AMENDED RESOLUTION OF THE BOARD OF DIRECTORS OF THE CONESTOGA METROPOLITAN DISTRICT NOS. 1-5 REGARDING ADOPTION OF DISTRICT RULES AND REGULATIONS REGARDING PARKING

THIS AMENDED RESOLUTION CONCERNING THE ADOPTION OF DISTRICT RULES AND REGULATIONS REGARDING PARKING (the "Resolution") is made and entered into by the Conestoga Metropolitan District Nos. 1-5 (the "Districts") to be effective as of the 27th day of August, 2025.

WHEREAS, the Districts are authorized pursuant to §32-1-1001(1)(j)(I) of the Colorado Revised Statutes ("C.R.S."), to fix and impose fees, rates, tolls, charges and penalties for services, programs or facilities provided by the Districts which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, pursuant to §32-1-1004(8), C.R.S., the Districts are authorized and empowered to provide covenant enforcement and design review services within the Districts as law permits so long as the revenues used to provide such services are derived from the area in which the services are furnished; and

WHEREAS, the Districts desire to authorize and implement the establishment of parking regulations that would encompass the Districts' Service Areas and/or Districts' property, including as permitted by statute to be performed by the Districts, which would include the utilization of the Districts' fine and enforcement policies and procedures; and

WHEREAS, the Districts previously passed the "Resolution of the Board of Directors of the Conestoga Metropolitan District Nos. 1-5 Concerning the Implementation of District Fine and Enforcement Policy and Imposition of District Fine Schedule Regarding Covenant Enforcement and Architectural Review" on May 25, 2022 (the "Resolution") to implement and enforce the "Declaration of Covenants, Conditions, Restrictions, and Easements for Conestoga PUD and Conestoga Metropolitan District Nos. 1-5" (the "Declaration") which was recorded on January 29, 2018, at Reception No. 4371255, and the Resolution of the Board of Directors of the Conestoga Metropolitan District Regarding Adoption of District Rules and Regulations Regarding Parking on February 22, 2023, which limited parking behind garages for townhomes and multi-family units within the community. Since the Districts passed these Resolutions, it has come to the Districts' attention that certain mobile homes, recreational vehicles, trailers (either with or without wheels) campers, camper trailers, boats, boat trailers, junk cars, cars that are not capable of moving on their own power, cars with expired tags, and buses have been left in public parking spaces reserved for vehicles, creating safety hazards, interfering with operations, snow removal and access for residents and potentially impeding the fire lanes and emergency access or constitute a detriment to the health, safety, welfare or orderly operation and use of the parking areas. In order to better regulate parking within the community which are owned and operated by the Districts have determined that this Resolution is necessary to outline the requirements of parking within the community.

NOW THEREFORE, the Boards of Directors of the Districts hereby RESOLVE as

follows:

1. The Districts hereby adopt the following Resolution to clarify both the "Conestoga Architectural Guidelines" passed by the respective Districts and the current covenants of the Districts:

a. No Parking Behind Townhome Unit Garages or in Non-Designated Sections of Shared Alleyways. Section 3.6 of the Declaration, "Vehicular Parking, Storage and Repairs" states "vehicles shall be parked only in the garages and driveways, if any, serving the Lots, or in appropriate spaces or areas, or in appropriate spaces or areas which may be designated by the Governing Board or the ARC from time to time, except that any vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency."

b. For clarification, the Boards hereby adopt the following additional or clarifying resolution to provide **parking behind Townhome garage units is not permitted. The small concrete slabs outside of the garages are not considered driveways and parking on these slabs behind Townhome garage units is similarly not permitted.**

c. For further clarification, as required by the Covenants, **a property owner's and resident's vehicles shall only be parked in garages and driveways, if any, serving the Lots. External parking spaces or areas are for temporary, guest parking only. Further, no mobile homes, recreational vehicles, trailers (either with or without wheels) campers, camper trailers, boats, boat trailers, junk cars, cars that are not capable of moving on their own power, cars with expired tags, or buses shall be parked in visitor parking spaces.**

d. Guest Parking Limited to 72 Hours. Guest parking may only be utilized by guests of a resident within the community for 72 hours. Vehicles parked for more than 72 hours will be subject to towing at the vehicle owner's expense. Moving and reparking a vehicle before the expiration of the 72-hour limit does not begin a new 72-hour period.

e. Enforcement. Enforcement of the restrictions and other provisions contained in this Resolution, as amended, may be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision. The Districts and/or their governing boards shall have the right to institute, maintain and prosecute any such violation in accordance with the fine and enforcement policies and procedures of the Districts or as permitted by law, including, but not limited to towing of vehicles at the owners' expense.

i. The decision of the Districts, the Governing Boards or the ARCs to pursue enforcement action in any particular case shall be left to their individual discretion, subject to the duty to exercise judgment and be reasonable and shall not be arbitrary or capricious in taking enforcement action. A decision of a particular District not to pursue enforcement action shall not be construed as a waiver of its right to enforce such provisions at a later time under other

circumstances or preclude them from enforcing any other covenant, restriction or rule.

ii. Waiver of enforcement of the parking regulations may be considered by one of the Districts if made in writing and consideration will be given to whether enforcement or a waiver is in the best interest of the District or other Districts, based upon hardship, expense, limited effect on other owners or other reasonable criteria, to pursue enforcement action.

f. The Districts' Fine And Enforcement Policy, As Supplemented And Amended, Shall Be In Effect At All Times, Including Weekends And Holidays. All Fees Imposed By The Districts Are Subject To Change. The Districts' Manager Should Be Contacted With Questions Regarding Parking Within The Districts.

2. Amendment. The Districts expressly reserve the right to amend, revise, redact, waive and/or repeal this Resolution in whole or in part, from time to time in order to further the purposes of carrying on the business and services of the Districts. The foregoing shall specifically include but not be limited to the right to adopt new policies as may be deemed necessary in the Districts' sole discretion.

3. Deviations. The Boards may deviate from the procedures set forth in this policy if in their sole discretion such deviation is reasonable under the circumstances.

4. Validity. If any clause or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Resolution as a whole but shall be severed here from, leaving the remaining clauses or provisions in full force and effect.

5. Effective Date. This Resolution shall be immediately effective as of the date reflected below.

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ADOPTED AND APPROVED to be effective as of the 27th day of August, 2025.

ATTEST:

Secretary

CONESTOGA METROPOLITAN DISTRICT NOS. 1 & 3-5

President

ATTEST:

Secretary

CONESTOGA METROPOLITAN DISTRICT NO. 2

Jacquelyn Grossnickle (Sep 3, 2025 12:45:48 MDT)

President

EXHIBIT A

Fine and Enforcement Policies of Conestoga Metropolitan District Nos. 1-5 as Supplemented and Amended

The District Fine and Enforcement Policy Schedule is amended as follows:

SCHEDULE OF FINES (amended):

Violation	Amount of Fine				Assess	
	1st	2nd	3rd	Thereafter		
Architectural Committee Review and Approval Required	Warning	$100	$200	$200	Bi-weekly	
Architectural Review, Improvement not Conforming to Request/Approval	Warning	$100	$200	$200	Bi-weekly	
Residential Use: Professional or Home Occupation	Warning	$100	$200	$200	Bi-weekly	
Declaration of Covenants, Other Violations of District Policies, Rules and Regulation Not Listed	Warning	$100	$200	$200	Bi-weekly	
Drainage & Irrigation	Warning	$100	$200	$200	Bi-weekly	
Household Pets	Warning	$100	$200	$200	Bi-weekly	
Leases	Warning	$100	$200	$200	Bi-weekly	
Vehicle Parking, Storage and Repairs **(including parking behind garages in the Townhomes or other areas with shared alleyways, or parking in other non-designated portions of shared alleyways)**	Warning	$100	$200	$200	Bi-weekly	
Light, Sound, and Odors	Warning	$100	$200	$200	Bi-weekly	
Nuisances	Warning	$100	$200	$200	Bi-weekly	
Hazardous Activities	Warning	$100	$200	$200	Bi-weekly	
Completion of Landscape	Warning	$100	$200	$200	Bi-weekly	
Lot Maintenance	Warning	$100	$200	$200	Bi-weekly	
Miscellaneous Requirement & Improvements including signage	Warning	$100	$200	$200	Bi-weekly	
Temporary Structures	Warning	$100	$200	$200	Bi-weekly	
Trash and Materials	Warning	$100	$200	$200	Bi-weekly	
Damage to District Property, Landscaping or Improvements	Warning	$100	$200	$200	Bi-weekly	