. Effective Date; Recording. This Resolution shall take effect upon the adoption and approval of the Board of Directors of the District and shall be recorded in the office of the Grand County Clerk and Recorder against the real property located within the District.

(Remainder of page intentionally left blank)

APPROVED AND ADOPTED THIS ____ DAY OF _____ 2022.

ROAM METROPOLITAN DISTRICT NO. 2

By: _____
Blake Johnson, President

EXHIBIT A
LEGAL DESCRIPTION



AUGUST 21, 2019

**EXHIBIT "A"
LEGAL DESCRIPTION
COMMERCIAL DISTRICT 2
ROAM FILING NO. 1**

COMMERCIAL DISTRICT 2 LYING WITHIN THE PROPOSED ROAM FILING 1 SUBDIVISION PLAT, AND BEING A PORTION OF THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°55'32" E, FROM THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2-1/2 INCH BRASS CAP, STAMPED "CW MCELLAND 1/16" TO THE NORTHEAST CORNER, OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2 INCH ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE N 89° 55' 32" E, 225.00 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE PROPOSED SKI IDLEWILD ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING N 89° 55' 32" E, 673.41 FEET ALONG THE NORTH LINE, OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE NORTHWEST CORNER OF THE PROPOSED PARCEL F, SAID PROPOSED SUBDIVISION PLAT;

THENCE ALONG THE WEST LINE OF SAID PROPOSED PARCEL F, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

- 1) THENCE S 41° 01' 33" E, 164.76 FEET;
- 2) THENCE S 24° 25' 18" E, 74.13 FEET;
- 3) THENCE S 15° 00' 42" E, 179.78 FEET;



- 4) THENCE S 16° 20' 42" W, 119.00 FEET;
- 5) THENCE S 07° 39' 59" W, 122.52 FEET;
- 6) THENCE S 23° 48' 14" E, 91.04 FEET;
- 7) THENCE S 18° 27' 56" E, 77.09 FEET;
- 8) THENCE S 53° 16' 33" E, 129.44 FEET;
- 9) THENCE S 24° 54' 24" E, 281.10 FEET;
- 10) THENCE S 61° 51' 14" E, 169.33 FEET;
- 11) THENCE S 02° 17' 36" E, 167.76 FEET;
- 12) THENCE S 23° 41' 12" W, 185.36 FEET;
- 13) THENCE S 62° 10' 33" E, 156.08 FEET;
- 14) THENCE S 10° 29' 37" W, 140.74 FEET;
- 15) THENCE S 36° 16' 33" W, 156.37 FEET;
- 16) THENCE S 13° 54' 43" E, 254.18 FEET;
- 17) THENCE S 34° 34' 40" W, 136.19 FEET;
- 18) THENCE S 56° 37' 27" W, 97.71 FEET;
- 19) THENCE S 09° 10' 22" W, 318.65 FEET;
- 20) THENCE N 76° 39' 34" W, 36.70 FEET TO A POINT OF CURVATURE;
- 21) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 268.00 FEET, A CENTRAL ANGLE OF 18° 06' 24" AND AN ARC LENGTH OF 84.69 FEET, THE CHORD OF WHICH BEARS N 85° 42' 46" W, 84.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED BEAVERS LODGE ROAD, SAID PROPOSED SUBDIVISION PLAT;
- 22) THENCE S 04° 45' 58" E, 36.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 23) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 12° 53' 33" AND AN ARC LENGTH OF 52.20 FEET, THE CHORD OF WHICH BEARS S 78° 47' 15" W, 52.09 FEET;
- 24) THENCE S 72° 20' 28" W, 152.85 FEET TO A POINT OF CURVATURE;
- 25) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 143.00 FEET, A CENTRAL ANGLE OF 69° 30' 44" AND AN ARC LENGTH OF 173.49 FEET, THE CHORD OF WHICH BEARS N 72° 54' 10" W, 163.04 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
- 26) THENCE ALONG THE ARC OF A REVERSE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 74° 27' 05" AND AN ARC LENGTH OF 116.95 FEET, THE CHORD OF WHICH BEARS N 75° 22' 20" W, 108.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40;

THENCE N 05° 48' 59" W, 111.85 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 40 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE



PROPOSED ROAM WAY, SAID PROPOSED PLAT AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED ROAM WAY, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.50 FEET, A CENTRAL ANGLE OF 13° 20' 14" AND AN ARC LENGTH OF 21.07 FEET, THE CHORD OF WHICH BEARS S 32° 53' 47" E, 21.02 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
- 2) THENCE ALONG THE ARC OF A REVERSE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 50° 34' 29", AND AN ARC LENGTH OF 17.65 FEET, THE CHORD OF WHICH BEARS S 51° 30' 55" E, 17.09 FEET;
- 3) THENCE S 76° 48' 09" E, 36.01 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 51° 53' 15" AND AN ARC LENGTH OF 110.48 FEET, THE CHORD OF WHICH BEARS S 50° 51' 32" E, 106.75 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
- 5) THENCE ALONG THE ARC OF A REVERSE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 53° 14' 45" AND AN ARC LENGTH OF 85.50 FEET, THE CHORD OF WHICH BEARS S 51° 32' 17" E, 82.45 FEET TO A POINT OF A COMPOUND NON-TANGENT CURVEATURE;
- 6) THENCE ALONG THE ARC OF A COMPOUND NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 29° 29' 52" AND AN ARC LENGTH OF 55.09 FEET, THE CHORD OF WHICH BEARS N 87° 05' 24" E, 54.48 FEET;
- 7) THENCE N 72° 20' 28" E, 142.91 FEET TO A POINT OF CURVATURE;
- 8) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 80° 01' 36" AND AN ARC LENGTH OF 26.54 FEET, THE CHORD OF WHICH BEARS N 32° 19' 40" E, 24.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED BEAVERS LODGE ROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED BEAVERS LODGE ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) THENCE N 07° 41' 07" W, 41.03 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 32° 46' 16" AND AN ARC LENGTH OF



- 296.28 FEET, THE CHORD OF WHICH BEARS N 08° 42' 00" E, 292.25 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
- 3) THENCE ALONG THE ARC OF A REVERSE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 712.95 FEET, A CENTRAL ANGLE OF 59° 10' 11" AND AN ARC LENGTH OF 736.27 FEET, THE CHORD OF WHICH BEARS N 04° 29' 57" W, 703.98 FEET;
 - 4) THENCE N 34° 05' 03" W, 94.34 FEET TO A POINT OF CURVATURE;
 - 5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 61° 05' 40" AND AN ARC LENGTH OF 300.70 FEET, THE CHORD OF WHICH BEARS N 64° 37' 52" W, 286.65 FEET TO A POINT OF COMPOUND NON-TANGENT CURVATURE;
 - 6) THENCE ALONG THE ARC OF A COMPOUND NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 67° 17' 40" AND AN ARC LENGTH OF 46.98 FEET, THE CHORD OF WHICH BEARS S 51° 10' 28" W, 44.33 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
 - 7) THENCE ALONG THE ARC OF A REVERSE NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 218° 54' 55" AND AN ARC LENGTH OF 263.63 FEET, THE CHORD OF WHICH BEARS N 53° 00' 55" W, 130.12 FEET TO A POINT OF REVERSE NON-TANGENT CURVATURE;
 - 8) THENCE ALONG THE ARC OF A REVERSE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56° 15' 51" AND AN ARC LENGTH OF 29.46 FEET, THE CHORD OF WHICH BEARS N 28° 18' 37" E, 28.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED SKI IDLEWILD ROAD;

THENCE N 00° 10' 41" E, 59.21 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED SKI IDLEWILD ROAD TO THE SOUTHEAST CORNER OF THE PROPOSED BLOCK 5, SAID PROPOSED SUBDIVISION PLAT;

THENCE ALONG THE SOUTH, WEST AND NORTH LINES OF SAID PROPOSED BLOCK 5 AND ACROSS A PORTION OF THE PROPOSED TRACT E, SAID PROPOSED SUBDIVISION PLAT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE N 89° 49' 18" W, 61.00 FEET;
- 2) THENCE N 00° 10' 41" E, 390.93 FEET;
- 3) THENCE S 89° 49' 19" E, 61.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE PROPOSED SKI IDLEWILD ROAD;

THENCE N 00° 10' 41" E, 85.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE PROPOSED VASQUEZ ROAD, SAID PROPOSED SUBDIVISION PLAT;



THENCE N 89° 49' 19" W, 175.05 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PROPOSED VASQUES ROAD TO A POINT ON THE WEST LINE OF SAID PROPOSED SUBDIVISION PLAT;

THENCE N 01° 39' 47" W, 50.03 FEET ALONG THE WEST LINE OF SAID PROPOSED PLAT TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED VASQUEZ ROAD;

THENCE S 89° 49' 19" E, 176.65 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED VASQUEST ROAD TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED SKI IDLEWILD ROAD;

THENCE N 00° 10' 41" E, 98.07 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED SKI IDLEWILD ROAD TO THE SOUTHEAST CORNER OF THE PROPOSED BLOCK 1, SAID PROPOSED SUBDIVISION PLAT;

THENCE ALONG THE SOUTH, WEST, AND NORTH LINES OF SAID PROPOSED BLOCK 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) THENCE N 89° 49' 18" W, 61.02 FEET;
- 2) THENCE N 00° 10' 42" E, 61.66 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 3) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.40 FEET, A CENTRAL ANGLE OF 13° 23' 50" AND AN ARC LENGTH OF 25.81 FEET, THE CHORD OF WHICH BEARS N 06° 25' 44" W FOR A DISTANCE OF 25.75 FEET;
- 4) THENCE N 77° 12' 12" E, 61.05 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED SKI IDLEWILD ROAD AND A POINT OF NON-TANGENT CURVATURE;



THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PROPOSED SKI IDLEWILD ROAD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57° 50' 46" AND AN ARC LENGTH OF 176.68 FEET, THE CHORD OF WHICH BEARS N 41° 44' 39" W, 169.27 FEET;
- 2) THENCE N 70° 40' 03" W, 148.34 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 63° 11' 09" AND AN ARC LENGTH OF 248.13 FEET, THE CHORD OF WHICH BEARS N 39° 04' 28" W, 235.75 FEET;
- 4) THENCE N 07° 28' 53" W, 100.54 FEET TO A POINT OF THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER, OF SAID SECTION 33 AND THE POINT OF BEGINNING.

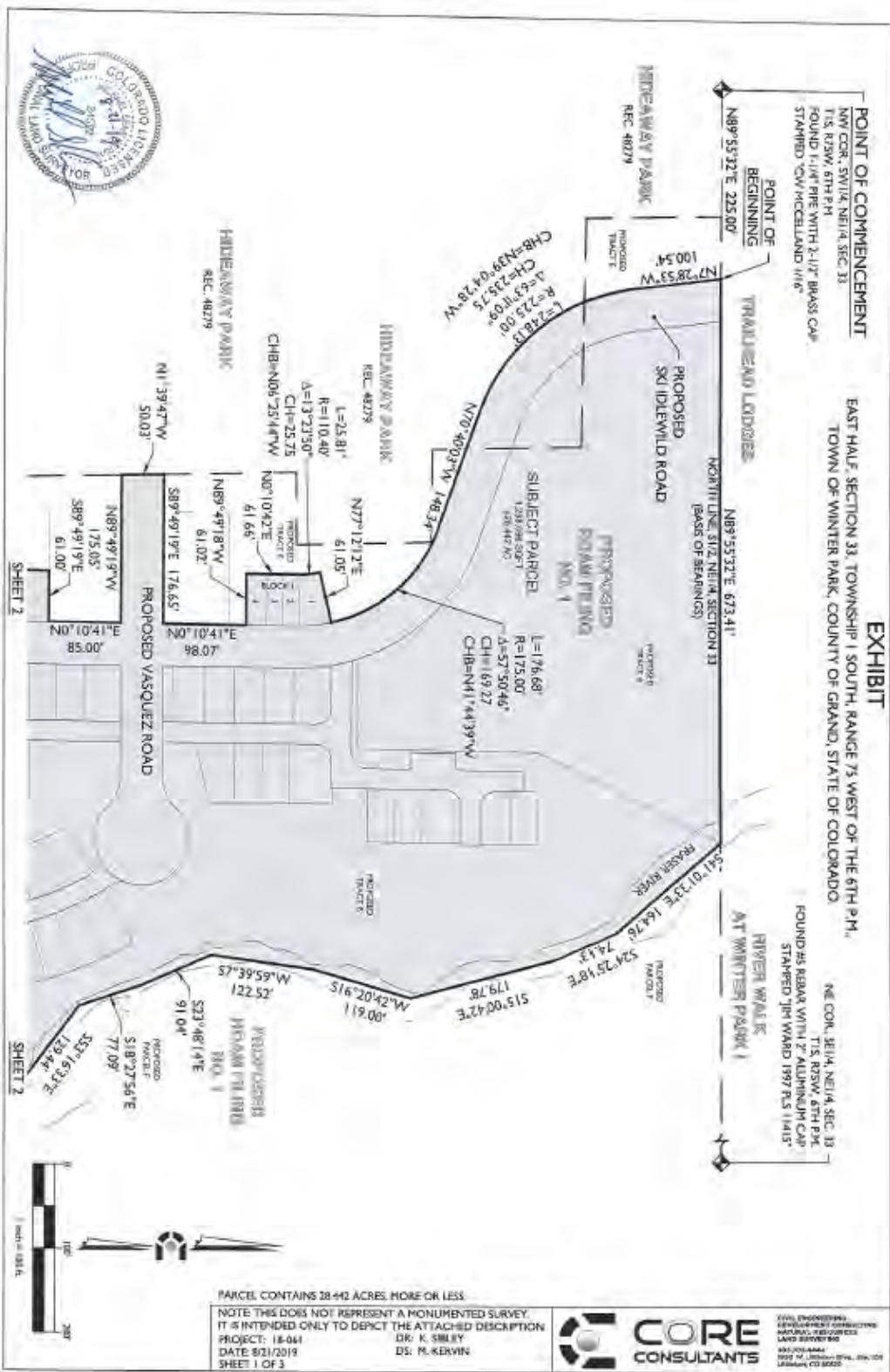
CONTAINING AN AREA OF 28.442 ACRES, MORE OR LESS.



Michael Sean Kervin, PLS, 4592
Date: 08-21-19
Project: 18-061
For and on Behalf of
Core Consultants, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.



EXHIBIT

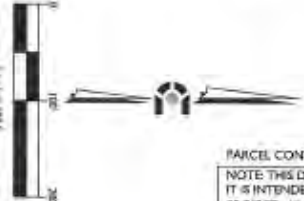
POINT OF COMMENCEMENT
 NW COR. SW1/4 NE1/4 SEC. 33
 T1S, R35W, 6TH P.M.
 FOUND 1-1/2" PIPE WITH 2-1/2" BRASS CAP
 STAMPED "COW W/CELLAND 1116"

EAST HALF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
 TOWN OF WINTER PARK, COUNTY OF GRAND STATE OF COLORADO

NE COR. SE1/4 NE1/4 SEC. 33
 T1S, R35W, 6TH P.M.
 FOUND 2 1/2" RIBBON WITH 7" ALUMINUM CAP
 STAMPED "JIM WARD 1997 PLS 11415"

SHEET 2

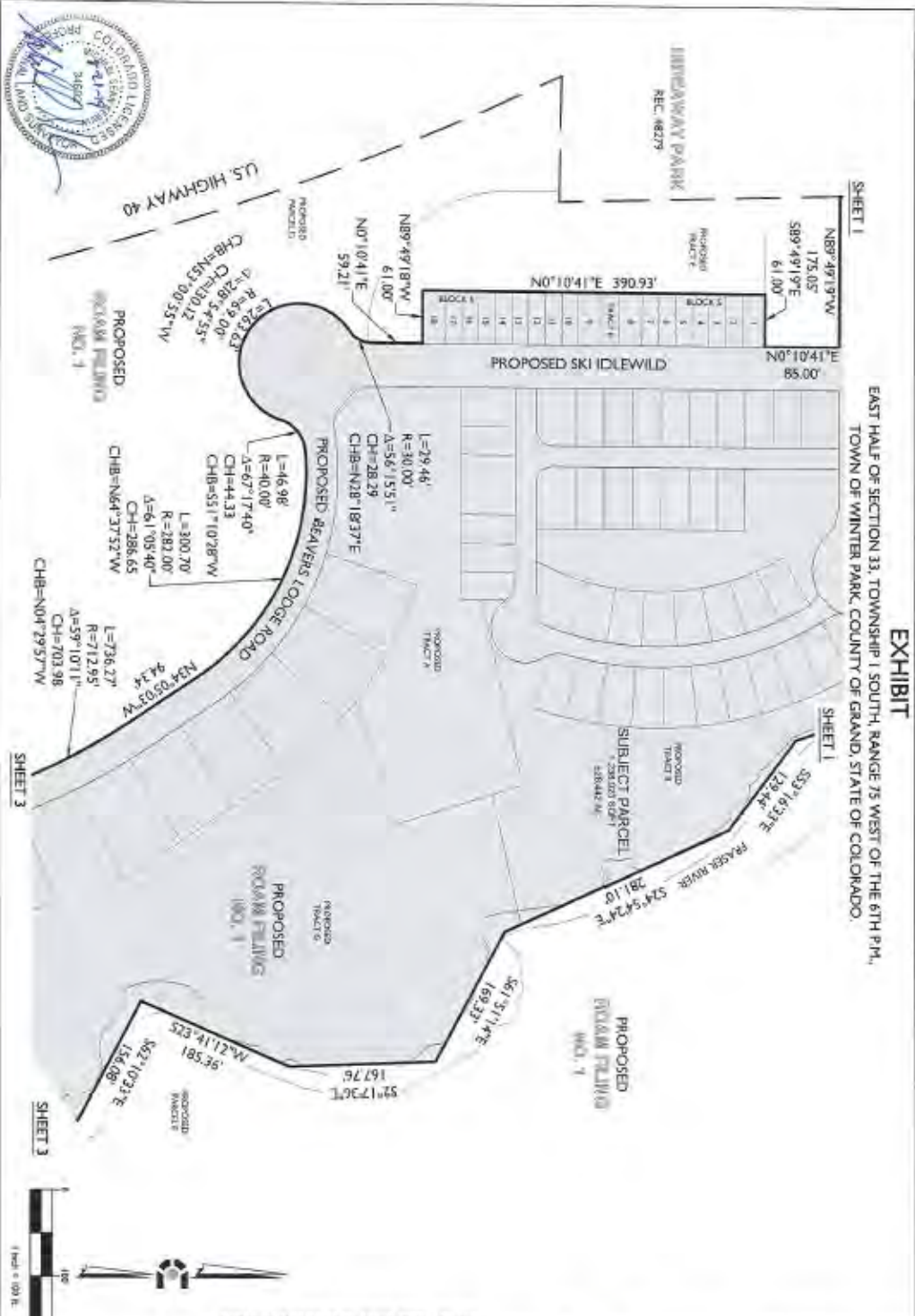
SHEET 2



PARCEL CONTAINS 28.442 ACRES, MORE OR LESS.
 NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
 PROJECT: 18-044 DR: K. SMILEY
 DATE: 8/21/2019 DS: M. KERWIN
 SHEET 1 OF 3

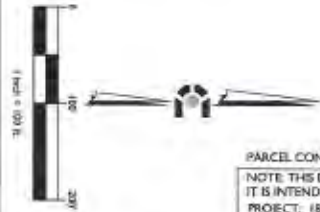


Civil Engineering
 Surveying & Mapping
 Planning & Architecture
 Environmental Sciences
 LAND SURVEYING
 No. 12024464
 2022 W. 120th Street, Ste. 100
 Aurora, CO 80012



EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH R.M.,
 TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

EXHIBIT



PARCEL CONTAINS 28.43 ACRES, MORE OR LESS.
 NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DIRECT THE ATTACHED DESCRIPTION
 PROJECT: 18-061 DR. K. SIBLEY
 DATE: 8/2/2019 DG. M. KERVIN
 SHEET 2 OF 3



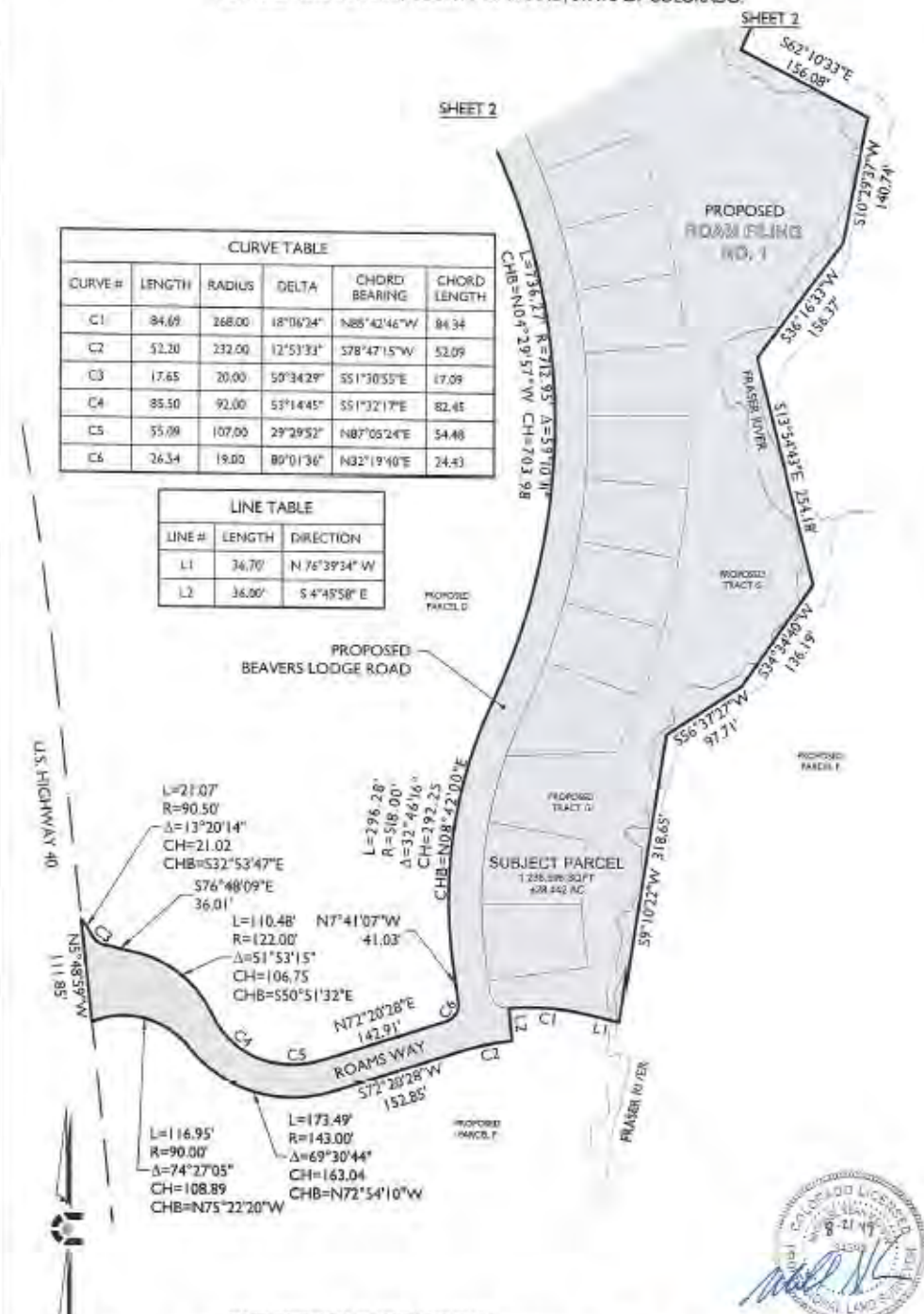
CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 NATIONAL REGISTRATION
 LEAD REGISTERED
 201804466
 1942 W. 136th Ave., Ste. 300
 Littleton, CO 80120

EXHIBIT

EAST HALF, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	84.69	268.00	18°06'24"	N88°42'46"W	84.34
C2	52.20	232.00	12°53'33"	S78°47'15"W	52.09
C3	17.65	20.00	59°34'29"	S51°30'55"E	17.09
C4	85.50	92.00	53°14'45"	S51°32'17"E	82.45
C5	55.00	107.00	29°29'52"	N87°05'24"E	54.48
C6	26.34	19.00	80°01'36"	N32°19'40"E	24.43

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	36.70'	N 76°39'34" W
L2	36.00'	S 4°48'58" E



PARCEL CONTAINS 28.443 ACRES, MORE OR LESS.

NOTE THIS DOES NOT REPRESENT A MONUMENTED SURVEY,
IT IS INTENDED ONLY TO DENOTE THE ATTACHED DESCRIPTION.
PROJECT: 18-061 DR: K. SIBLEY
DATE: 07/08/19 DS: M. KERVIN
SHEET 3 OF 3



CORE
CONSULTANTS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
SURVEYING, REAL ESTATE,
LAND ACQUISITION
3450
1800 W. LITCHFIELD, SUITE 100
DENVER, CO 80202





NOVEMBER 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION
ROOM

A PARCEL OF LAND BEING A PORTION OF PARCEL D, ROOM FILING NO. 1, RECORDED OCTOBER 11, 2019, AND LYING WITHIN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°55'32" E, FROM THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2-1/2 INCH BRASS CAP, STAMPED "CW MCCELLAND 1/16" TO THE NORTHEAST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2 INCH ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 26°59'10" E, 1551.07 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 39° 21' 23", AND AN ARC LENGTH OF 47.40 FEET, THE CHORD OF WHICH BEARS N 37° 12' 19" E, 46.47 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 67° 17' 40", AND AN ARC LENGTH OF 46.98 FEET, THE CHORD OF WHICH BEARS N 51° 10' 28" E, 44.33 FEET TO A POINT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 61° 05' 40", AND AN ARC LENGTH OF 300.70 FEET, THE CHORD OF WHICH BEARS S 64° 37' 52" E, 286.65 FEET;



THENCE S 34° 05' 03" E, 94.34 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 712.95 FEET, A CENTRAL ANGLE OF 59° 10' 11", AND AN ARC LENGTH OF 736.27 FEET, THE CHORD OF WHICH BEARS S 04° 29' 57" E, 703.98 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 518.00 FEET, A CENTRAL ANGLE OF 32° 46' 16", AND AN ARC LENGTH OF 296.28 FEET, THE CHORD OF WHICH BEARS S 08° 42' 00" W, 292.25 FEET;

THENCE S 07° 41' 07" E, 41.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 80° 01' 36", AND AN ARC LENGTH OF 26.54 FEET, THE CHORD OF WHICH BEARS S 32° 19' 40" W, 24.43 FEET;

THENCE S 72° 20' 28" W, 142.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 29° 29' 52", AND AN ARC LENGTH OF 55.09 FEET, THE CHORD OF WHICH BEARS S 87° 05' 24" W, 54.48 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 21° 51' 22" AND AN ARC LENGTH OF 35.09 FEET, THE CHORD OF WHICH BEARS N 67° 13' 58" W, 34.88 FEET;

THENCE N 17° 11' 59" E, 283.47 FEET;

THENCE N 53° 50' 33" W, 195.74 FEET;

THENCE N 08° 16' 39" W, 426.89 FEET;

THENCE N 07° 41' 20" E, 145.42 FEET;



THENCE N 08° 16' 39" W, 270.76 FEET TO THE POINT OF BEGINNING,
CONTAINING AN AREA OF 9.870 ACRES, MORE OR LESS.



Michael Sean Kervin, PLS 34592
Date: 11-11-21
Project: 18-061
For and on Behalf of
Core Consultants, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
 - 2.) Legal description was prepared by Michael S. Kervin, PLS.
-
-

EXHIBIT

SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

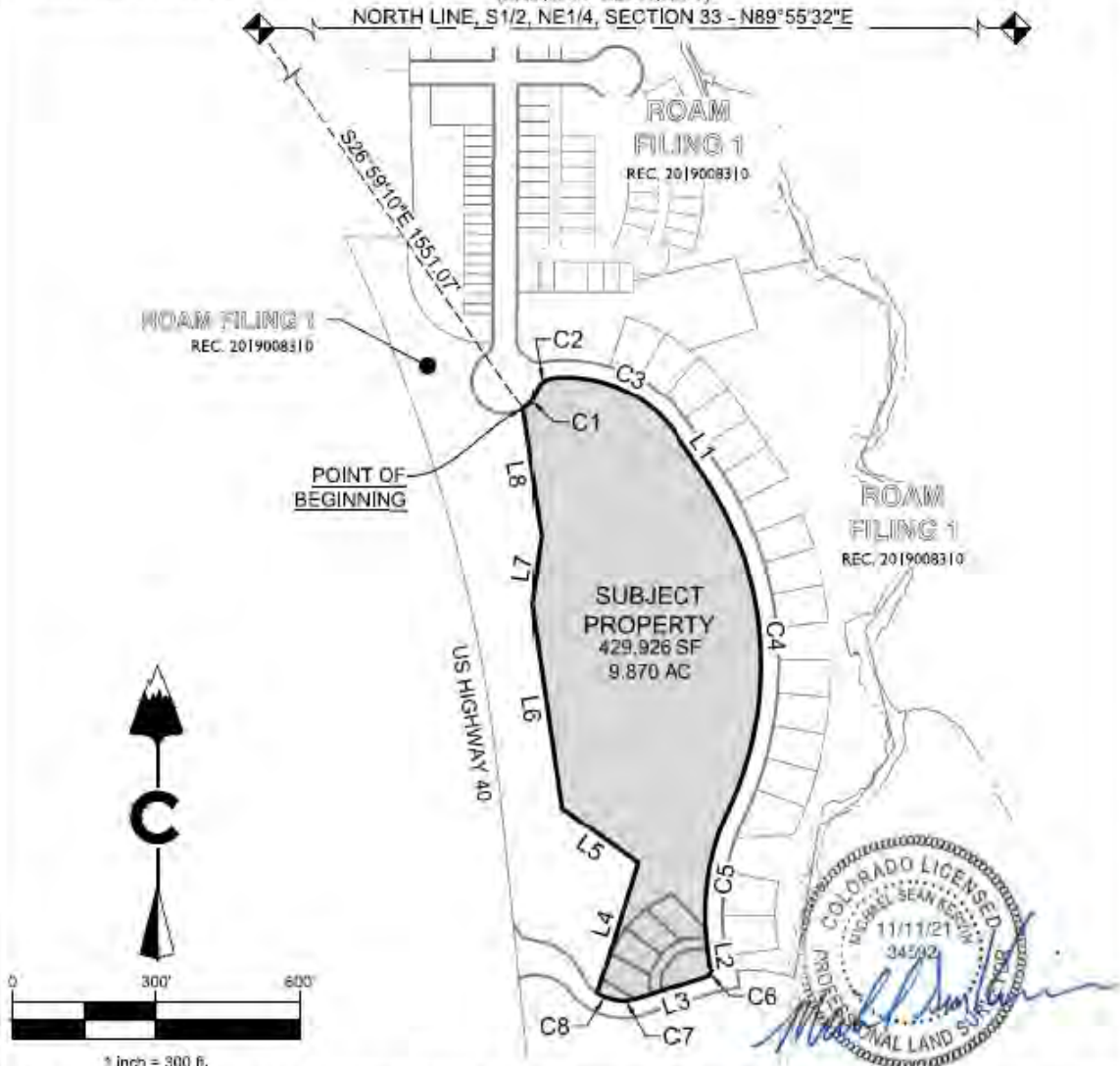
POINT OF COMMENCEMENT

NW COR., SW1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND 1-1/4" PIPE WITH 2-1/2" BRASS CAP
STAMPED "CW MCCELLAND 1/16"

NE COR., SE1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND #5 REBAR WITH 2" ALUMINUM CAP
STAMPED "JIM WARD 1997 PLS 11415"

(BASIS OF BEARINGS)

NORTH LINE, S1/2, NE1/4, SECTION 33 - N89°55'32"E



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 11-11-21 DS: MSK
SHEET 1 OF 2

CORE CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	94.34'	S 34°05'03" E
L2	41.03'	S 7°41'07" E
L3	142.81'	S 72°20'28" W
L4	283.47'	N 17°11'59" E
L5	195.74'	N 58°50'33" W
L6	426.89'	N 8°16'39" W
L7	145.42'	N 7°41'20" E
L8	270.76'	N 8°16'39" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	47.40	69.00	039°21'23"	N37°12'19"E	46.47
C2	46.96	40.00	067°17'40"	N51°10'28"E	44.83
C3	300.70	282.00	061°06'40"	S64°37'52"E	286.65
C4	736.27	712.95	059°10'11"	S04°29'57"E	703.98
C5	286.28	518.00	032°48'16"	S08°42'00"W	292.25
C6	26.54	19.00	080°01'38"	S32°19'40"W	24.43
C7	56.09	107.00	029°29'52"	S87°05'24"W	54.48
C8	55.09	92.00	021°51'22"	N67°13'58"W	34.88



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061 DR: KDS
DATE: 11-11-21 DS: MSK
SHEET 2 OF 2

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 3**

A RESOLUTION PROVIDING FOR
THE IMPOSITION OF A SINGLE-FAMILY RESIDENTIAL TRASH COLLECTION FEE

WHEREAS, Roam Metropolitan District No. 3 (the “District”), Roam Metropolitan District No. 1 (“District No. 1”), and Roam Metropolitan District No. 2 (“District No. 2,” and together with the District and District No. 1, the “Districts”) were formed pursuant to Sections 32-1-101, *et seq.*, C.R.S. by order of the District Court in and for Grand County, Colorado, and after approval of the eligible electors at an election held on November 6, 2018, for the purpose of assisting in the financing and construction of certain infrastructure and amenities associated with the development known as Roam (the “Development”);

WHEREAS, on August 7, 2018, the Town Council of the Town of Winter Park, Colorado approved the Consolidated Service Plan for Roam Metropolitan Districts Nos. 1, 2, and 3 (the “Service Plan”) for the purpose of providing certain parameters for the financing and development of the area within the Development;

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S., the District is authorized to fix and impose fees, rates, tolls, charges, and penalties for services or facilities provided by the District which, until paid, shall constitute a perpetual lien on and against the property served;

WHEREAS, pursuant to Sections 32-1-1004(2)(k) and 32-1-1006(6), C.R.S., the District has the power to provide for the collection and transportation of solid waste, including the financing thereof, by contracting with a third-party service provider and may impose fees, rates, penalties, or charges for such service pursuant to Section 32-1-1001(1)(j)(I), C.R.S.;

WHEREAS, pursuant to Sections 32-1-1004(2)(k) and 32-1-1006(6), C.R.S., the Board may require that District residents use or pay user charges for residential waste services (as defined therein);

WHEREAS, the Service Plan similarly empowers the District to impose fees, rates, tolls, charges, and penalties for services and facilities;

WHEREAS, the Town of Winter Park does not and will not provide trash collection within the Development, and the Districts have therefor agreed to perform all trash collection for single-family residential dwellings, both attached and detached (the “Single-Family Residence(s)”), within the Districts;

WHEREAS, pursuant to an Intergovernmental Agreement Concerning District Operations among the Districts dated December 21, 2018 (the “Operations IGA”), District No. 1 owns and operates the District-Owned Improvements (as defined therein) and performs administrative services on behalf of the Districts, and the District and District No. 2 assist in funding the same;

WHEREAS, following the Districts' issuance of a request for proposals, District No. 1 contracted with a third-party service provider to provide trash collection services within the Districts, which service provider may change from time to time in accordance with the terms of Section 32-1-1004(2)(k), C.R.S. (the "Trash Provider");

WHEREAS, in order to offset a portion of the costs incurred by District No. 1 pursuant to the contract to provide trash collection services to the residents of the District, the District desires to impose an annual trash collection fee against all Single-Family Residences within the boundaries of the District in accordance with the Service Plan;

WHEREAS, District No. 2 has also imposed an annual trash collection fee against all Single-Family Residences within its boundaries through a resolution adopted by its Board of Directors pursuant to which District No. 2 directed that the proceeds derived from the imposition of the annual trash collection fees be paid to District No. 1 to fund its operation and maintenance costs for the provision of trash collection to District No. 2 residents pursuant to the Operations IGA; and

WHEREAS, the District's Board finds that the Trash Collection Fee (defined herein) is reasonably related to the trash collection services provided by District No. 1 pursuant to its contract with the Trash Provider.

NOW THEREFORE, THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 3 HEREBY RESOLVES AS FOLLOWS:

1. District as Sole Provider of Single-Family Residential Trash Collection. The District shall be the sole provider of trash collection services within the District for Single-Family Residences, and all Single-Family Residences within the District shall be responsible to pay user charges therefor in the form of the Trash Collection Fee imposed herein.
2. Trash Collection Fee.
 - a. An annual "Trash Collection Fee" is hereby established on all Single-Family Residences located within the boundaries of the District, as more particularly described in Exhibit A attached hereto and as the same may be adjusted from time to time. If Single-Family Residences not currently within the District are subsequently included within the District's boundaries, they shall become subject to the Trash Collection Fee upon the recordation of the order for inclusion thereof.
 - b. The Trash Collection Fee shall be imposed upon each Single-Family Residence within the District upon the later of (1) the issuance of a certificate of occupancy for such property; or (2) the date of adoption of this Resolution for real property upon which a certificate of occupancy has already been issued.
 - c. The Board of Directors of the District will establish the amount of the Trash Collection Fee annually, and the District will bill each owner of a Single-Family Residence within the District (the "Owners") annually for the upcoming service

year. The Trash Collection Fee shall then become due and owing within thirty (30) days of date of the District's invoice.

- d. The Trash Collection Fee for calendar year 2022 is \$.
- e. The Board of Directors may take action to further adjust the amount of the Trash Collection Fee from time to time. Information regarding the then-current Trash Collection Fee amount will also be available from the District manager.

3. Use of Proceeds. The District hereby directs that the proceeds of the District's Trash Collection Fee be paid to District No. 1 to fund the costs of providing trash collection services to Single-Family Residences in accordance with the Operations IGA. The District hereby covenants for the benefit of the Owners that all proceeds of the Trash Collection Fee imposed and collected hereunder shall not be used for any other purpose.

4. Delinquent Payments. Any Trash Collection Fee that is not paid in full when due shall be assessed a late fee of 5% per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid Trash Collection Fee, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. All Trash Collection Fees, late fees, and penalty interest shall be paid to the District in immediately available funds.

5. Lien. Until paid, the Trash Collection Fee shall constitute a perpetual lien on and against the owner's property served, and any such lien may be foreclosed in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens.

6. Collection Efforts. The District shall be entitled to charge any and all legal fees and expenses incurred for collection efforts to Owners for said collection efforts. Furthermore, the District hereby covenants that, in the event the lien imposed hereby is purported to be extinguished as the result of any foreclosure proceeding, the District will reassert such lien as a perpetual lien until paid, as authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S.

7. Severability. If any clause or provision of this Resolution is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such clause or provision shall not affect the validity of this Resolution as a whole, but shall be severed herefrom, leaving the remaining terms intact and enforceable.

8. Effective Date; Recording. This Resolution shall take effect upon the adoption and approval of the Board of Directors of the District and shall be recorded in the office of the Grand County Clerk and Recorder against the real property located within the District.

(Remainder of page intentionally left blank)

APPROVED AND ADOPTED THIS ____ DAY OF _____ 2022.

ROAM METROPOLITAN DISTRICT NO. 3

By: _____
Blake Johnson, President

EXHIBIT A
LEGAL DESCRIPTION



SEPTEMBER 11, 2020

**EXHIBIT "A"
LEGAL DESCRIPTION
RESIDENTIAL DISTRICT 3
ROAM FILING NO. 1**

THE RESIDENTIAL DISTRICT 3 BEING A PORTION PARCEL F, ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF TRACT G, SAID ROAM FILING NO. 1 PLAT, BEING ASSUMED TO BEAR N 09° 10' 22" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT G, THENCE N 09° 10' 22" E, 245.17 ALONG THE EAST LINE OF SAID TRACT G;

THENCE S 81° 12' 53" E, 246.11 FEET;
THENCE S 38° 52' 20" W, 292.64 FEET;
THENCE N 76° 39' 34" W, 101.38 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.00 ACRES, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 09-11-20
Project: 18-061
For and on Behalf of
Core Consultants, Inc.



Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1950 W. Lirteton Blvd, Suite 103, Lirteton, CO 80120.

EXHIBIT

SOUTHEAST QUARTER, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061 DR: KDS
DATE: 9/11/20 DS: MSK
SHEET 1 OF 1



CORE
CONSULTANTS

CIVIL ENGINEERING
SURVEYING CONSULTING
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PROJECTS
200 W. Lincoln Blvd., Ste. 100
Littleton, CO 80120



SEPTEMBER 16, 2020

EXHIBIT "A"
LEGAL DESCRIPTION
ROAM FILING NO. 1

A PARCEL OF LAND BEING A PORTION OF PARCEL F, ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEARING N 89°55'32" E, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A FOUND #5 REBAR WITH A 3" ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415," TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A FOUND 1-1/4" PIPE WITH A 2-1/2" BRASS CAP STAMPED "CW MCCELLAND 1/16," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 37° 15' 39" W, A DISTANCE OF 1095.19 FEET TO THE POINT OF BEGINNING;

THENCE S 00° 00' 00" W, 60.00 FEET;

THENCE N 90° 00' 00" W, 100.00 FEET;

THENCE N 00° 00' 00" E, 60.00 FEET;



THENCE N 90° 00' 00" E, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6,000 SQUARE FEET OR 0.138 ACRES, MORE OR LESS.



Michael S. Kervin PLS 38151

Date: 9/16/20

Project: 18-061

For and on Behalf of

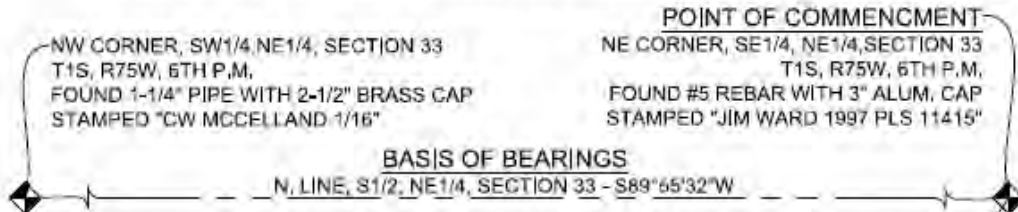
Core Consultants, Inc.

Notes:

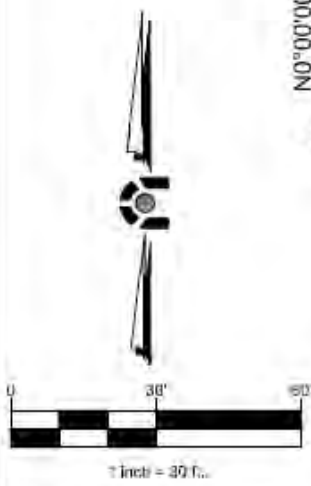
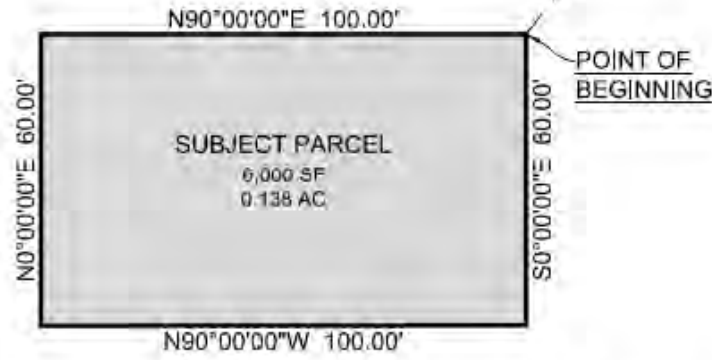
- 1) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.
- 2) Legal description was prepared by Michael S. Kervin PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.

EXHIBIT

NORTHEAST QUARTER, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



PARCEL F
FOAM FILING NO. 1
REC. 2019008310



PARCEL F
FOAM FILING NO. 1
REC. 2019008310



PARCEL CONTAINS 10,292 S.F. OR 0.236 Ac. MORE OR LESS.
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 9/16/20 DS: MSK
SHEET 1 OF 1

CORE
CONSULTANTS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
GENERAL CONTRACTING
LAND SURVEYING
2020 W. LINCOLN BLVD., SU. 100
LITTLETON, CO 80120