

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2020/May 2020
Lee Merritt	Treasurer	2020/May 2020
Bob Revis	Assistant Secretary	2018/May 2018
VACANT		2018/May 2018
VACANT		2020/May 2018
Lisa A. Johnson	Secretary	

DATE: April 4, 2018
TIME: 9:00 A.M.
PLACE: McGeady Becher P.C.
450 E. 17th Ave., Suite 400
Denver, CO 80203

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
-

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

II. CONSENT AGENDA

- Approve Minutes of the March 7, 2018 Regular Meeting (enclosure).
 - Consider adoption of Resolution Adopting the First Amendment to Superior Town Center Rules, Regulations and Design Guidelines (enclosures).
-

III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Period Ending March 15, 2018
General	\$ 22,979.74
Debt	\$ -0-
Capital	\$ 5,491.64
Total	\$ 28,471.38

- B. Review and accept unaudited financial statements through the period ending February 28, 2018 and updated cash position statement dated February 28, 2018 (enclosure).
-

IV. LEGAL MATTERS

- A. Discuss status of approval from the Town of Superior of Resolution Regarding the Imposition of Fees.
-

- B. Parking Garage Conveyance:

- 1. Consider acceptance of appraisal report prepared by National Valuation Consultants, Inc. regarding the Parking Structure.
-

- 2. Review Parking Garage Inspection Report submitted by Collins Engineers, Inc. (enclosure).
-

- 3. Consider acceptance of Allocation Recommendation by Walker.
-

- 3. Discuss status of completion of punch list items.
-

- 4. Review and consider approval of Deed, Bill of Sale and Assignment of Warranties.
-

- 5. Discuss insurance requirements.
-

- 6. Discuss and consider engagement of service provider for maintenance.
-

- 7. Review and ratify approval of 1st Amendment to that Certain Facilities Funding and Acquisition Agreement dated November 3, 2014 with an effective date of January 1, 2014, to include Eligible Costs related to the Parking Structure.
-

V. CAPITAL PROJECTS

- A. Status of Final Engineers Report and Certification No. #33 prepared by Manhard Consulting, Ltd.
-

- B. Review and consider approval of Order No. 9, Superior Town Center – Phase 1 Final Plan Sidewalks/Parking/Landscaping under the SAMORA Construction Contract (enclosure).
-

- C. Review and consider approval of Order No. 1, Superior Town Center – FDP 2/FPD 3 Phase 1 South Courtyard under the SAMORA Construction Contract (enclosure).
-

VI. DEVELOPER UPDATE

- A. Status of lot and home sales.
-

VII. OTHER MATTERS

- A. _____

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
MAY 2, 2018.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD MARCH 7, 2018

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 7th day of March, 2018, at 9:00 A.M., at the offices of McGeady Becher P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Bob Revis

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the absence of Lee Merritt was excused.

Also In Attendance Were:

Lisa A. Johnson and Peggy Ripko; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

Mark Chambers; Simmons & Wheeler, P.C.

Jessica Sergi (via speakerphone); Ranch Capital, LLC

Angie Hulsebus; Board Candidate

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had not been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Johnson requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Agenda was approved, as amended.

Confirm Location of Meeting, Posting of Meeting Notices and Quorum: Ms. Johnson confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting.

Following discussion, and upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries or within 20 miles of its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that the notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed were received from taxpaying electors within its boundaries.

May 8, 2018 Election: Ms. Johnson noted for the Board that the May 8, 2018 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. Director Revis was deemed elected to a 4-year term ending in May, 2022.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the February 7, 2018 Regular Meeting.

Following review, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

FINANCIAL MATTERS

Claims: The Board considered approval of the payment of claims as follows:

Fund	Period Ending Feb. 21, 2018
General	\$ 13,483.32
Debt	\$ -0-
Capital	\$ 5,401.85
Total	\$ 18,885.17

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Revis, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Mr. Chambers presented the unaudited financial statements for the period ending January 31, 2018 and the updated schedule of cash position for the period ending January 31, 2018.

Following review, upon motion duly made by Director Revis, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending January 31, 2018 and the updated schedule of cash position for the period ending January 31, 2018.

Special Mandatory Redemption of Series 2015A Restricted Project Funds: The Board discussed the special mandatory redemption of Series 2015A Restricted Project Funds, pursuant to the Indenture, Section 7.01 and Exhibit G. Mr. Chambers Noted that the Trustee will redeem the restricted funds and pay towards the outstanding principal and interest on Series 2015A.

LEGAL MATTERS

Status of Approval from the Town of Superior of Resolution Regarding the Imposition of Fees: Ms. Johnson reported to the Board that work is in progress regarding the Town's approval of the District imposing fees.

Parking Garage Conveyance: The Board deferred discussion on the following:

- Appraisal report prepared by National Valuation Consultants, Inc. regarding the Parking Structure.
- Acceptance of Allocation Recommendation by Walker.
- Status of completion of punch list items.
- Review and consider approval of Deed, Bill of Sale and Assignment of Warranties.
- Insurance requirements.
- Engagement of service provider for maintenance.
- 1st Amendment to that Certain Facilities Funding and Acquisition Agreement dated November 3, 2014 with an effective date of January 1, 2014, to include Eligible Costs related to the Parking Garage.

CAPITAL PROJECTS

Revised Final Engineer's Report and Certification #27 revised February 14, 2018: Ms. Johnson reviewed with the Board the Revised Final Engineer's Report and Certification #27 revised February 14, 2018, prepared by Manhard Consulting Co.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$781,719.74 under that certain Revised Final Engineer's Report and Certification #27 revised February 14, 2018, prepared by Manhard Consulting Co.

Revised Final Engineer's Report and Certification #28 revised February 16, 2018: Ms. Johnson reviewed with the Board the Revised Final Engineer's Report and Certification #28 revised February 16, 2018, prepared by Manhard Consulting Co.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$1,813,800.55 under that certain Revised Final Engineer's Report and Certification #28 revised February 16, 2018, prepared by Manhard Consulting Co.

Revised Final Engineer's Report and Certification #30 revised February 16, 2018: Ms. Johnson reviewed with the Board the Revised Final Engineer's Report and Certification #30 revised February 16, 2018, prepared by Manhard Consulting Co.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$1,946,261.84 under that certain Revised Final Engineer's Report and Certification #30 revised February 16, 2018, prepared by Manhard Consulting Co.

Final Engineer's Report and Certification #31 dated December 19, 2017: Ms. Johnson reviewed with the Board the Final Engineer's Report and Certification #31 dated December 19, 2017, prepared by Manhard Consulting Co.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$1,561,854.08 under that certain Final Engineer's Report and Certification #31 dated December 19, 2017, prepared by Manhard Consulting Co.

Final Engineer's Report and Certification #32 dated February 16, 2018: Ms. Johnson reviewed with the Board the Final Engineer's Report and Certification #32 dated February 16, 2018, prepared by Manhard Consulting Co.

Following discussion, upon motion duly made by Director Revis, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$575,383.98 under that certain

RECORD OF PROCEEDINGS

Final Engineer's Report and Certification #32 dated February 16, 2018, prepared by Manhard Consulting Co.

Change Order No. 5, Superior Town Center Discovery Parkway FD1, Phase 2B, under the Contract between the District and Hudick Excavating, Inc.: Director Revis reviewed with the Board Change Order No. 5, Superior Town Center Discovery Parkway FD1, Phase 2B, under the Contract between the District and Hudick Excavating, Inc.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis, and, upon vote, unanimously carried, the Board approved Change Order No. 5, Superior Town Center Discovery Parkway FD1, Phase 2B, under the Contract between the District and Hudick Excavating, Inc., for an increase in the contract amount of \$656,524.00.

Change Order No. 6, Superior Town Center Discovery Parkway FD1, Phase 2B, under the Contract between the District and Hudick Excavating, Inc.: Director Revis reviewed with the Board Change Order No. 6, Superior Town Center Discovery Parkway FD1, Phase 2B, under the Contract between the District and Hudick Excavating, Inc.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Revis, and, upon vote, unanimously carried, the Board approved Change Order No. 6, Superior Town Center Discovery Parkway FD1, Phase 2B, under the Contract between the District and Hudick Excavating, Inc., for an increase in the contract amount of \$734,503.80.

**DEVELOPER
UPDATE**

Lot and Home Sales: No new update was given.

OTHER MATTERS

Other Matters: No other matters were discussed.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 7, 2018
MINUTES OF THE STC METROPOLITAN DISTRICT NO. 2 BY THE BOARD
OF DIRECTORS SIGNING BELOW:

James A. Brzostowicz

Lee Merritt

Bob Revis

SUPERIOR TOWN CENTER RESIDENTIAL RULES, REGULATIONS AND DESIGN GUIDELINES

Adopted:
July 5, 2017

STC Metropolitan District No. 2

The Board of Directors of STC Metropolitan District No. 2 (the “District”) adopted these Superior Town Center Rules, Regulations and Design Guidelines (“Guidelines”) to be read in conjunction with the Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center (“Declaration”) to give direction to Owners and residents before the construction, installation, erection, or alteration of any structure, facility and appurtenance of any kind located on any Residential Lot within Superior Town Center is made.

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LIST OF EXHIBITS

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EXHIBIT B	Plant Lists
EXHIBIT C	Exterior Color Schemes

APPENDICES

APPENDIX I	Design Review Request Instructions
APPENDIX II	Antenna/Satellite Dish Rules and Regulations

SECTION 1 INTRODUCTION AND BASES FOR GUIDELINES

1.01 Introduction.

These Guidelines have been adopted by the Board of Directors of the District to assist Residential Owners in the design and construction of home additions or alterations, and installation of Improvements within Property served by the District. These Guidelines provide Residential Owners with design direction so that any Improvements will be visually consistent and architecturally compatible with the overall community theme, in accordance with the Declaration recorded against the Property within the Superior Town Center community.

The purpose and intent of these Guidelines is to assure Residential Owners that proper standards of development and construction will be maintained for the benefit of all and have been adopted by the District pursuant to the Declaration.

The intent of the Declaration and these Guidelines is to create a neighborhood community of high quality development and construction in which the natural character of the area is preserved and maintained, and in which the construction of Improvements is visually consistent and architecturally compatible with the overall community theme. The general theme of the Superior Town Center community is a blend of “Contemporary”, “19th Century Urban/Industrial”, and “Craftsman” architectural forms.

The intent of these Guidelines is to establish a community that achieves harmony among homes and between each home and the surrounding landscape, yet allows individual identity to the home. The purpose and goals of these Guidelines are to:

- A. Assure compatibility and harmony of exterior color, materials and design so the exteriors of the structures are complementary and avoid negative contrast within the neighborhood.
- B. Relate proposed improvements to the natural features of the land and to the neighboring structures and other improvements.
- C. Maintain sustainable, diversified landscaping that is water efficient.
- D. Conform to the plans and overview of the Superior Town Center Documents.

1.02 Bases for Guidelines and Interpretation.

(a) Declaration. The Declaration governs all Properties within Superior Town Center. A copy of the Declaration is available at any time from the District. The Declaration is also recorded in the real property records of Boulder County, Colorado. Each Owner should review and become familiar with the Declaration. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency between these Guidelines and the Declaration, the Declaration controls.

(b) Governmental and Other Regulations. Use of Property and Improvements must comply with the applicable building codes or other governmental requirements and regulations.

Where the provisions of applicable federal, state, Boulder County and/or Town of Superior standards are more restrictive than the provisions of these Guidelines, such other more restrictive standards shall control.

(c) Variances. The DRC reserves the right to vary at any time from procedure or standards as established herein. The District reserves the right to amend, supplement or repeal these Guidelines at any time.

(d) Zoning Ordinance and Declarations. Additional standards and requirements are set forth in the Declaration, Plat, and the Superior Town Center Documents. Each Owner must read and become familiar with all such documents, thus avoiding violations of the standards and requirements set forth therein. Copies of the Plat and Superior Town Center Documents are available from the DRC.

SECTION 2 DEFINITIONS

Any term not defined herein shall have the same meaning as contained in Definitions section of the Declaration.

SECTION 3 PROCESSES FOR DESIGN REVIEW AND APPROVAL

3.01 Design Review Committee.

Article 5 of the Declaration provides for the creation of the Design Review Committee ("DRC"), which is responsible for: administering the application of these Guidelines; review, approval or rejection of plans for proposed Improvements; and authorization of variances from these Guidelines.

3.02 Who Is Subject to These Guidelines?

Any Residential Owner and/or his/her contractor designing to undertake any modification, addition or alteration relative to any Improvement within the Property is responsible for complying with these Guidelines and initiating the review and obtaining the approvals required by these Guidelines before any such modification is undertaken.

Any additions to or alterations of Improvements after initial approval and installation will require submittal to and approval by the DRC. The DRC should be contacted with any submittal questions and the DRC will advise the applicant if DRC approval is required.

DESIGN REVIEW SUBMITTAL IS REQUIRED UNLESS EXPLICITLY STATED OTHERWISE IN THESE GUIDELINES – ANY IMPROVEMENT THAT DOES NOT COMPLY WITH THE DECLARATION AND THESE GUIDELINES SHALL NOT BE CONSTRUCTED, ERECTED, PLACED, ALTERED, PLANTED, APPLIED, INSTALLED OR MODIFIED UPON ANY RESIDENTIAL LOT, UNLESS OTHERWISE APPROVED BY THE DRC.

3.03 Design Review Requests.

(a) Design Review Instructions and Request Form. Design Review Request Instructions and a Design Review Request Form can be found under **Appendix I**. To make a request for design review, complete the Design Review Request Form and submit it with payment of the appropriate fee and all necessary back-up documents.

Design review requests can be made via US Mail or email to:

STC Metropolitan District No. 2
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303- 987-0835

(b) Design Review Fee Schedule.

<u>Fee Description</u>	<u>Fee Amount</u>
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review	\$100
All other items	\$50

Builders, as defined in the Declaration, are exempt from Design Review Fees.

THE DRC MAY MODIFY THE FEE SCHEDULE WITHOUT NOTICE.

Design Review Fees should be made in person or sent via US Mail to:

STC Metropolitan District No. 2
141 Union Blvd., Suite 150
Lakewood, CO 80228
Phone Contact: 303-987-0835

(c) Action by DRC. The DRC shall review each request for approval and make a decision within sixty (60) days after the complete submission of plans, specifications and other materials and information, which the DRC may require in conjunction therewith. Any request for approval shall be deemed disapproved unless written approval is transmitted within sixty (60) days after the receipt by the DRC of all required fees and materials.

(d) Required Documentation. All Improvements must be made in accordance with the Declaration, these Guidelines, and any applicable Town of Superior regulations and

standards. Please review these referenced documents carefully, and make sure your plans comply with their requirements. Unless specifically exempt pursuant to these Guidelines, all Improvements must be approved by the DRC. Approval by the DRC does not excuse Owner from compliance with the Declaration, Superior Town Center Planned Development zoning, or other Town of Superior regulations and standards. It is the Owner's responsibility to properly apply for building permits and any other applicable government approvals.

(i) Building Plan (for Additions or Building Alterations). A Design Review Request for Additions or Building Alterations shall indicate for all buildings the following, drawn to scale:

(1) Roof Plan: Pitch, valleys, hips, materials and overhang should be indicated.

(2) Floor Plan: Main structures and all accessory structures including balconies, decks and square footage of each floor within the main building and square footage of each accessory out-building should be submitted.

(3) Elevations: All exterior elevations with materials, dimensions, final and original grade lines and finished floor elevations should be clearly indicated.

(4) Sections: Should include finish grade, finish floor and maximum roof height.

(ii) Site and Grade Plan (for Landscaping Improvements and Fencing). A Design Review Request for site and grade plans for landscaping Improvements and Fencing shall include a plot plan drawn to scale, showing in detail the location of main buildings on the lot. Show what you intend to accomplish. Indicate existing conditions as well as the proposed Improvements. For example, if you will be installing rock or bark mulch in planting beds, specify the type, color and size. If you are using edging, specify the type of edging. If you are installing a retaining wall, you must indicate how it will be constructed.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

The plot plan shall also include the following:

(1) Legal description; north arrow; name, address and telephone number of owner.

(2) Property lines.

(3) Building envelope dimensions with envelope shown in relation to property lines.

(4) Front, side and backyard dimensions to buildings from property lines.

(5) Drives, parking areas and walkways.

- (6) Square footage of the building footprint for each building.
- (7) Topographic diagram of site in one foot (1') intervals showing existing contours and drainage courses and proposed changes to contours and drainage courses and cut/fill areas.
- (8) Location and elevation of access road and off-street parking lot design, if any, including ingress and egress points.
- (9) Location, elevation and square footage of other Improvements, such as swimming pools and patios.
- (10) Reference to adjoining properties, streets, utility and other easements, drainage courses and reference to buildings on adjoining properties and their uses.

3.04 Applicant Action Following Approval.

Following initial DRC approval, the applicant must complete the Improvement as promptly and diligently as possible, and then notify the DRC of the completion to request final approval. Further details of these requirements can be found in the Declaration.

SECTION 4 ENFORCEMENT.

4.01 Covenant Enforcement Committee.

Article 6 of the Declaration provides for the creation of the Covenant Enforcement Committee ("CEC"), which is responsible for the ministerial administration and enforcement of the Declaration and these Guidelines.

4.02 Violations.

Violations, as defined in the Declaration, shall be subject to the remedies specified in the Declaration and the Penalties outlined below.

4.03 Notice of Violations.

If the DRC and/or CEC determine that a Violation exists, a Notice of Violation will be sent by the DRC and/or CEC within thirty (30) days of the determination that a Violation is likely to or does exist. The Notice shall identify the particular circumstances or conditions of the Violation and the required action and time period to correct, remedy or remove the Violation. Notices of Violation sent pursuant to the Declaration shall also include the date, time, and place of a hearing, and will be sent no less than fifteen (15) days prior to the date of the hearing.

4.04 Class I Violation.

This Violation will be issued for an offense (in the sole discretion of the DRC and/or CEC) that can be corrected immediately, such as parking, trash, lighting, sound or odor violations. In most cases, Class I Violations will be required to be corrected within seven (7) days of the Notice of

Violation or, if the Notice of Violation was sent pursuant to the Declaration, within the time period specified in the written finding issued by the DRC and/or CEC following a hearing.

4.05 Class II Violation.

This Violation will be issued for an offense (in the sole discretion of the DRC and/or CEC) that *cannot* be corrected immediately, and/or requires plans and specifications to be submitted to the DRC for approval prior to correction of the Violation. Class II Violations can include violations relating to landscaping, construction, and additions to, or modifications of, Improvements. In most cases, Class II Violations will be required to be corrected within thirty (30) days of the Notice of Violation, or if the Notice of Violation was sent pursuant to the Declaration, within the time period specified in the written finding issued by the DRC and/or CEC following a hearing.

4.06 Penalties.

Penalties will be assessed if a Property is not brought into compliance within the assigned timeframe listed on the Notice of Violation or, if applicable, in the written finding issued by the DRC and/or CEC following a hearing. Penalties for Violations will be assessed as follows, and any penalties not paid by the due date will be considered delinquent.

<u>Penalty Description</u>	<u>Penalty Amount</u>
First Offense	No penalty
Second Offense	Fee up to \$100
Third Offense	Fee up to \$250
Continuing Violation	Fee up to \$500 each day the Violation continues (each day constitutes a separate Violation)

4.07 Procedure for Hearing.

On the date and time of the hearing specified in the Notice of Violation sent pursuant to the Declaration, the DRC and/or CEC will hear and consider any information and evidence presented by the Owners and/or all other interested parties. No more than five (5) business days following the hearing, the DRC and/or CEC will make a finding that a Lot is either in compliance or that the Lot is in Violation, or continue the hearing to a date certain for the purpose of obtaining additional information. Upon determining a Violation exists, the DRC and/or CEC will issue a written finding of Violation, which will include a timeframe for correction, not to exceed forty-five (45) days. All decisions of the DRC and/or CEC shall be final.

SECTION 5 PRIVATE LANDSCAPE GUIDELINES AND REQUIREMENTS

Superior Town Center is a model community for planning and design integrity of structure and landscape. From the beginning of the project, the development team has focused on form and creativity through natural topography.

These Guidelines are not intended to hinder in any way unique designs or creative expression by the design professional or the Owner. By establishing requirements for site planning, these Guidelines ensure an overall cohesiveness to the community.

For a comprehensive list of landscape standards, please see the approved Superior Town Center Plant List found in Appendix B of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (**Exhibit B** of these Guidelines), as same may be amended by the Town from time to time.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

5.01 Private Landscape Requirements

(These Private Landscape Requirements apply to all ground area within private property lines. Please note not all units have formal front/backyards, and in this case, are not required to install/meet the below minimum standards. Any and all landscape installations/improvements or changes **MUST** be submitted and approved by the DRC.)

The below standards for private landscaping are minimum standards, which are required by the DRC for Design Review approval. The Owner is welcome to exceed these standards in the number of trees, bushes and amount of ground coverage. Please note that deviating dramatically from the below standards, or failure to meet these minimum requirements, could result in rejection of the Design Review Request by the DRC.

(a) There shall be a minimum of 100% ground coverage installed and maintained for erosion control in all yard areas. Ground coverage shall be turf, decking or other hardscape, or plant material.

(b) There shall be at least one tree, which shall be from the approved Superior Town Center Plant List found in Appendix B of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (**Exhibit B** of these Guidelines).

(c) All work and permitting shall be in accordance with the Town of Superior Zoning and Building Code.

(d) New retaining walls over two feet (2') in height are not permitted.

(e) Berms must have less than a 3:1 slope with the soil stabilized by planting ground cover or rock mulch to prevent runoff and erosion. All soil should be re-seeded by the start of the next planting season. No part of the site is to be left barren.

(f) Any raised planter or garden box may not exceed two feet (2') in height and may only be installed in the Backyard, which shall be defined by the area inside private property lines that is between the home and the Rear Property Line. Rear Property Line means the boundary of private property which is on the opposite side of the home as the front door.

YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

5.02 Drought Tolerant Planting

DRC Approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged; however, the design must be approved. This type of landscaping uses much less water than typical suburban residential landscape, but large areas of river rock or mulch will not necessarily be allowed in place of green, growing plant material.

5.03 Irrigation Requirements

Irrigation systems shall be preinstalled by the builder. Any changes or additions shall be submitted for approval.

5.04 Maintenance Requirements

Watering and fertilizing, weeding, pruning and tree wound dressing is required. All weed and insect control, which impacts drainage and soil quality, must include appropriate safety flags, and notices must be well-labeled at the time of application. Dead plant material must be removed or replaced within thirty (30) days.

5.05 Softscape Elements and Materials Requirements

Softscape elements are comprised of deciduous and evergreen trees, shrubs and ground covers. Vines, lawns, flowers, perennials grasses and wild flowers, in quality and quantity and size at time of planting, shall be chosen for form, color, environmental appropriateness, and seasonal variety and must be installed per industry standards.

5.06 Timing for Landscaping Improvements

Landscaping Improvements are required to be installed within the first growing season in effect after acquisition of title to the initial homeowner. If the acquisition occurs between the months of October and March, landscaping will be installed in the subsequent spring following such acquisition. The deadline for the spring installation will be June 1. Please ensure submittal of your landscaping plans will allow for the review period of up-to sixty (60) days for approval, taking into consideration your specific conditions as it relates to the installation deadline. Though a Design Review Request may have been submitted, if it has not been approved and the installation completed by the Declaration deadline, the property may receive a Notice of Violation.

5.07 Trees and Shrubs

- (a) Canopy, shade trees, and ornamental trees: Two inch (2") caliper minimum.
- (b) All coniferous trees: Four foot (4') minimum height.
- (c) Ornamental and multi-stem trees: Minimum ten foot (10') height.
- (d) Shrubs must be no smaller than two (2)-gallon container size.

Larger trees are recommended and may be used, as they are visually more desirable.

5.08 Views and Screening

Selection of materials to enhance views from each side is critical. Control should be taken to not mask own views and views of neighbors. Views of entries to properties, privacy screens and less desirable areas must be taken into account in landscape design via masking with plantings and appropriate design measures. The DRC may require specific placement of trees and/or shrubs as necessary to protect view corridors.

SECTION 6 FENCING GUIDELINES

Any additions or modifications to fencing shall be submitted for approval. Approved backyard (as defined in Section 5.01(f)) and side yard fencing, if provided, shall be:

- (a) Minimum height: four feet (4').
- (b) Maximum height: six feet (6').
- (c) Post sizes permitted are: 4x4, 4x6 or 6x6.
- (d) Wing fencing is fencing between two houses as seen from the street. The minimum setback for wing fencing, from front of house to back, shall be six feet (6').
- (e) One three foot (3') gate to open space is permitted.
- (f) Gate feature permitted up to eight feet (8') in height by four feet (4') in width.
- (g) Fencing on lot adjacent to a lot must be on your own property, unless there is an agreement with adjoining property owner.
- (h) Finished side of fence should face the street (or away from your house).
- (i) Only natural wood, vertical privacy fencing with top and bottom rail permitted (Examples 1, 2, or 3 on Exhibit A), or wrought iron or wire mesh with wood structure permitted (Examples 4 or 5 on Exhibit A) for fences adjacent to open space only. Exhibit A shall be followed.
- (j) Fences must be treated with clear waterproof stain or natural stain.
- (k) Any new materials added to existing fencing shall be stained to match existing fencing.
- (l) No chain link or vinyl fencing.

**FRONT YARD FENCING IS NOT PERMITTED EXCEPT BY REVIEW AND
APPROVAL OF DRC.**

**THERE SHALL BE NO FENCE CONSTRUCTED ON ANY LOT THAT HAS LESS
THAN FOUR FEET (4') OF CLEARANCE TO ANY OTHER PERMANENT
STRUCTURE.**

SECTION 7 SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES

7.01 Accessory and Shed Structures.

All accessory and shed structures REQUIRE SUBMITTAL and approval by the DRC.

Structures shall be architecturally compatible with the dwelling. Structures must be screened from street view behind a six-foot (6') backyard (as defined in Section 5.01(f)) wood perimeter fence (Examples 1, 2, or 3 on Exhibit A). No chickens or chicken enclosures/buildings are permitted.

(a) Sheds must be located in the backyard or side yard, and screened from street view behind a six-foot (6') wood perimeter fence (Examples 1, 2, or 3 on Exhibit A). Structures must have a setback of a minimum of five feet (5') from property lines.

(b) Massing and scale, as well as forms, roof pitch, materials, colors, and other detailing must be coordinated with the primary residence on the site (e.g., wood materials painted to match the primary residence).

(c) No metal sheds will be permitted.

(d) Plastic sheds will be permitted for structures five feet (5') or less in height; screened from street view behind a six-foot (6') wood perimeter fence (Examples 1, 2, or 3 on Exhibit A). All structures above five feet (5') in height, and not screened, must be constructed of wood.

(e) In all cases, structures must comply with Town of Superior requirements and permits; must be constructed within the building envelope on a level concrete pad; must not alter drainage patterns of the Site, must not exceed eight feet (8') by ten feet (10') in size (or other configuration not to exceed 80 square feet), and must not exceed seven feet (7') in height at its highest point.

7.02 Air Conditioners.

Air conditioning units DO NOT require submittal and approval by the DRC if the following criteria are met:

(a) Air conditioning units must comply with the requirements of the Declaration.

(b) Air conditioning units must be incorporated into the main building or with other detached structures, and be architecturally compatible (including color) with the residence.

(c) Air conditioning units must be ground mounted and screened from street view by a wing fence or appropriate plantings. If screened from view by a wing fence, the fence must be a minimum of four feet (4') tall.

(d) Units will not be permitted on rooftops or in front of residences, unless installed by original home builder.

(e) If in a window, only flush mount units will be permitted.

(f) All air conditioners must be located as far from the front and side property lines as reasonably possible.

Swamp coolers are permitted so long as they comply with the criteria in this section.

7.03 Antennas/Satellite Dishes.

All satellite and antenna equipment must comply with **Appendix II** of these Guidelines.

7.04 Architectural Elements.

The home site plans and elevations are intended to incorporate specific architectural elements which are consistent with the overall development of Superior Town Center neighborhoods. All modifications to these or any structural elements require DRC review and approval.

7.05 Basketball Backboards.

All basketball backboards are subject to approval by the DRC. Standard size backboards may be approved if erected upon the roof fascia of a garage structure and painted to match the structure. Any free standing boards or boards attached to side of house or side of garage require submittal to and approval by the DRC.

7.06 Building Height Limit.

Building height shall be maintained at original builder height.

7.07 Decks, Patios, and Walkways/Paths.

Decks, patios, and walkways/paths DO NOT require approval by the DRC if the following criteria are met:

(a) A deck, patio, walkway/path shall be located in the backyard (as defined in Section 5.01(f)).

(b) Decks, patios, walkway/paths may be constructed of stone, rock, concrete, wood or any other hardscape material as long as the surface does not exceed eighteen inches (18") above finish grade and decking is not proposed to cover more than 50% of the private backyard area.

- (c) Deck and railings, if made of wood material, shall be treated to match fence or home color.
- (d) Considerations shall be taken for the location and size of all decks so as not to obstruct the view from adjacent lots.

Decks and patios exceeding eighteen inches (18") above finish grade or exceeding 50% of the backyard area require submittal to the DRC and are considered an "Addition" for the required Design Review Fee due upon submission.

7.08 Elevation Treatments.

Architectural design shall incorporate a consistent level of style and architectural interest on all elevations.

7.09 Enclosures, Shelters, and Dog Runs.

Pet/dog enclosures, houses, shelters, and runs DO NOT require submittal to and approval by the DRC if the following requirements are met:

- (a) Pet/dog enclosures, houses, shelters or runs are not permitted in front yards.
- (b) Pet/dog enclosure, house, shelter or run shall be screened from street view behind a six foot (6') backyard (as defined in Section 5.01(f)) wood perimeter fence (Examples 1, 2, or 3 on Exhibit A).
- (c) Pet/dog houses and shelters shall be painted to match house colors, or if wooden, must be sealed to match fencing.
- (d) Pet/dog enclosure, house, shelter, or run shall not exceed four feet (4') in height.
- (e) Dog runs shall be maintained at a reasonable and acceptable level of cleanliness.
- (f) 100% ground coverage shall be maintained in the backyard as required under Section 5, Private Landscape Guidelines and Requirements.

7.10 Exterior Colors and Materials.

The primary goal of the Guidelines with regard to exterior color and material is to encourage and promote a harmonious blend of color in Superior Town Center neighborhoods. Color combinations should tend to accentuate and contrast the architectural detail. Many times, trim and detail are a contrasting color from the body color. Bold, primary colors are discouraged as body colors. Acceptable colors include neutralized shades of green, gray, blue, sand, soft reds, warm terra cotta, taupes and browns. Other colors require DRC approval. Exterior color schemes must also comply with Appendix C of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (Exhibit C of these Guidelines). Any other color schemes require DRC approval.

All projections, including, but not limited to, chimney flues, vents, gutters, down spouts, utility boxes, and porches, shall promote natural materials, and be white, black or dark gray in color, or brick, stone, natural copper, natural zinc, or natural stained wood only.

7.11 Exterior Lighting.

Exterior lighting, which is subdued and whose light source is not visible from adjoining dwellings, is permitted for purposes such as illuminating entrances, decks, driveways and parking areas. Driveway lights on poles or fascia-mounted floodlights are not permitted due to glare onto adjoining properties. Holiday lighting may be regulated by the Town of Superior Municipal Code. Garage lights on townhomes must remain on to light the alley, and therefore are exempt from this provision.

7.12 Exterior Mechanical Equipment.

All exterior mechanical equipment or tanks shall be either incorporated into the overall form of the dwelling or permanently enclosed by a material (other than plant material) and completely screened from street and internal courtyard view.

7.13 Foundations.

No more than twelve inches (12") of exposed concrete may be visible on any elevation.

7.14 Front Yard Improvements/Modifications.

Front yard improvements or modifications (aside from minor additions, which do not alter existing hardscape or softscape elements, such as planting flowers in existing beds) REQUIRE SUBMITTAL to and approval by the DRC. See also Section 5, Private Landscape Guidelines and Requirements.

7.15 Garages.

There shall be a minimum of one, and a maximum of four, fully enclosed garage spaces for each single family dwelling unit. Dimensions for each space shall meet the Town of Superior Municipal Code. It is the intent to minimize the visual impact of garage doors by such measures as, but not limited to, siting of the building, protective overhangs or projections, special door facing materials, landscaping or door design, which blends or enhances the overall architectural statement. Garages may not be converted into living spaces, and are to be used for vehicle parking ONLY and not as an extension of livable space.

7.16 Holiday Decorations and Flags/Flagpoles.

All holiday decorations and lighting may be displayed only on nationally-recognized holidays and shall not be placed earlier than thirty (30) days prior to the start of the holiday and shall be removed no later than thirty (30) days following the holiday.

DRC approval is required for any freestanding flagpole. All flag poles shall be constructed of a permanent material. DRC approval is not required for flagpoles mounted to the front of the

residence. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five feet (5') in length and three feet (3') in width. Flags and flagpoles shall be replaced as necessary in order to prevent wear and tear. Flags may not be illuminated without prior written approval of the DRC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots.

An Owner or resident may display an additional flag on the inside of a window or door of the home on the Lot. The flag may not be larger than nine inches (9") by sixteen inches (16").

7.17 Home Selection Guidelines.

It is the intent of these Guidelines to not repeat any one detached single-family home design on two adjacent lots. Should a purchaser opt for a combination that includes a home concept on an adjacent lot already reserved with that home design, DRC approval is required. DRC approval may involve architectural modification to preserve individuality. The costs of such modifications shall be at the expense of the Owner requesting the duplication.

7.18 House Address Numbers.

Address numbers shall be used on the dwelling unit. The address number at the dwelling unit shall not exceed, in overall size, a total of ½ square foot for each number (*i.e.*, a three number address shall not be greater than 1.5 square feet).

7.19 Parking Areas.

Off drive parking bays or areas and circular driveways require submittal to, and approval by, the DRC.

7.20 Play Structures.

Play Structures DO NOT require approval by the DRC if the play structure is made of wood, located in the backyard (as defined in Section 5.01(f)) and screened from street view behind a six foot (6') backyard wood perimeter fence (Examples 1, 2, or 3 on Exhibit A). Play Structures shall be setback a minimum of five feet (5') from property lines and are not allowed in front yards.

7.21 Rain Barrels.

Rain Barrels DO NOT require approval by the DRC if they comply with Colorado House Bill 16-1005, which allows for a maximum of two (2) rain barrels with a combined capacity of 110 gallons, including sealable lids and screens in order to prevent mosquito breeding and address concerns.

Rain Barrels shall be of a color and material complimentary to the surrounding architecture, and shall be fully screened from street and public view behind a six foot (6') backyard wood perimeter fence, or other appropriate screens/plantings per the discretion of the DRC.

7.22 Roof Slope.

Original roof slope and pitch shall be maintained.

7.23 Siding and Trim.

Exterior siding may be brick, wood, painted hardboard, cultured stone, stone, rock, stucco, shingle and composite (not natural wood). See Appendix C of the Superior Town Center Design Guidelines Supplement, approved by the Town of Superior (Exhibit C of these Guidelines) for examples of approved architectural colors and materials. Application shall be continuous and consistent on all elevations to achieve a uniform and complete design statement. Change in material/color should occur at internal (concave) corners only.

7.24 Signs.

DRC approval is not required for three (3) signs, ground staked or window mounted, one of which shall be no larger than five (5) square feet per sign face; one of which shall be no larger than three feet (3') by four feet (4'); and one of which shall be no larger than eight inches (8") by eight inches (8"). Such signs may be installed in the front yard or on the backyard fence of the Lot.

One additional sign, not exceeding three feet (3') by four feet (4') in size, may be displayed within the boundaries of an Owner's or resident's Lot, without approval, for forty-five (45) days prior to an election and seven (7) days after the election.

DRC approval is required for any additional signs. No lighted sign will be permitted unless utilized by the Developer and/or a Builder.

7.25 Site Considerations.

The DRC, or its appointed representative, will review each plan for a building in relation to the specific characteristics of the subject lot and its surroundings. The basic objective is to achieve compatibility of the building and other improvements with the subject lot and the immediate surroundings. The site consideration review is specific to the site itself. Location of the main buildings, and any proposed additions, should take into consideration the following:

- (a) Natural and proposed final grade contours.
- (b) Street grades as installed.
- (c) Presence of vegetation, trees and shrubs.
- (d) Existing and final views.
- (e) Privacy of subject and surrounding lots, including building improvements on adjoining lots.
- (f) Access driveways and off-street parking.

(g) Setback requirements as defined by the Planned Development.

(h) Site grading and drainage, which minimize required natural grade alterations; drainage accommodation from adjoining lots in such a manner that does not cause soil erosion or impede drainage flows or result in excessive drainage onto adjacent lots.

7.26 Spas and at-grade Swimming Pools.

Spas (including saunas, hot tubs) and at-grade swimming pools DO NOT require submittal and approval by the DRC if the following criteria are met:

(a) Spas and at-grade swimming pools shall be constructed with materials and colors that are harmonious with the architecture of the home.

(b) Spas and at-grade swimming pools shall be designed as an integral part of any associated deck or patio.

(c) Spas and at-grade swimming pools shall be located in the side or backyards and screened from street view by a six foot (6') privacy fence (Examples 1, 2, or 3 on Exhibit A).

(d) Consideration must be given to potential noise impacts to neighboring properties.

(e) Special attention must be given to the safety of private spas and swimming pools.

(f) Any fencing determined to be necessary shall abide by all setbacks and fencing guidelines.

(g) Above-grade swimming pools require DRC approval.

7.27 Storm Doors.

Storm doors DO NOT require submittal to and approval by the DRC if color of frame and handle match the color of the existing door or window frames and handles.

7.28 Trampolines.

Trampolines DO NOT require submittal and approval by the DRC if the trampoline is less than ten feet (10') in height, located in the backyard and screened from street view behind a six foot (6') backyard wood perimeter fence (Examples 1, 2, or 3 on Exhibit A). Trampolines shall be setback a minimum of five feet (5') from property lines and are not allowed in front yards.

7.29 Trash/Garbage and Recycling Receptacles and Service.

When not placed outside for the purposes of trash pick-up, trash receptacles shall be screened from street view, behind wing fencing, or enclosed in the garage or accessory building. All trash receptacles and storage enclosures shall be planned as a part of the total fencing and landscape design and may be subject to the DRC's approval.

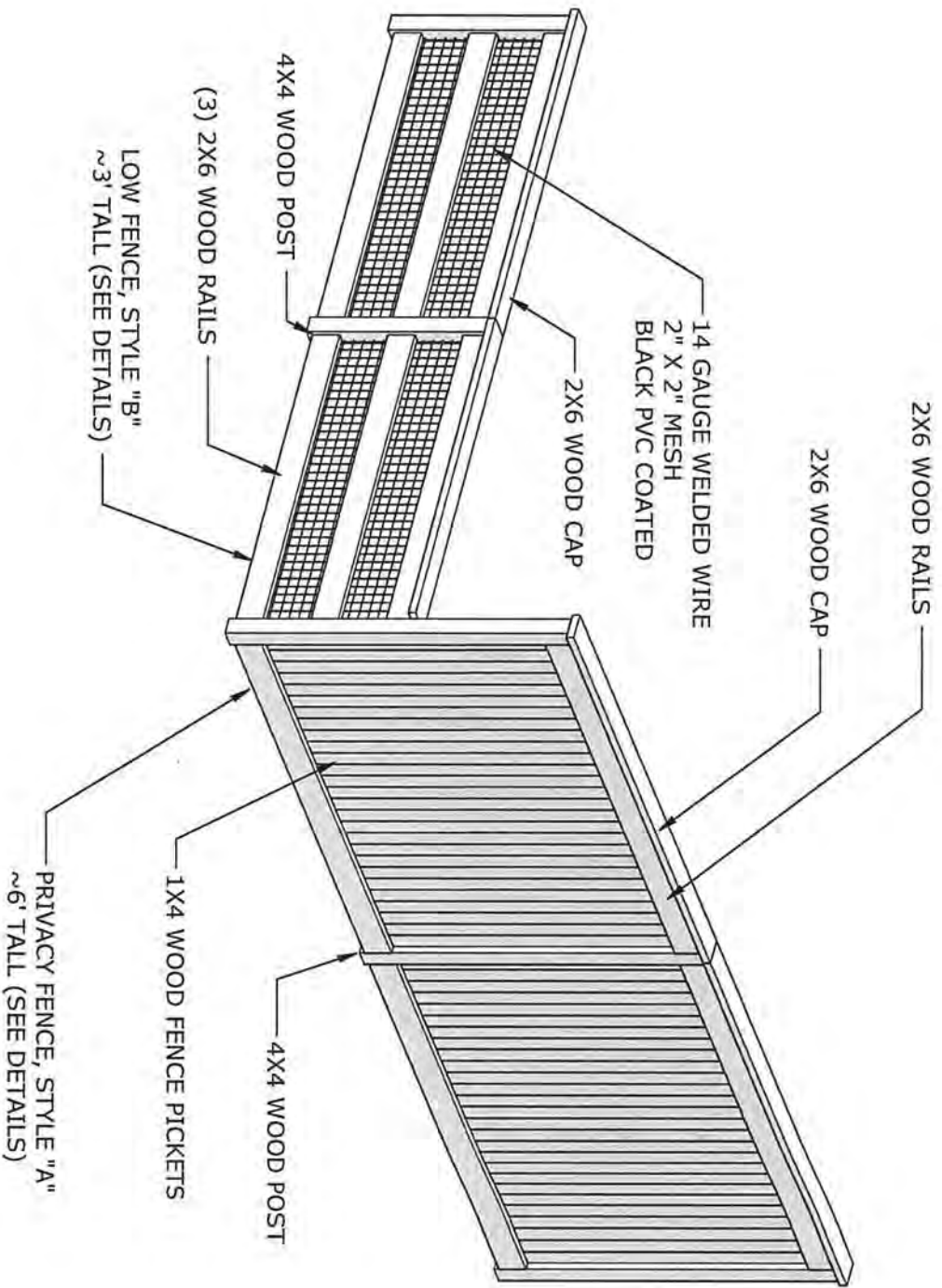
The Trash/Garbage and Recycling service provider is Waste Connections, which has been contracted through the Town of Superior. This service is set-up and invoiced through your Town utility bill. Please see the Town of Superior website at <http://superiorcolorado.gov/services/trash-recycling> for more information and current prices, or contact the Superior Town Hall at (303) 499-3675.

7.30 Windows.

Window frames and appurtenances shall be approved by the DRC unless windows are replaced to match the original builder design. Window design shall be consistent with these Guidelines in size, proportions, detail and placement on the elevation.

EXHIBIT A

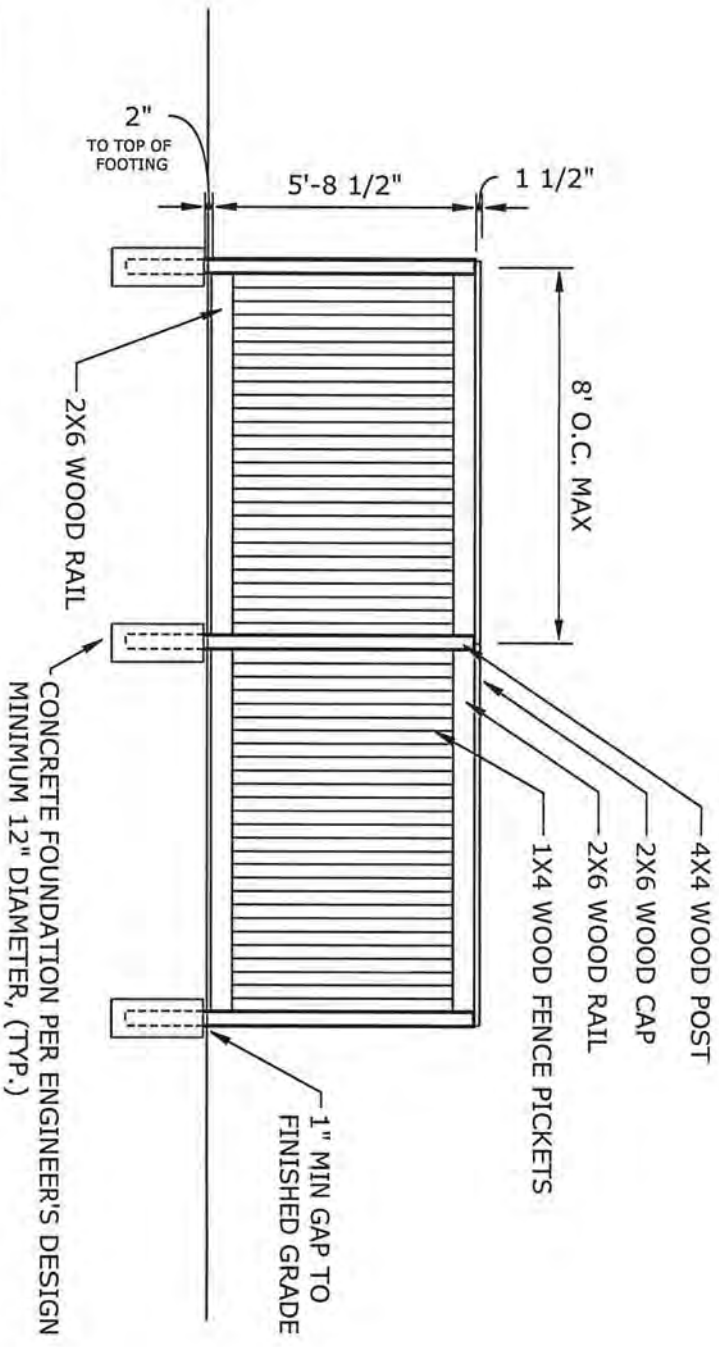
FENCING EXAMPLES



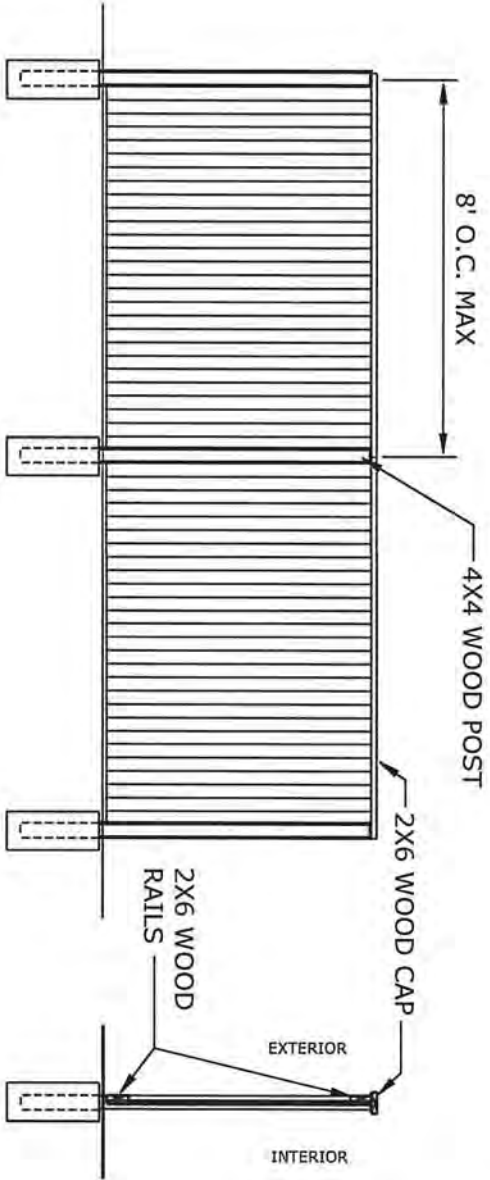
GENERAL NOTES:

- 1) ALL FENCE WOOD TO BE ROUGH MILLED CEDAR, AND FINISHED WITH EXTERIOR GRADE OIL-BASED TRANSPARENT WOOD STAIN, TWP 1501 "CEDARTONE" OR EQUAL. (OTHER STAIN COLORS MAY BE APPROVED BY THE DRC ON A CASE-BY-CASE BASIS.)

**FENCE DIAGRAM (SEE ADDITIONAL DETAIL
ON FOLLOWING SHEETS)**



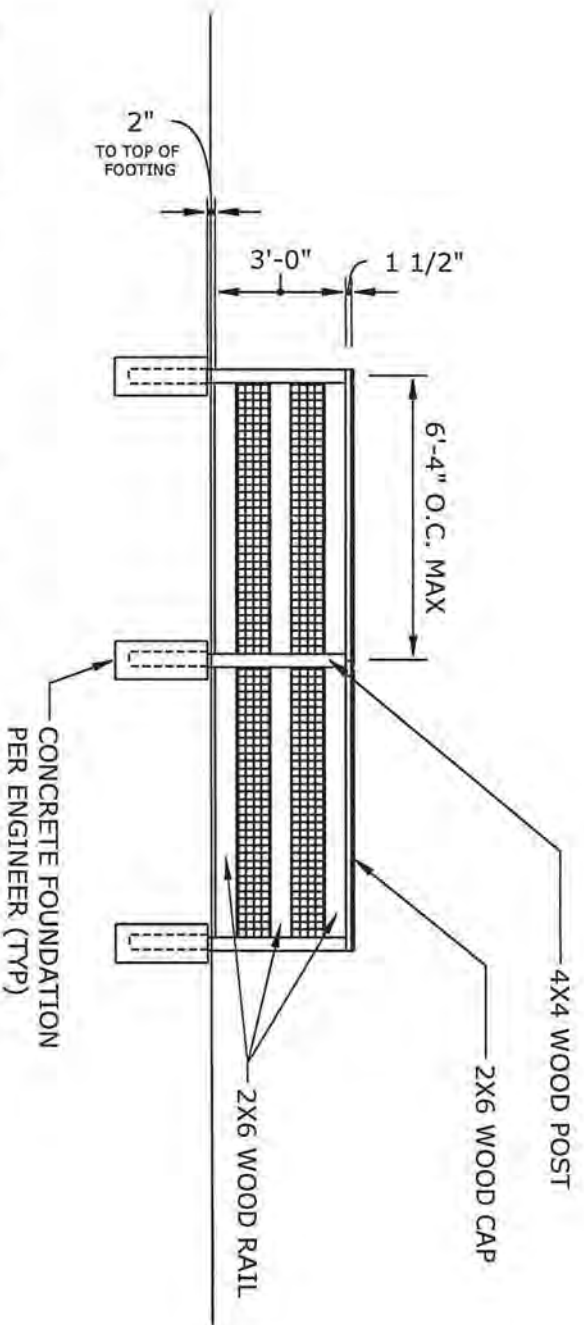
1	EXTERIOR ELEVATION (FACING PUBLIC)
A	Scale: 1/4"=1'



2	INTERIOR ELEVATION (FACING INSIDE PRIVATE LOT)
A	Scale: 1/4"=1'

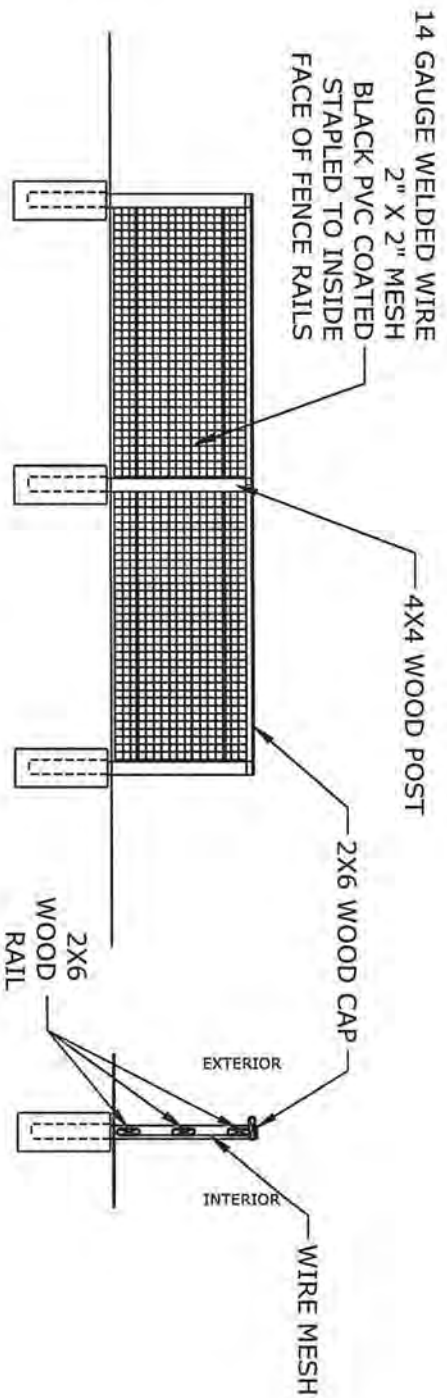
3	SECTION VIEW
A	Scale: 1/4"=1'

FENCE TYPE A: 6' PRIVACY FENCE



1	B
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1. EXTERIOR ELEVATION (FACING PUBLIC)
SCALE: 1/4" = 1'



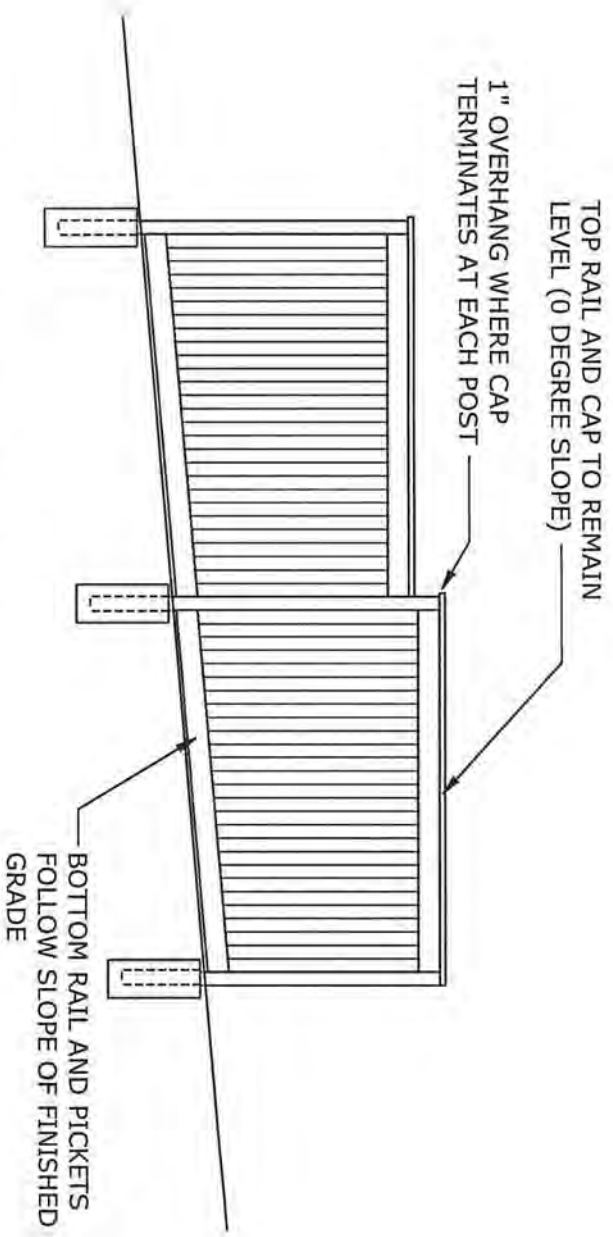
2	B
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2. INTERIOR ELEVATION (FACING INTERIOR OF PRIVATE LOT)
SCALE: 1/4" = 1'

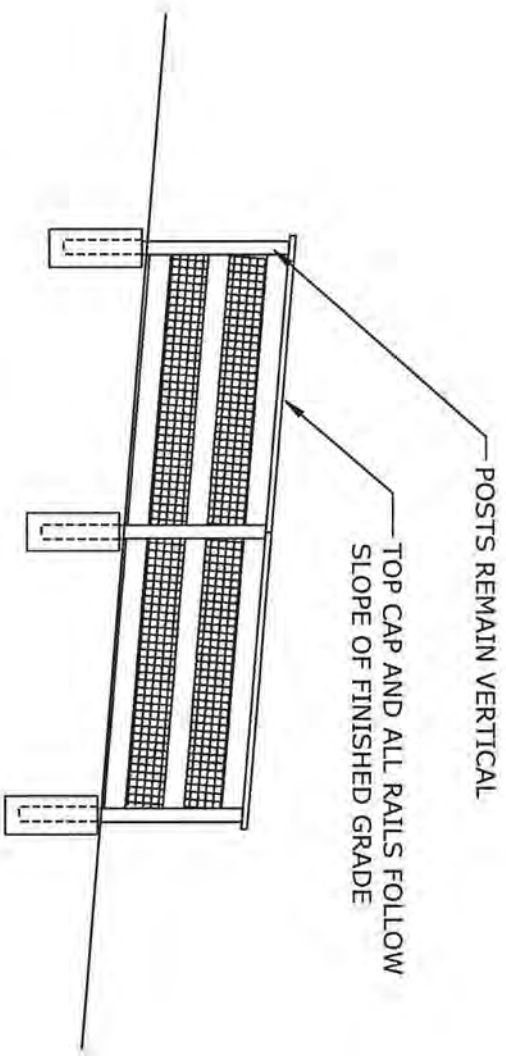
3	B
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3. SECTION VIEW
SCALE: 1/4" = 1'

FENCE TYPE B: 3' VIEW FENCE



4	3' PRIVACY FENCE AT SLOPING LOT
A	Scale: 1/4"=1'



4	3' VIEW FENCE AT SLOPING LOT
B	Scale: 1/4"=1'

FENCE DESIGN FOR SLOPED AREAS

EXHIBIT B
PLANT LISTS



B

APPENDIX B - LANDSCAPE PLANT LIST

B.1 LANDSCAPE STANDARDS

All landscaping will be in compliance with or exceed these Design Guidelines. If landscape requirements are not specified in these Design Guidelines, the Town of Superior Municipal Code and Standard Specifications apply.



Minimum plant sizes should be used as follows:

Deciduous Street Canopy Trees - 2.5" minimum trunk caliper and first branch height at 6'-0"



Open Space / Parking Lot Canopy Trees - 2 1/2" minimum trunk caliper

Evergreen Trees - 10' minimum height



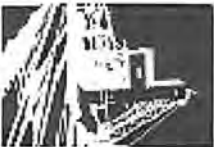
Ornamental Trees - 2" minimum trunk caliper

Evergreen and Deciduous Shrubs - 5 gallon container minimum

Ornamental Grasses - 5 gallon container minimum where available / 1 gallon for varieties not available in 5 gallon containers



Perennials/Groundcovers - 1 gallon container minimum



B.2 RECOMMENDED STREET TREES

Because of the importance of trees to the STC urban landscape, a list of trees that are suitable for the streetscape landscape has been developed. These trees were selected from the Town of Superior's Recommend Plant List and the 2010 Front Range Tree List Recommendation List, which is a collaborative effort by a committee of Colorado municipal arborist, nurserymen, landscape architects, and State Extension office staff.

Recommended Street Trees

Scientific Name	Common Name
Acer Platanoides varieties	
- 'Deborah'	Deborah Maple
- 'Emerald Lustre'	Emerald Lustre Maple
- 'Royal Red'	Royal Red Maple
Carpinus caroliniana	American Hornbeam
Catalpa speciosa	Western Catalpa
Catalpa ovata	Chinese Catalpa
Celtis occidentalis	Common Hackberry
Cledisia triacanthos v. inermis	
- Imperial	Imperial Honeylocust
- Shademaster	Shademaster Honeylocust
- Skyline	Skyline Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Pyrus calleryana varieties	
- 'Canticleer'	Canticleer Pear
- 'Cleveland Select'	Cleveland Select Pear
- 'Redspire'	Redspire Pear
Quercus alba x robur	Crimson Spire Oak
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur	English Oak
Quercus robur 'Fastigiata'	Columnar English Oak
Quercus shumardii	Shumard Oak



B

B.3 STREET TREES TO BE USED IN LIMITED NUMBERS

The following trees have typically performed well as street trees in Colorado, but should be used in limited quantities due to potential pest / disease problems or cultural limitations.

Ash Varieties: While Emerald Ash Bore (EAB) has not been found in Colorado, it is a serious problem in the Midwest. Ash should only be used in limited quantities as a precaution.



Scientific Name	Common Name
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash
Fraxinus pennsylvanica 'Palmore'	Palmore Ash
Fraxinus pennsylvanica 'Marshalls'	Marshall Seedless Ash

Buckeye / Horsechestnut Varieties: Buckeye/ Horsechestnut (Ohio and Common) trees are excellent street trees that tolerate a wide variety of conditions and are very disease resistant. However, the fruit can be considered a nuisance in some urban settings.



Linden Varieties: Lindens are excellent street trees but should not be used in medians or along major arterial roads due to sensitivity to road salts. Recommended Lindens include:

Scientific Name	Common Name
Tilia cordata 'Greenspire'	Greenspire Linden
Tilia x euclora 'Redmond'	Redmond Linden



Northern Red Oak (Quercus rubra): A fast growing, broad tree with good fall color, but can have problems with iron chlorosis in alkaline soils with a pH over 7.5.



An automatic irrigation system which employs drip ring emitters is required for all street trees.



Structural backfill soils such as “CU Structural” (as defined by the Urban Horticulture Institute, Cornell University) shall be used for all street trees planted in sidewalks or planters smaller than 50 SF.

B.4 OTHER RECOMMENDED DECIDUOUS TREES

The following trees are suitable for open space areas, parking lot islands, buffers, or other non-street tree applications. Trees listed in 1.1 and 1.2 above are also suitable for these applications.

Other Recommended Deciduous Trees

Scientific Name	Common Name
<i>Acer grandidentatum</i>	Bigtooth Maple
<i>Acer ginnala</i> ‘Flame’	Flame Amur Maple
<i>Acer tataricum</i> ‘Hot Wings’	Hot Wings Maple
<i>Amelanchier canadensis</i>	Shadblow Serviceberry
<i>Amelanchier x grandiflora</i> ‘Autumn Brilliance’	Autumn Brilliance Serviceberry
<i>Cornus mas</i> ‘Golden Glory’	Golden Glory Cornelian Cherry
<i>Crataegus crus-galli</i>	Cockspur Hawthorn
<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Koelreuteria paniculata</i>	Golden Raintree
<i>Malus</i> sp. ‘Brandywine’	Brandywine Crabapple
<i>Malus</i> sp. ‘Indian Magic’	Indian Magic Crabapple
<i>Malus</i> sp. ‘Radiant’	Radiant Crabapple
<i>Malus</i> sp. ‘Spring Snow’	Spring Snow Crabapple
<i>Prunus cerasifera</i> ‘Newport’	Newport Purple Leaf Plum
<i>Prunus americana</i>	Native Plum
<i>Prunus maackii</i>	Amur Chokecherry
<i>Prunus virginiana</i> ‘Canada Red’	Canada Red Chokecherry
<i>Quercus gambelii</i>	Gambel Oak
<i>Syringa reticulata</i>	Japanese Tree Lilac

Note: Cottonwood trees may only be used in conjunction with a riparian corridor restoration plan for Coal Creek.





B

B.5 EVERGREEN TREES

Evergreen Trees

Scientific Name	Common Name
Juniperus scopulorum	Rocky Mountain Juniper
Juniperus scopulorum 'Wichita Blue'	Wichita Blue Upright Juniper
Pinus edulis	Pinyon Pine
Pinus flexilis	Limber Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pinus strobiformis	Southwestern White Pine
Picea pungens 'Hoopsii'	Hoopsii Spruce
Picea pungens glauca	Colorado Blue Spruce



B.6 SHRUBS

Shrubs

Scientific Name	Common Name
Amorpha canescens	Leadplant
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry
Buddleia davidii 'Pink Delight'	Pink Butterfly Bush
Caryopteris x claud. 'Dark Knight'	Dark Night Blue Mist Spirea
Cornus sericea 'Baileyi'	Bailey Redtwig Dogwood
Cotoneaster lucidus	Peking Cotoneaster
Fallugia paradoxa	Apache Plume
Juniperus chinensis 'Armstrong'	Armstrong Juniper
Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper
Juniperus sabina 'Arcadia'	Arcadia Juniper
Juniperus sabina 'Scandia'	Scandia Juniper
Pinus mugo 'White Bud'	White Bud Mugo Pine
Pinus mugo 'Mops'	Miniature Mugo Pine
Perovskia atriplicifolia	Russian Sage
Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
Potentilla fruticosa 'McKay's White'	McKay's White Potentilla
Prunus besseyi	Western Sandcherry





Shrubs (continued)

Scientific Name	Common Name
<i>Prunus besseyi</i> 'Pawnee Buttes'	Creeping Western Sandcherry
<i>Rosa</i> x 'Knock Out'	Knock Out Rose
<i>Rosa</i> x Meidiland Pink	Single Pink Shrub Rose
<i>Rosa</i> x Meidiland Scarlet	Meidiland Scarlet Rose
<i>Rosa</i> x Meidiland White	Double White Shrub
<i>Rose</i> <i>Rhus trilobata</i>	Three Leaf Sumac
<i>Ribes aureum</i>	Gold Current
<i>Rosa woodsii</i>	Woods Rose
<i>Spiraea japonica</i> 'Neon Flash'	Neon Flash Spirea
<i>Syringa vulgaris</i> 'Charles Joly'	Double Red French Lilac
<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Arrowwood
<i>Viburnum opulus</i> 'Compactum'	Compact European Cranberry Bush

Ornamental Grasses

Scientific Name	Common Name
<i>Calamagrostis acutiflora</i> 'Overdam'	Overdam Feather Reed
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue Grass
<i>Helictotrichon sempervirens</i>	Blue Avena Grass
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass
<i>Miscanthus sinensis</i> 'Purpurescens'	Purple Flame Maiden Grass
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass
<i>Panicum virgatum</i> 'Prairie Sky'	Prairie Sky Switch Grass
<i>Pennisetum alopecuroides</i> 'Cassian'	Cassian Fountain Grass
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass



B

B.7 PERENNIALS AND GROUND COVER

Perennials and Ground Cover

Scientific Name	Common Name
<i>Achillea</i> 'Moonshine'	Moonshine Yarrow
<i>Coreopsis</i> verticillata 'Moonbeam'	Moonbeam Coreopsis
<i>Delosperma</i> floribundum 'Star Burst'	Star Burst Ice Plant
<i>Echinacea</i> purpurea	Purple Cone Flower
<i>Gaillardia</i> x <i>grandiflora</i> 'Goblins'	Goblin Gaillardia
<i>Kniphofia</i> 'Corallina'	Torch Lily or Red Hot
<i>Lavendula</i> angustifolia 'Hidcote'	Deep Blue Lavender
<i>Lupinus</i> 'Russel Hybrids'	Mixed Lupine
<i>Leucanthemum</i> x <i>superbum</i>	Shasta Daisy
<i>Nepeta</i> x <i>faassenii</i> 'Six Hills Giant'	Catmint
<i>Rudbeckia</i> fulgida 'Goldstrum'	Black-eyed Susan
<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stoncrop
<i>Sedum</i> spurium 'Dragon's Blood'	Dragon's Blood Stoncrop
<i>Salvia</i> nemorosa 'May Night'	May Night Salvia
<i>Saponaria</i> ocymoides	Rock Soapwort
<i>Zauschneria</i> californica latifolia	Hummingbird Flower



B.8 IRRIGATION

An automatic irrigation system is required in all planted areas and shrub beds. Low water use irrigation practices and grouping plants by water use requirements is strongly recommended.

B.9 TURF AND NATIVE GRASSES

To reduce water usage, Texas Bluegrass Hybrid variety (rather than Kentucky Bluegrass or Fescue turf grass sod) is encouraged for use (with approval by Town Staff) in the developed open space areas within the Town Center site. Soil prep and installation of sod shall be per the Town of Superior's Standard Specifications. An efficient automatic irrigation system is required in all sodded areas.



Native grass seed mixes are to be used in open space areas that are not programmed for active recreation or expected to receive heavy foot traffic. Approved native seed mixes are provided by the Town of Superior Parks and Recreation Department. Approved mixes include:

The Town's Standard Native Seed Mix
Rock Creek Native Irrigated Seed Mix
Rock Creek Native Dryland Seed Mix

An automatic irrigation system is required in all sodded and seeded areas, unless a non-irrigated dryland native seed mix is approved by the Town. Soil prep and installation of native seed mixes shall be per the Town of Superior's Standard Specifications.

B.10 PROHIBITED PLANTS

The following tree species are not allowed within STC: Russian Olive, Siberian Elms, Black Locust, Lombardy Poplar, Tamarix, Willow, Silver Maple and related hybrid tree species. Consult with the Town and Boulder County to make sure that nothing is planted that is on the prohibited noxious plant and weed list.

EXHIBIT C

EXTERIOR COLOR SCHEMES



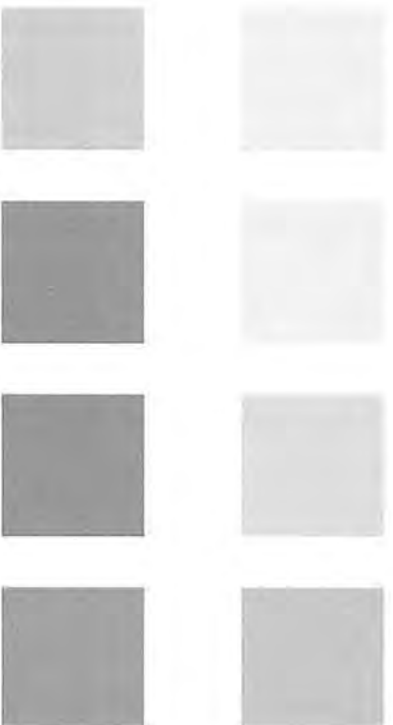
C

APPENDIX C - ARCHITECTURAL COLOR/ MATERIALS PALETTE

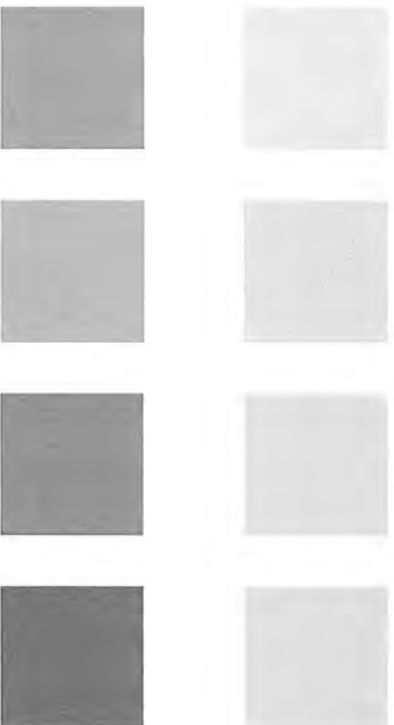
C.1 ARCHITECTURAL COLOR PALETTE

A. The use of color to enliven building facades is an essential part of the design for STC. The following examples offer insight and suggestion as to the use of color within the project.

ACCENT COLOR PALETTE



PRIMARY COLOR PALETTE



ROOF COLORS





B.

The most saturated colors are reserved for accent elements (non wall elements). The entry features are an opportunity for the most of the wall colors to help call attention to the entries.

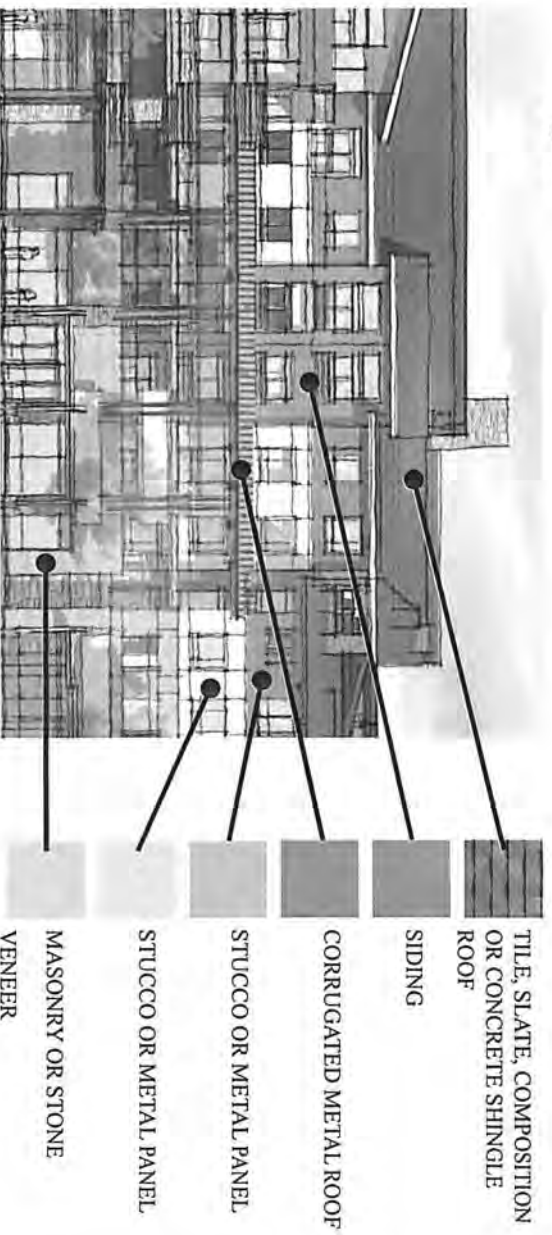
Color changes are to be accompanied by a plane change or separated by a substantial reveal.

The primary hues of the wall surfaces should relate to earth tones. Patterns should be mostly faux representations of historic or similar architectural elements. The use of color should augment, not diminish, the differences between the facades. The primary colors are the most consistent colors, acting as a common thread of infrastructural elements. Color palettes building to building should vary so that they preserve their individuality.

C.

Final building color palettes have not been determined; however, the palettes should be of similar tones, values and styles as the examples shown in Fig. C1. Final building colors will be submitted and reviewed during architectural review for each building.

Fig. C1



APPENDIX I

DESIGN REVIEW REQUEST INSTRUCTIONS

To make a request for design review, complete a request form and submit (with all back-up documents necessary) to:

STC Metropolitan District No. 2
141 Union Blvd, Suite 150
Lakewood, CO 80228
Phone Contact: 303-987-0835

SUBMISSION REQUIREMENTS

The Master Declaration of Covenants, Conditions, and Restrictions for Superior Town Center (Declaration) governs all Properties within Superior Town Center. A copy of the Declaration is available at any time from the District, and the Declaration is recorded in the real property records of Boulder County, Colorado. Each Owner should review and become familiar with the Declaration. Nothing in these Guidelines supercedes or alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency between these Guidelines and the Declaration, the Declaration controls.

Use of Property and Improvements must comply with the applicable building codes or other governmental requirements and regulations. Where the provisions of applicable federal, state, Boulder County and/or Town of Superior standards are more restrictive than the provisions of these Guidelines, such other more restrictive standards shall control. Unless specifically exempt, all Improvements must be approved by the DRC.

The DRC shall review each request for approval and make a decision within forty-five (45) days after payment of the submittal fee and the complete submission of plans, specifications and other materials and information, which the DRC may require in conjunction therewith. Any request for approval shall be deemed disapproved unless written approval is transmitted within sixty (60) days after the receipt by the DRC of all required fees and materials.

Submittal Fees shall be charged on the following schedule for each submittal:

<u>Fee Description</u>	<u>Fee Amount</u>
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review	\$100
All other items	\$50

Landscaping - Include a plot plan showing in detail what you intend to accomplish. Be sure to show existing conditions as well as your proposed improvements. If you will be planting trees and shrubs, be sure to indicate the type and size on the plan.

If you will be installing rock or bark mulch in planting beds, be sure to specify the type, color and size. If you are using edging, be sure to specify the type of edging. If you are installing a retaining wall you must indicate how it will be constructed.

THIS IS EXTREMELY IMPORTANT - YOU MAY NOT ALTER THE DRAINAGE ON YOUR LOT.

Painting – if requesting a paint color other than the preapproved colors provided in Exhibit B of the Guidelines, submit paint samples and indicate the color in general terms of the houses on either side of yours (example: light beige with brown trim). Large samples help give a better impression of color than small samples.

Fencing – Be sure to show the location of the proposed fencing on a plot plan and describe the type of fence. Fences must be treated with clear waterproof stain or natural stain. The finished side of installed fencing should face away from your house.

Roofing – Submit manufacturer's sample or brochure showing the type and color of shingle you intend on using.

Patio Covers or Gazebos – You must submit a plot plan showing the proposed location in addition to elevations showing construction and exterior appearance. Also include exterior finish if other than natural.

DESIGN REVIEW REQUEST FORM**FOR OFFICE USE ONLY**

Date Received _____

STC Metropolitan District No. 2

Crucial Date _____

141 Union Blvd., Suite 150

Date Sent to Entity _____

Lakewood, CO 80228

Date Rcvd from Entity _____

303-987-0835

HOMEOWNER'S NAME(S): _____

ADDRESS: _____

PHONE(S): _____

My request involves the following type of improvement(s):

- | | | | |
|--------------------------------------|--|---|---|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Deck/Patio Slab | <input type="checkbox"/> Roofing | <input type="checkbox"/> Drive/Walk Addition |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Shed/Room Addition | <input type="checkbox"/> Basketball Backboard |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Other: | | |

Include a plot plan drawn to scale, and describe improvements, showing in detail what you intend to accomplish. Be sure to show existing conditions as well as your proposed improvements. Example: If you will be planting trees and shrubs, be sure to indicate the type and size on the plan.

I understand that I must receive approval from the DRC in order to proceed with installation of Improvements if Improvements vary from the Guidelines or are not specifically exempt. I understand that I may not alter the drainage on my lot. I understand that the DRC is not responsible for the safety of Improvements, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations and that I may be required to obtain a building permit to complete the proposed Improvements. The DRC and the members thereof, as well as the District, the Board of Directors, or any representative of the DRC, shall not be liable for any loss, damage or injury arising out of or in any way connected with the performance of the DRC for any action, failure to act, approval, disapproval, or failure to approve or disapprove submittals, except to the extent the DRC or any individual DRC member acted willfully in bad faith. All work authorized by the DRC shall be completed within the time limits established specified below, but if not specified, not later than one year after the approval was granted. I further understand that following the completion of my approved Improvement, I must notify the DRC for final inspection of the Improvement and ultimate approval.

Date: _____

Homeowner's Signature: _____

DRC Action:

- ☐ Approved as submitted
- ☐ Approved subject to the following requirements:
- ☐ Disapproved for the following reasons:

All work to be completed no later than: _____

DRC Signature: _____ Date: _____

SUBMITTAL FEES

Submittal Fees shall be charged on the following schedule for each submittal:

<u>Fee Description</u>	<u>Fee Amount</u>
Landscape Review and/or Fence Review	\$50
Paint Color Change	\$50
Main Building Addition, Addition of Accessory Building, Shed, Deck, Patio, Site Plan, Footprint (including Driveway) Review	\$100
All other items	\$50

APPENDIX II ANTENNA / SATELLITE DISH RULES AND REGULATIONS

Definition

Antenna / Satellite Dish – Any device for the receipt of broadcast services, including direct broadcast satellite (DBS), television broadcast, and multichannel multipoint distribution service (MMDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.

“Permitted Antennas” are defined as (a) an antenna which is less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite; (b) an antenna which is less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite; (c) an antenna which is designed to receive broadcast television broadcast signals; or (d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section. Installation of Permitted Antennas shall not require DRC approval.

A. All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Lots to the maximum extent possible, and placement shall be made in the following order of preference:

1. Inside the structure of the house, not visible from the street.
2. Backyard (as defined in Section 5.01(f)) or side yard, behind and below the fence line.
3. Backyard or side yard, mounted on the house, in the least visible location below the roofline.
4. Side yard in front of wing fence, screened by and integrated into landscaping.
5. Back rooftop.
6. Front yard screened by and integrated into landscaping.

B. If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.

C. Permitted Antennas shall not encroach upon common areas or any other Owner's property.

Installation of Antennae/Satellite Dishes

All installations must comply with all applicable building codes and other governmental regulations, and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.

A. All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.

B. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.

C. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.

D. All other antennas, not addressed above, are prohibited.

Maintenance and Repair

Maintenance and repair of antenna are the sole responsibility of the Owner and should be properly maintained so as not to pose a potential safety hazard to any person or property. Any repairs or maintenance should be dealt with quickly and properly by the Owner when required to avoid safety hazards. In the event the DRC determines that an antenna requires attention, the Owner shall be notified in writing that they must resolve the problem within the time frame determined by the DRC.

Liability

The Owner shall be responsible for any and all real or personal property, or for any injury resulting from the installation of the antenna and/or its use, including but not limited to damage to any real or personal property caused by, related to, or arising from the installation due to dislodgement, use, or maintenance of any antenna.

Current Language

3.03 (c) Action by DRC. The DRC shall review each request for approval and make a decision within forty-five (45) days after the complete submission of plans, specifications and other materials and information, which the DRC may require in conjunction therewith. Any request for approval shall be deemed disapproved unless written approval is transmitted within sixty (60) days after the receipt by the DRC of all required fees and materials.

Suggested Change

3.03 (c) Action by DRC. The DRC shall review each request for approval and make a decision within ~~sixty (60) days~~ after the complete submission of plans, specifications and other materials and information, which the DRC may require in conjunction therewith. Any request for approval shall be deemed disapproved unless written approval is transmitted within sixty (60) days after the receipt by the DRC of all required fees and materials.

Current Language

5.06 Timing for Landscaping Improvements

Landscaping Improvements are required to be installed within 180 days after acquisition of title to the property. For properties for which title is acquired after June 30 of any given year, the 180 days shall automatically be extended to July 1 of the following year. This is to allow adequate seasonal timing to install such landscaping. Please ensure submittal of your landscaping plans will allow for the review period of up-to forty five (45) days for approval, taking into consideration your specific conditions as it relates to the installation deadline. Though a Design Review Request may have been submitted, if it has not been approved and the installation completed by the Declaration deadline, the property may receive a Notice of Violation.

Suggested Change

5.06 Timing for Landscaping Improvements

Landscaping Improvements are required to be installed within the first growing season in effect after acquisition of title to the initial homeowner. If the acquisition occurs between the months of October and March, landscaping will be installed in the subsequent spring following such acquisition. The deadline for the spring installation will be June 1. Please ensure submittal of your landscaping plans will allow for the review period of up-to sixty (60) days for approval, taking into consideration your specific conditions as it relates to the installation deadline. Though a Design Review Request may have been submitted, if it has not been approved and the installation completed by the Declaration deadline, the property may receive a Notice of Violation.

Amend as follows:

Currently:

7.19 Parking Areas.

Off drive parking bays or areas and circular driveways require submittal to, and approval by, the DRC.

7.19 Parking.

Off drive parking bays or areas and circular driveways require submittal to, and approval by, the DRC.

The alleys behind the townhomes are designated 'Fire Lanes' and no parking is permitted at any time. This includes the aprons behind the garages. Any vehicles parked in the Fire Lanes are subject to ticketing from the Boulder County Sheriff's Department.

The only designated parking for the townhomes is in the garage of each unit. Parking spaces within the community are designated as visitor parking. Owners using those spaces instead of or in addition to their garage may be towed at the owner's expense. Visitors are not permitted to use the visitor spaces for more than 4 visits within a 7 day period, or any 3 consecutive days. In the event of snow, the visitor parking spaces may be used as snow storage.

STC Metropolitan District No.2
March-18

	General	Debt	Capital	Totals
Disbursements	\$ 22,764.44	\$ -	\$ 5,491.64	\$ 28,256.08
Qtr Payroll Tax	\$ -	\$ -	\$ -	\$ -
Payroll	\$ 200.00	\$ -	\$ -	\$ 200.00
Payroll Taxes District Portion	\$ 15.30	\$ -	\$ -	\$ 15.30
Total Disbursements from Checking Acct	\$22,979.74	\$0.00	\$5,491.64	\$28,471.38

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1245						
03/15/2018	BrightView Landscape Services,	5638452	Snow Removal	1-725	3,637.00	3,637.00
03/15/2018	BrightView Landscape Services,	5666940	Snow Removal	1-725	10,220.00	10,220.00
Total 1245:						13,857.00
1246						
03/15/2018	Manhard Consulting	32636	Engineering	3-784	1,050.00	1,050.00
03/15/2018	Manhard Consulting	32647	Engineering	3-784	1,240.00	1,240.00
Total 1246:						2,290.00
1247						
03/15/2018	McGeady Becher P.C.	1190B FEB 18	Legal	3-675	2,733.60	2,733.60
03/15/2018	McGeady Becher P.C.	1190B FEB 18	Legal	1-675	1,400.90	1,400.90
Total 1247:						4,134.50
1248						
03/15/2018	Simmons & Wheeler, P.C.	22218	Accounting	3-612	468.04	468.04
03/15/2018	Simmons & Wheeler, P.C.	22218	Accounting	1-612	468.05	468.05
Total 1248:						936.09
1249						
03/15/2018	Special Dist Management Srvs	#1 FEB 18	Management	1-680	137.00	137.00
03/15/2018	Special Dist Management Srvs	#1 FEB 18	Election	1-635	41.10	41.10
03/15/2018	Special Dist Management Srvs	#2 FEB 2018	Management	1-680	4,870.12	4,870.12
03/15/2018	Special Dist Management Srvs	#2 FEB 2018	Accounting	1-612	630.20	630.20
03/15/2018	Special Dist Management Srvs	#2 FEB 2018	Election	1-635	232.90	232.90
03/15/2018	Special Dist Management Srvs	#3 FEB 2018	Management	1-680	27.40	27.40
03/15/2018	Special Dist Management Srvs	#3 FEB 2018	Election	1-635	41.10	41.10
Total 1249:						5,979.82
1250						
03/15/2018	Xcel Energy	582280251	Utilities	1-704	145.70	145.70
03/15/2018	Xcel Energy	582300471	Utilities	1-704	316.74	316.74
03/15/2018	Xcel Energy	582300474	Utilities	1-704	349.34	349.34
03/15/2018	Xcel Energy	582316607	Utilities	1-704	246.89	246.89
Total 1250:						1,058.67
Grand Totals:						28,256.08

Check Issue Date	Check Number	Payee	Amount
03/15/2018	9093	Brzostowicz, James	
03/15/2018	9094	Revis, Robert	92.35
Grand Totals:			
	2		92.35

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
STC Metropolitan District #2

Management is responsible for the accompanying financial statements of each major fund of STC Metropolitan District #2, as of and for the period ended February 28, 2018, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the two months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to STC Metropolitan District #2 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

March 28, 2018
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
February 28, 2018

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 40,673	\$ 61,734	\$ 69,888	\$ -	\$ 172,295
UMB PIF Supp Interest	-	10,290	-	-	10,290
UMB Non-PIF Supp Interest	-	67,432	-	-	67,432
UMB Non-PIF Supp Principal	-	1,191,052	-	-	1,191,052
UMB PIF Supp Res Account	-	1,602,434	-	-	1,602,434
UMB Restricted Project Fund	-	-	947,835	-	947,835
UMB Unrestricted Project Fund	-	-	4,395	-	4,395
Prepaid Expenses	-	-	-	-	-
Developer Receivable	50,000	-	9,000	-	59,000
SURA Taxes Receivable	-	-	-	-	-
Taxes receivable	-	-	-	-	-
Due to/from Other funds	-	-	-	-	-
	<u>90,673</u>	<u>2,932,942</u>	<u>1,031,118</u>	<u>-</u>	<u>4,054,733</u>
Other assets					
Amount available in debt service fun	-	-	-	2,932,942	2,932,942
Amount to be provided for retirement of debt	-	-	-	31,831,109	31,831,109
	<u>-</u>	<u>-</u>	<u>-</u>	<u>34,764,051</u>	<u>34,764,051</u>
	<u>\$ 90,673</u>	<u>\$ 2,932,942</u>	<u>\$ 1,031,118</u>	<u>\$ 34,764,051</u>	<u>\$ 38,818,784</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	36,456	-	-	-	36,456
Retainage Payable	-	-	388,141	-	388,141
Payroll Taxes Payable	\$ 162	\$ -	\$ -	\$ -	\$ 162
	<u>36,618</u>	<u>-</u>	<u>388,141</u>	<u>-</u>	<u>424,759</u>
Bonds Payable - Series 2015A	-	-	-	17,055,000	17,055,000
Bonds Payable - Series 2015B	-	-	-	7,000,000	7,000,000
Unpaid interest Series 2015B	-	-	-	1,013,553	1,013,553
Developer Note - O&M	-	-	-	485,497	485,497
Accrued Int Dev Note - O&M	-	-	-	74,407	74,407
Developer Note - Capital	-	-	-	9,109,759	9,109,759
Accrued Int Dev Note - Capital	-	-	-	500,698	500,698
Bond Discount	-	-	-	(474,863)	(474,863)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>(474,863)</u>	<u>(474,863)</u>
Total liabilities	<u>36,618</u>	<u>-</u>	<u>388,141</u>	<u>34,764,051</u>	<u>35,188,810</u>
Fund Equity					
Investment in capital improvements	-	-	-	-	-
Fund balance (deficit)	46,251	2,932,942	642,977	-	3,622,170
Emergency reserves	7,804	-	-	-	7,804
	<u>54,055</u>	<u>2,932,942</u>	<u>642,977</u>	<u>-</u>	<u>3,629,974</u>
	<u>\$ 90,673</u>	<u>\$ 2,932,942</u>	<u>\$ 1,031,118</u>	<u>\$ 34,764,051</u>	<u>\$ 38,818,784</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Two Months Ended February 28, 2018
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 197	\$ -	\$ (197)
Specific ownership taxes	724	-	(724)
SURA Property Tax Increment	47,951	-	(47,951)
O&M Fees	27,600	-	(27,600)
Developer Advance	98,321	33,290	(65,031)
Miscellaneous/Interest Income	2,000	-	(2,000)
Transfer from District 1	26,629	-	(26,629)
Transfer from District 3	5,053	-	(5,053)
	<u>208,475</u>	<u>33,290</u>	<u>(175,185)</u>
Expenditures			
Accounting	35,000	1,948	33,052
Audit	10,000	-	10,000
Directors' Fees	4,800	500	4,300
Insurance/SDA Dues	15,000	12,844	2,156
Election	15,000	479	14,521
Legal	40,000	2,554	37,446
Management	40,000	7,788	32,212
Miscellaneous	4,000	20	3,980
Aweida Inclusion Expense	-	-	-
O&M - Covenant Control	17,720	-	17,720
O&M - Field Services	1,500	-	1,500
O&M - Landscaping	21,060	-	21,060
O&M - Equipment	1,420	-	1,420
O&M - Utilities	3,000	-	3,000
O&M - Monumentation	2,000	-	2,000
O&M - Roads & Sidewalks	38,840	22,025	16,815
O&M - Mailboxes	750	-	750
O&M - Reserve	5,900	-	5,900
Treasurer's Fees	819	-	819
Payroll Taxes	300	38	262
Utilities	3,000	1,133	1,867
Emergency reserve	7,804	-	7,804
	<u>267,913</u>	<u>49,329</u>	<u>218,584</u>
Excess (deficiency) of revenues over expenditures	(59,438)	(16,039)	43,399
Fund balance - beginning	<u>59,438</u>	<u>70,094</u>	<u>10,656</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 54,055</u>	<u>\$ 54,055</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Two Months Ended February 28, 2018
Debt Service Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 689	\$ -	\$ (689)
SURA Property Tax Increment	1,527,446	-	(1,527,446)
Specific Ownership taxes	4,577	-	(4,577)
Reimbursement from SURA	-	-	-
PIF-Property Tax	-	-	-
Interest income	18,000	7,064	(10,936)
Transfer from STCMD No. 1	133,244	-	(133,244)
Transfer from STCMD No. 3	10,107	-	(10,107)
	<u>1,694,063</u>	<u>7,064</u>	<u>(1,686,999)</u>
Expenditures			
Bond interest - 2015A	1,023,300	-	1,023,300
Bond principal - 2015A	280,000	-	280,000
Miscellaneous Expense	500	-	500
Treasurer's Fees	28,610	-	28,610
Trustee / paying agent fees	4,000	-	4,000
	<u>1,336,410</u>	<u>-</u>	<u>1,336,410</u>
Excess (deficiency) of revenues over expenditures	357,653	7,064	(350,589)
Fund balance - beginning	<u>2,909,609</u>	<u>2,925,878</u>	<u>16,269</u>
Fund balance - ending	<u>\$ 3,267,262</u>	<u>\$ 2,932,942</u>	<u>\$ (334,320)</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Two Months Ended February 28, 2018
Capital Projects Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Developer Advance	3,000,000	9,000	(2,991,000)
Interest	<u>20,000</u>	<u>1,837</u>	<u>(18,163)</u>
	<u>3,020,000</u>	<u>10,837</u>	<u>(3,009,163)</u>
Expenditures			
Accounting	5,000	468	4,532
Legal	55,000	4,972	50,028
Management	3,500	96	3,404
Construction Expenses	4,027,849	-	4,027,849
Engineering	271,088	5,358	265,730
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>4,363,437</u>	<u>10,894</u>	<u>4,352,543</u>
Excess (deficiency) of revenues over expenditures	(1,343,437)	(57)	1,343,380
Fund balance - beginning	<u>1,343,437</u>	<u>643,034</u>	<u>(700,403)</u>
Fund balance (deficit) - ending	\$ <u><u>-</u></u>	\$ <u><u>642,977</u></u>	\$ <u><u>642,977</u></u>



March 8, 2018

Mr. Dan Cordova
Special District Management Services, Inc.
141 Union Blvd. Suite 150
Lakewood, Co 80228

Dear Mr. Cordova:

Subject: Superior MOB Parking Garage Inspection
Collins Project Number: 25-10978.00

Per your request, Collins Engineers, Inc. (Collins) performed a visual review of the Superior MOB Parking Garage which is located at 5 Superior Drive in Superior, CO. Collins was requested to review the parking garage as part of a final walkthrough inspection prior to the conclusion of construction. This letter summarizes the results of our site assessment. Recommendations for the defects will not be given at this time.

Site Description

The Superior MOB Parking Garage is a four-level above ground parking structure constructed with cast-in-place concrete slabs supported by precast double tee beams and cast-in-place columns and drop panel walls. The four levels are designated Level 1 through Level 4 starting with the entry and extending to the top of the structure. There is also a basement on the bottom of the north side of the structure. There are two stairwells and an elevator shaft in the structure. Stairwell 1 and the elevator shaft are located on the northwest side of the structure and stairwell 2 is located on the northeast side of the structure.

Observations

The visual site review was performed on March 1st, 2018 by a licensed professional engineer registered in the state of Colorado. Collins' assessment was entirely visual in nature with no material sampling or destructive testing conducted. Collins was provided with architectural, structural, mechanical, and electrical plans. Collins' observations were of the structural components only as well as general measurements and observation of water drainage. Refer to the photo log for typical conditions observed.

Level 1 and Basement

- There were numerous places with leaking joints between the double tee beams.
- There were numerous places with water stains and light efflorescence.
- There was a 1/8" to 1/4" diagonal crack in the flange of the tee beam located on the south side of Level 1.5. The crack is completely through the flange of the beam and has exposed rebar. See Photo 2.
- There was a 1/8" to 1/4" diagonal crack and spall in the flange of the tee beam located on the north side of Level 1. See Photo 3.
- Part of the membrane has fallen through a joint between two beams in the Basement.

Mr. Dan Cordova

March 8, 2018

Page 2

- There was a 1/4" diagonal crack in the flange of the tee beam located on the north side of the Basement. See photo 4.
- The joint between the west Basement wall and the flange of the tee beam needs to be resealed.

Level 2

- There were numerous places with leaking joints between the double tee beams.
- There were numerous places with water stains and light efflorescence.

Level 3

- There were numerous places with leaking joints between the double tee beams.
- There were numerous places with water stains and light efflorescence.
- There were three hairline cracks in the wearing surface on Level 3.5. The cracks run north and south for the entire length of the bay
- The north side of the center divider wall had typical map cracking throughout. See photo 12.
- There was spalling in the top flange of the tee beam around a utility penetration. See photo 13.

Level 4

- The east side of Level 4 was not properly sloped and showed signs of slow/no drainage.

Other Observations

- The foundation wall at the north side of the exterior of the structure had poor consolidation and hairline map cracking.
- A vertical crack has developed between the CMU wall and the concrete wall in the electrical room.
- There were no visual defects in the stairwells at this time.

Collins recommends the following as a condition of acceptance of the garage:

1. All joints be properly sealed
2. All cracks in the topping slab be sealed
3. Repair all cracks in the tee beam flanges

Please do not hesitate to contact me if you have any questions regarding the results of our investigation. Thank you for the opportunity to work with you.

Very truly yours,
Collins Engineers, Inc.



Michael W. Philpot, PE

Photo Log



Photo 1: General Photo of Basement



Photo 2: Cracked flange with exposed rebar



Photo 3: Cracked flange



Photo 4: Cracked flange



Photo 5: Typical water staining



Photo 6: Membrane slipped through joint



Photo 7: Typical water staining and active leaking



Photo 8: Typical water staining and active leaking



Photo 9: Typical water staining



Photo 10: Typical water staining and active leaking



Photo 11: Cracks in wearing surface

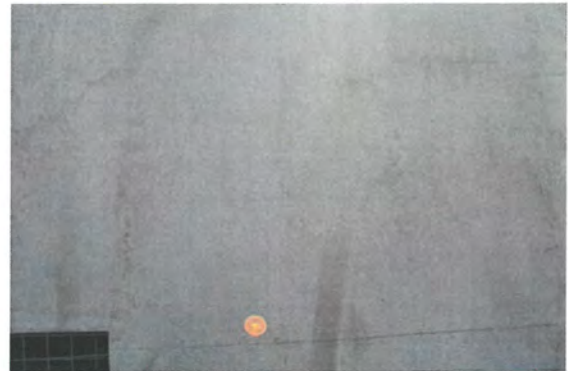


Photo 12: Map cracking in vertical wall



Photo 13: Minor spalling at utility penetration

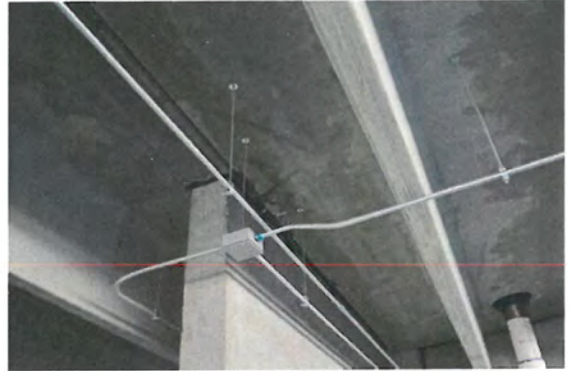


Photo 14: Typical water staining and active leaking



Photo 15: Foundation Wall cracking

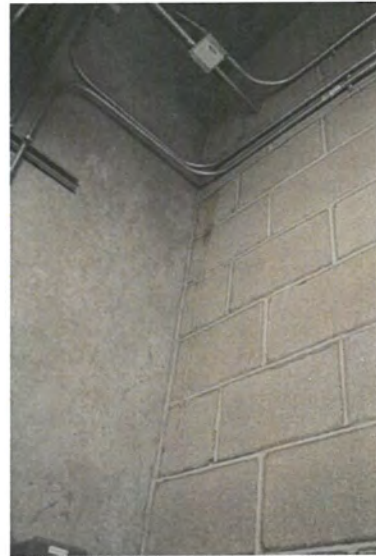


Photo 16: Vertical crack in electrical room

CHANGE ORDER

Contractor: SAMORA Construction **Instruction Manager:** Dave Torreyson

Description:	1. Excavation for sidewalks/3" cast iron pipe water protection TC	SAMORA	\$	36,961.25
	2. RFI 49 Paver Change from Belguard to Boardwalk Pavers	Rocky Mtn Pavement	\$	8,246.97
	3. RFI 51 Sawcutting 02/11/17 & 12/14/17 alley approaches	Grizzley Cutting	\$	1,641.00
	4. RFI 51 Saw cutting - Dumpster	Haulaway	\$	858.25
	5. RFI 53 Sidewalks - black bands/curb wall and truncated dome	Thoutt Bros	\$	8,186.10
	6. RFI 56 Sidewalks - handicap truncated domes	Thoutt Bros	\$	11,295.00
	7. Change Locations of irrigation pump from Village Green to O Parkway	Electric	\$	2,908.58
	7.1 Pump Irrigation & Controller (Value \$20,500)	SAMORA	\$	-
	8. RFI 48 drainage chase, trickle channel and pumping cost	Thoutt Bros	\$	4,287.50
	9. RFI 50 - Courtyard handrails additional 48 feet of railing	Steel Dimensions	\$	8,975.68
	10. Landscaping/Irrigation of outlots for North Courtyard	Vargas Properties	\$	49,646.00
	11. Labor and Material to remove and replace LED Bollard	SAMORA	\$	3,000.00
	12. Potholing at Superior & Main per Metro District	Redman Pothole	\$	2,700.00
	13. Irrigation meter install at northwest corner of apartments	Vargas Properties	\$	650.00
	14. Repair broken 4" PVC and replace (10) existing circuits damaged by Comcast	Parkway Electric	\$	2,371.72
</				

Purpose of Change Order:

Block 13 - Sidewalks/North Courtyard/Misc Items

Attachments (List Documents Supporting Change):

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$3,369,159.00

Previous Change Orders:

\$2,109,802.64

Contract Price Prior to this Change Order:

\$5,478,961.64

Net Increase of this Change Order:

\$ 156,433.26

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 156,433.26

Contract Price with all Approved Change Orders:

\$5,635,394.90

CHANGE IN CONTRACT TIME:

Original Contract Time:

168 (days)

Net Change from Previous Change Order:

168 (days)

Contract Time Prior to this Change Order:

168 (days)

Net Increase of this Change Order:

TBD (days)

Net Decrease of this Change Order:

TBD (days)

Net Change of this Change Order:

TBD (days)

Contract Time with all Approved Change Orders:

TBD (days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By: _____
Contractor

**CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #009-R1**



Date: 2/27/2018
Project Name: STC 1 Main Street
Project Location: Superior, CO
Project No.: 17-010

Description of Change:

BLOCK 13 - SIDEWALKS

1.	Excavation for sidewalks/3" cast iron pipe & winter protection as required by TOS	SAMORA	\$36,961.25
2.	RFI 49 Paver Change from Belgard to Boardwalk Pavers	Rocky Mtn Pavement	\$8,246.97
3.	RFI 51 - Sawcutting 12/11/17 & 12/14/17 alley approaches	Grizzly	\$1,641.00
4.	RFI 51 - Saw cutting Dumpster	Haulaway	\$858.25
5.	RFI 53 Sidewalks -black bands/curb walls and truncated domes	Thoutt Bros	\$8,186.10
6.	RFI 56 Sidewalks -handicap truncated domes	Thoutt Bros	\$11,295.00
7.	Change locations of irrigation pump from Village Green to Old Rail	Parkway	\$2,908.58
7.1	Pump irrigation & controller (Value \$20,500.00)	SAMORA	\$0.00
Block 13 Sidewalks Subtotal			\$70,097.15

NORTH COURTYARD

8.	RFI 48 drainage chase, trickle channel and pumping cost	Thoutt Bros	\$4,287.50
9.	RFI 50 - Courtyard handrails additional 48 feet of railing	Steel Dimensions	\$8,975.68
10.	Landscaping/Irrigation outlots for north courtyard	Vargas Properties	\$49,646.00
11.	Labor and Material to remove & replace LED bollard broken by Wonderland	SAMORA	\$3,000.00
North Courtyard Subtotal			\$65,909.18

MISC ITEMS

12.	Potholing at Superior & Main per Metro District request	Redman Pothole Service	\$2,700.00
13.	Irrigation Meter Install at Northwest corner of apartments	Vargas Property Services	\$650.00
14.	Repair broken 4" PVC and replace (10) existing circuits damage by Comcast	Parkway Electric	\$2,371.72
Misc Subtotal			\$5,721.72

Subtotal **\$141,728.05**

Subcontract OCIP Insurance	\$1,417.28
Subcontract Bond	\$371.42

Subtotal	\$143,516.75
Overhead/Profit/Bond/Insurance	\$12,916.51
Change Order Request Total	\$156,433.26

Note: SAMORA Construction not responsible for any unforeseen conditions or schedule delays.

**ACCEPTED:
SAMORA CONSTRUCTION**

By: _____
Brenda Torreyson
President/CEO



Quote From: SAMORA Construction

Job Name:

Superior Town Center - Sidewalks

Email: dtorreyson@samoragroup.com

Bid Date:

01/31/18

FDP 1 - PHASE 2 / FDP 2 / FDP 3 - PHASE 1 – Balance of Grading on Sidewalks

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	WINTER CONDITIONS as required by TOS	4.00	EA	1,600.00	6,400.00
20	EXCAVATION FOR LANDSCAPE AREA 2" BELOW CURB	0.00	SY	11.00	0.00
30	EX FOR 6 IN CONC WALK AND 12IN SCARIFY RECOMPAC	739.00	SY	33.00	24,387.00
40	EX FOR PAVERS REM 12IN SOIL	0.00	SY	43.00	0.00
50	3" CAST IRON PIPE SIDEWALK / ROOF DRAIN -12 FT AVG	8.00	EA	730.00	5,840.00
60	1-IN IRRIGATION WATER TAP AND METER PIT W SW	0.00	EA	6,900.00	0.00
170	OCIP	1.00	LS	334.25	334.25
GRAND TOTAL					\$36,961.25

NOTES:

1. Fine-grading +/- 0.1 FOR CONCRETE'.
2. Placing additional material not included. Only includes haul to site within 200 Yards from excavation area.
3. Water Irrigation Service lines terminated at just after meter pit. Assume 54" depth on existing line and 4" water is located behind curb. Existing 4" irrigation not shown on plans. All concrete removal and asphalt removal T&M. Conc and asphalt replace by others. Stop and Waste by others.
4. 12" scarify under concrete area only. If existing utility lines in way we cannot scarify.
5. Landscape grading assumed to be 2" below back of curb. Once complete Landscaping company can complete their work. EDGE will not work over sprinkler system.
6. Concrete excavated area includes 1 proof roll per 300' section. All additional rolls or tests paid T&M.
7. If subgrade is complete and signed off any testing due to weather and concrete company schedule we will charge T&M for additional tests or 12" scarify and test.
8. Neither import nor export has been included for dirt; all material generated will be wasted onsite.
9. Survey provided by owner prior to excavation.
10. Water Meter pits adjustments - \$150 per EA to raise 4" +/- . Lowering pits by T&M.
11. 3" CIP set on chairs then concrete placed around the pipe by others. Final drain connection by others to house. Once pipe is placed it is responsibility of owner for grade and location to remain same
10. All bid items tied together except for conduits.
8. Bid valid 30 days from noted proposal date.

EXCLUSIONS: Rock Excavation, if any; Survey; Engineering; Soil and Concrete Testing; Permits/Fees; Winter Protection; Utility Disconnects/Relocation; Traffic Control; Rigid Insulation; Vapor Barrier; Saw-Cutting; Damage to Private Utilities Not Marked; CL-1 Structural Backfill; Topsoil Import; Landscape Repairs, if any; Hazardous Waste Removal; Dewatering; Handling and Removing of Underground Debris; Site Safety Fencing; Subgrade Scarify and Re-Compacting; Perimeter Drain; Asphalt and Concrete Removal/Replacement; Over Excavation and Replacement; Stabilization Material; Under Drain System; Roof Drain Connections; Trench Drains; Shoring and/or Bracing of Existing Structures; Water Proofing; Performance and Payment Bond; Owner Furnishings; Erosion Control Devices; Aggregate Base; Pot-Holing;

If you should have any questions of concerns please give me a call at (303)-339-1050.

Respectfully Submitted,

Estimator/Project Manager

The above quote is accepted and authorizes SAMORA Construction to proceed with the work.

Date: _____ By: _____ Title: _____ 100% Payment Due Upon Completion.



Stonecreek Hardscapes
3758 E. 104th Ave Unit 40
Denver, CO 80233
(303) 669-1801
jc@schdesigns.com
http://schdesigns.com

Estimate 1689

RFI 049

ADDRESS

STC Block 13 Courtyard

DATE
02/22/2018

TOTAL
\$34,076.97

ACTIVITY - Product Material Change from Belgard to General Shale Boardwalk Pavers

QTY

RATE

AMOUNT

Service

Change pavers to General Shale Boardwalk Pavers 3x9x3

1

8,246.97

8,246.97

TOTAL

\$8,246.97 (2)

THANK YOU.

Accepted By

Accepted Date

12/11/17

Work Order

550 Lipan Street
Suite 100
Denver, CO 80204

GRIZZLY
Cutting and Coring, LLC

T: 303-432-3515
F: 303-432-3516

Job Name Sport Stable
Work Ticket # 17-1308
Address 1 Superior Drive
Contractor Samora
Contact Name DAVE
Contact Number 720-633-3307
P.O. _____
Shop Leave 745 am
Arrival Time 830 am
Departure Time 115 pm
Shop Arrive 2:00 pm
Operators Mike/Marcus

☐ Bid ☐ Contract ☐ Scan
☐ Cut ☐ Remove
Stand by Time How Much? _____
Water How Much? _____
Protection Rolls Used? _____
T/M Total Hours? _____

slab

☐ cores

| Mon | | Tues | | Wed | | Thurs | | Fri | | Sat | | Sun

Equipment	Coring Size and Amount	WALL Y/N	Cutting Slab Length X Width X Depth
24" handsaw		N	26 linear ft 10" in depth sidewalk
24" handsaw		N	4' 10" in depth
H100	7" X 1	Y	① 7" X 8" > deep cdw
	8" X 1	N	① 8" X 8"

Description or Diagram

4'

2.5' 3' 2.5' 2.5' 2.5' 2.5' 2.5'

RT-#51
R & R Comb at Old Rail
Promenade

Michael Munt
Operator Signature

Dave Tampos
Authorized Signature

12-11-17
Date

12/11/17
Date

RFI#51 - Sidewalks

**Grizzly Cutting & Coring LLC**

550 Lipan St
Suite 100
Denver, CO 80204

Invoice

Date	Invoice #
12/20/2017	17-1308.6

Bill To
Samora Construction 5310 Ward Road Suite G-01 Arvada, CO 80002

Job Address
Sport Stable 1 Superior Dr. Superior CO

P.O. Number	Terms
	Net 30

Quantity	Description	Unit Price	Amount
1	Saw Cutting as described on the attached work order	565.00	565.00
1	Mobilization/Demobilization Work Order # 17-1308 Dated 12/14/2017	250.00	250.00

Phone 303-432-3515		Total	\$815.00
Fax 303-432-3516		Balance Due	\$815.00

3

12/14/17

Work Order



GRIZZLY
Cutting and Coring, LLC

550 Lipan Street
Suite 100
Denver, CO 80204

T: 303-432-3515
F: 303-432-3516

Job Name Sport Stable
Work Ticket # 17-1308
Address 1 Superior Drive
Contractor Samora
Contact Name Dave
Contact Number 720 633-3307
P.O. _____
Shop Leave _____
Arrival Time 900
Departure Time 200
Shop Arrive _____
Operators MARCUS MATT

<input type="checkbox"/> Bid	<input type="checkbox"/> Contract	<input type="checkbox"/> Scan
<input type="checkbox"/> Cut	<input type="checkbox"/> Remove	
<input type="checkbox"/> Stand by Time	How Much?	_____
<input type="checkbox"/> Water	How Much?	_____
<input type="checkbox"/> Protection	Rolls Used?	_____
<input type="checkbox"/> T/M	Total Hours?	_____

☒ Slab

| | Mon | | Tues | | Wed | | Thurs | | Fri | | Sat | | Sun

Equipment	Coring Size and Amount	WALL Y/N	Cutting Slab
			Length X Width X Depth
24" HNDL HAND SAW		il	③ 4'x6" deep slab CUTS ^{Samora} _{mail box}
			③ 2'6"x6" deep slab CUTS
			① 10'8"x10" deep
			① 3'9"x10" deep
			① 2'8"x10" deep
			② 5'x6" deep

Extra { curb cut ←

→ slab CUTS

Description or Diagram	<u>Vacuumed all slurry.</u>

Marcus Matt
Operator Signature
15 Dec 2017
Date

x Dave Tuseyke
Authorized Signature
x 12/15/17
Date



L2THA33 000393 033182723234 11NNNN NNNNNN NNNNNN 000001 C12H41A1A

DATE	WASTE AND RECYCLING SERVICES	QTY	RATE	TOTAL
01/17/18	WORK ORDER#: 312625 DUMP & EXCHANGE 30YD BOX			325.00
01/17/18	WORK ORDER#: 312626 10YD DELIVERY			325.00
01/24/18	WORK ORDER#: 312799 DUMP & EXCHANGE 10YD BOX			121.45
01/24/18	OVERWEIGHT CHARGE	3.47	35.000	
01/24/18	TOTAL BOX WEIGHT 8.47 TONS			
01/31/18	WORK ORDER#: 312987 DUMP & EXCHANGE 10YD BOX			325.00
01/31/18	OVERWEIGHT CHARGE	2.48	35.000	86.80
01/31/18	TOTAL BOX WEIGHT 7.48 TONS			
	TOTAL INVOICE:			1183.25
For updates on weather related service delays, see what holidays that we observe or determine your residential recycling week, visit our website at www.haulaway.com.				INVOICE TOTAL 1,183.25

PREVIOUS BALANCE	PAYMENTS	CURRENT CHRGS + ADJS	TOTAL DUE
825.00	825.00	1,183.25	1,183.25

SIGN UP FOR eDELIVERY AND PAY ONLINE AT <http://www.crrwasteservices.com/pay> . YOUR ACCESS CODE IS 1390072.

ACCOUNT#: 43-0025842 9
INVOICE #: 0313551
SERVICE ADDRESS: SAMORA GROUP
1 SUPERIOR DR
SUPERIOR CO

IF YOU HAVE ANY QUESTIONS PLEASE CALL
CUSTOMER SERVICE AT 800.222.3337.
PAST DUE AMOUNTS SUBJECT TO LATE FEES.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR PAYMENT. DO NOT STAPLE.



540 TOPEKA WAY
CASTLE ROCK, CO 80109

<input type="checkbox"/>	<input type="checkbox"/>	CARD NUMBER	AMOUNT
<input type="checkbox"/>	<input type="checkbox"/>	CARDHOLDER NAME (PLEASE PRINT)	EXP. DATE
SIGNATURE			

☐ Please check box if address is incorrect or information has changed and indicate change(s) on reverse side.

000393 L2THAI33

SAMORA GROUP
5310 WARD RD
ARVADA CO 80002



INVOICE DATE	DUE DATE	ACCOUNT#	INVOICE#	CHECK#
02/01/18	02/28/18	43-0025842 9	0313551	
PREV BALANCE	PAYMENTS	CURR CHARGES	TOTAL DUE	
825.00	825.00	1,183.25	\$1,183.25	

MAIL PAYMENT TO:

HAULAWAY STORAGE CONTAINERS, INC
PO BOX 7183
PASADENA, CA 91109-7183

4300258429000011832503135518



RFI 53

Build with concrete for a better tomorrow.
Build the future of tomorrow now!

THOUTT BROS. CONCRETE CONTRACTORS INC.
5460 Tennyson Street
Denver, CO 80212
Phone: 303-458-1298 x 340
Fax: 303-458-1424

CHANGE ORDER REQUEST 2 for job Block 13 Sidewalks.

COMPANY INFORMATION:	
This estimate is for:	Samora Inc 5310 Ward Rd Arvada, Co 80007 Phone: 303-422-4285
Company contact:	Dave Torreyson Email: dtorreyson@samoragroup.com Cell: 303-422-4285
Job Location:	1 Superior Plaza Way b Superior CO 80027
Estimate name:	1702379-EXT-2
Estimate entered on date:	02/20/2018
Estimate last updated:	02/20/2018
Estimate expires on:	12/14/2017

BASE ESTIMATE DETAILS:

misc changes

Description	Quantity	Unit	UnitPrice	Total Price
planter wall 18" x 6"	87.00	LF	32.00	\$2,784.00
colored band	36.00	LF	64.00	\$2,304.00
Handicap Ramps/Truncated Domes	1	LS	2500.00	\$2,500.00
curb & gutter	40.00	LF	14.14	\$565.60
Environmental Impact Fee	13.00	CY	2.50	\$32.50
Subtotal for misc changes:				\$8,186.10

Main Estimate Subtotal: \$3,217.46
Bond Fee Rate: 0.0000%
Bond fee: \$0.00

Main Estimate Subtotal: \$8,186.10 



Thoutt Bros Concrete Contractors Inc

5460 Tennyson St.
Denver, CO 80212
Phone: 303-458-1298
Fax: 303-458-1424

Project: # 3246 Block 13 Sidewalks

Estimator: Tyler Wiedmaier

Addenda:

Proposal Date: 07/10/2017

Proposal Last Update: 8/14/2017

Proposal Expires On: 9/13/2017

Client: Dave Torreyson

Samora Group

5310 Ward Road, Suite G-01

Arvada, CO 80007

Phone: 303-422-4285

Fax: 303-422-4287

Email: dtorreyson@samoragroup.com

Job Site: 1 Superior Plaza Way b
Superior, CO 80027

BID PROPOSAL

Base Estimate

02. Site Work

Description	Quantity	Unit	Unit Price	Total Price
Mobilization and Administration.	20	LS	750.00	15,000.00
Concrete Sidewalk 6"	1,669	SF	5.56	9,279.64
Thickened Edge at Sidewalk Pipe Encasement 4'w x 9"t	152	LF	52.78	8,022.56
5' Concrete Sidewalk 6"	2,144	LF	27.80	59,603.20
Concrete Curb Cut 10" w/ 6x6 w1.4 wwf	2,214	SF	10.16	22,494.24
Handicap Ramp with Truncated Dome Steel Plates	17	EA	1,875.00	31,875.00
Environmental Impact Fee	378	CY	2.50	945.00
Subtotal for 02. Site Work				147,219.64
			Base Estimate Total: \$147,219.64	

Alternate 2

902. Alternate 2

Description	Quantity	Unit	Unit Price	Total Price
Handicap Ramp with Truncated Dome Steel Plates (2)	6	EA	1,875.00	11,250.00
Environmental Impact Fee	18	CY	2.50	45.00
Subtotal for 902. Alternate 2				11,295.00
			Alternate 2 Total: \$11,295.00	

Subcontractor Change Order Request Breakdown

Company: Parkway Electric
Project: STC-North Courtyard 17SZ048-7255

Change Description:
 Relocate power for Irrigation Controller-D

Labor

<i>Labor Classification</i>	<i>Quantity</i>	<i>Unit</i>	<i>\$/ Unit</i>	<i>Total</i>
Electrician	24.0		\$ 63.00	\$ 1,512.00
Electrician	24.0		\$ 63.00	\$ 1,512.00
Estimating	2.0		\$ 63.00	\$ 126.00
				\$ -

Fringe Benefits, Overhead, and Profit Rate on Labor: 0%

Labor Subtotal: \$ 3,150.00

Material

<i>Material Classification</i>	<i>Quantity</i>	<i>Unit</i>	<i>\$/ Unit</i>	<i>Total</i>
1" PVC sch-40	80.0	LF	\$ 0.33	\$ 26.40
1" PVC fittings	1.0	EA	\$ 8.40	\$ 8.40
Misc. Items (Glue, Tape, Propane)	1.0	EA	\$ 18.80	\$ 18.80
Compression Lugs	26.0	EA	\$ 1.68	\$ 43.68
Heat Shrink	26.0	EA	\$ 3.02	\$ 78.52
Hardware	1.0		\$ 8.58	\$ 8.58
#8 THHN (438' x 2)	876.0		\$ 0.28	\$ 245.28
				\$ -

Material Subtotal: \$ 429.66

Markup: 10%

\$ 42.97

Tax: 5.545%

\$ 23.82

Material Total: \$ 496.45

Equipment

<i>Equipment Classification</i>	<i>Quantity</i>	<i>Unit</i>	<i>\$/ Unit</i>	<i>Total</i>
				\$ -
				\$ -

Overhead and Profit Rate on Equipment Rental: 10%

Equipment Subtotal: \$ -

Change Order Request Total: \$ 3,646.45 8

Subcontractor Change Order Request Breakdown

Company: Parkway Electric
Project: STC-North Courtyard 17SZ048-7255_Credit

Change Description:
 Credit Irrigation Controller-D

Labor

<i>Labor Classification</i>	<i>Quantity</i>	<i>Unit</i>	<i>\$/ Unit</i>	<i>Total</i>
Electrician	0.5		\$ 55.00	\$ 27.50
Electrician	0.5		\$ 55.00	\$ 27.50
				\$ -

Fringe Benefits, Overhead, and Profit Rate on Labor: 0%

Labor Subtotal: \$ 55.00

Material

<i>Material Classification</i>	<i>Quantity</i>	<i>Unit</i>	<i>\$/ Unit</i>	<i>Total</i>
1" PVC sch-40	50.0	LF	\$ 0.35	\$ 17.50
1" PVC fittings	1.0	EA	\$ 1.40	\$ 1.40
Misc. Items (Tape, Propane)	1.0	EA	\$ 5.08	\$ 5.08
Compression Lugs	26.0	EA	\$ 1.68	\$ 43.68
Heat Shrink	26.0	EA	\$ 3.02	\$ 78.52
Hardware	1.0		\$ 8.58	\$ 8.58
#8 THHN (779' x 2)	1558.0		\$ 0.28	\$ 436.24
				\$ -

Material Subtotal: \$ 591.00

Markup: 10%

\$ 59.10

Tax: 5.545%

\$ 32.77

Material Total: \$ 682.87

Equipment

<i>Equipment Classification</i>	<i>Quantity</i>	<i>Unit</i>	<i>\$/ Unit</i>	<i>Total</i>
				\$ -

Overhead and Profit Rate on Equipment Rental: 10%

Equipment Subtotal: \$ -

Change Order Request Total: \$ <737.87>

Fig. 2

01 - THOMAS PROS. CONCRETE CONTR. INC.
 Billing Application
 1702323 - Superior Town Center Phase
 Application Number - 7 Date - Dec 15/17 - Dec 15/17

Item	Description	Contract Value	Est	-----To Date	Initial To Date	Est	--Prev Billing	Current Prev	Est	--This Billing	Current	Total	Unit Price
3029	Pump	2,037.50	100	2,037.50	1.00	0	0.00	0.00	100	2,037.50	1.00	1.00	2,037.50*
3030	Chase	2,250.00	100	2,250.00	6.00	0	0.00	0.00	100	2,250.00	6.00	6.00	375.00*

8 ✓

Approved by _____

Approved by _____

Steel Dimensions
1245 Rock Creek Cir
Lafayette, CO 80026

Superior Town Center
Re: Steps and railing.

RFI 050

Dates:	Action	Number of Embeds	Cost per Embed**	Contract Price
9/14/2017	Original	74	\$ 373.99	\$ 27,675.00
11/4/2017	additional	12	\$ 373.99	\$ 4,487.84
11/28/2017	additional	12	\$ 373.99	\$ 4,487.84
12/12/2017	Original*	10	\$ -	\$ -
Total		108		\$ 36,650.68

9

- *Note: 10 posts/embeds and railings will be included at no additional cost to builder for the material or installation, protective coatings are not included.
- **Note: Cost per embed includes: embed, post, top & bottom railing (estimated at less than 5 ft. per post). Assumes all railings are linear (radius or rolled steel are not included). Additional items are subjected to the original contract terms and conditions.

Dave, we can shop paint it for \$9.50 per post (posts only). But this is a simple red steel primer, no cleaning or blasting...etc., will have runs and may not top coat so well. I think it will take two or three days to complete.

I would recommend a better primer with some hand cleaning of the steel at a minimum.

Wipe the steel with xylene and use a nicer primer (includes runs and all) for \$3.50 per post more (total \$13.00).

Let me know if you are interested or if you prefer to do it on site.



February 1, 2018

Dave Torreyson
Samora Construction
dtorreyson@samoragroup.com

North Courtyard Outlots

Re: Superior Expansion North Courtyard Outlots: View A, North F, North E, North D, North G, North H and North I-Landscape and Irrigation Proposal.

Hi Dave:

Following is our price for the landscape and irrigation at the above referenced project. All prices are per the plans and the provided specifications and include all material, labor, mobilization and taxes to complete the project. All numbers reflect our plant count and measurements of the plan.

LANDSCAPE IRRIGATION

Description	Base Bid
Trees and Plants	16,445.00
Edging, Mulch, Fabric, Boulders	15,740.00
Soil Prep	7,200.00
Sod/Seed	4,736.00
Irrigation	5,525.00
Mobilization	0.00
	<u>\$ 49,646.00</u>

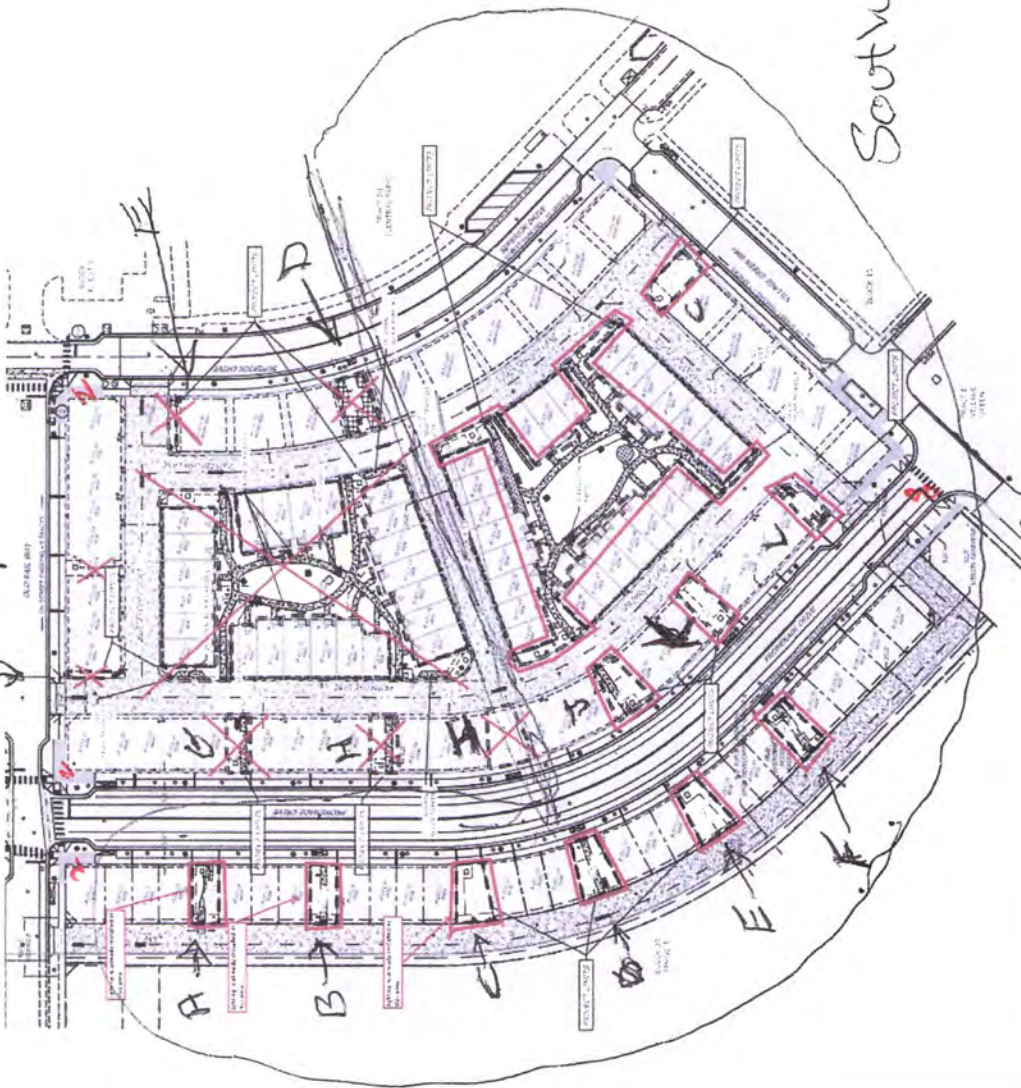
CLARIFICATIONS:

1. This price specifically includes the importation and spreading of topsoil. Vargas Property Services, Inc. must receive the grade within $\pm .10$ foot.
2. Contractor must endeavor to meet grades within ± 0.10 foot. There is no import or export of soil or significant movement of soils included.
3. Trees are sized, priced as specified and represented on the plans.
4. Edging is priced as Ryerson 4 x 1/8 gauge.
5. Wood mulch is priced as Bark mulch.
6. Rock mulch is priced 1.5" Gold Ore.
7. Organic soil preparation is in all landscape areas at a rate of 5CY per 1000SF.

5209 sf, 149.53 sf

10

View A
F



KEY MAP

NOTE:
THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

SITE LEGEND:

- REAR YARD
- REAR YARD WALL
- REAR YARD FENCE
- REAR YARD DRIVE
- REAR YARD PARKING
- REAR YARD LANDSCAPE
- REAR YARD LIGHTS
- REAR YARD SIGNAGE
- REAR YARD UTILITIES
- REAR YARD ACCESS
- REAR YARD EGRESS
- REAR YARD ENTRY
- REAR YARD EXIT
- REAR YARD STAIRS
- REAR YARD ELEVATORS
- REAR YARD RAMP
- REAR YARD BRIDGE
- REAR YARD TUNNEL
- REAR YARD UNDERPASS
- REAR YARD OVERPASS
- REAR YARD VIADUCT
- REAR YARD GALLERY
- REAR YARD THEATRE
- REAR YARD CONCERT HALL
- REAR YARD MUSEUM
- REAR YARD GALLERY
- REAR YARD THEATRE
- REAR YARD CONCERT HALL
- REAR YARD MUSEUM

SUPERIOR TOWN CENTER
FOR 2 (BLOCK 1) & 3 PHASE 1 (PARTIAL BLOCK 25)
CONSTRUCTION PLANS

OVERALL
SITE PLAN

C1.0

South courtyard





Courtyard Bid

August 31, 2017

Dave Torreyson
Samora Construction
dtorreyson@samoragroup.com

Re: Superior Expansion North Courtyard: Landscape and Irrigation Proposal.

— original
bid

Hi Dave:

Following is our price for the landscape and irrigation at the above referenced project. All prices are per the plans and the provided specifications and include all material, labor, mobilization and taxes to complete the project. All numbers reflect our plant count and measurements of the plan.

LANDSCAPE IRRIGATION

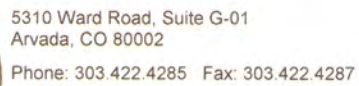
Description	Base Bid
Trees and Plants	20,980.00
Edging, Mulch, Fabric	9,860.00
Soil Prep	5,425.00
Sod/Seed	2,990.00
Irrigation	11,050.00
Tax	4,025.00
	<u>\$ 54,330.00</u>

/ 9118 sf / \$5.95 sf

CLARIFICATIONS:

1. This price specifically includes the importation and spreading of topsoil. Services, Inc. must receive the grade within $\pm .10$ foot.
2. Contractor must endeavor to meet grades within ± 0.10 foot. There is no soil or significant movement of soils included.
3. Trees are sized, priced as specified and represented on the plans.
4. Edging is priced as Ryerson 4 x 1/8 gauge.
5. Wood mulch is priced as Bark mulch.
6. Rock mulch is priced 1.5" Gold Ore.
7. Organic soil preparation is in all landscape areas at a rate of 5CY per 10
8. There is no allowance for additional soil amendments due to soil testing

Reference South Courtyard
240,000 for all including
pumps & all outlets



Invoice #: 574
Invoice Date: 2/27/2018

STC Metro District

17-010 STC Sidewalks/Parking/Landscape

Terms

Net 30

Redman Pothole Service, LLC
30406 East 166th Ave
Brighton, CO 80603

INVOICE # 020618SC

Phone 970-567-0811 Fax 303-659-8439
Redmanpotholeservice@Hotmail.com

DATE: Feb 6, 2018

BILL TO:
DAVE TORREYSON
SAMORA CONSTRUCTION
5310 WARD ROAD SUITE G-01
ARVADA, CO 80002

DESCRIPTION

PAYMENT TERMS: 30 DAYS

SUPERIOR- McCaslin *remain as Requested by Stc Metro District*

Tuesday Jan 23rd	Potholes	6 hrs @ \$150.00	\$900.00
Thursday Jan 25th	Potholes	8 hrs @ \$150.00	\$1200.00
Friday Jan 26th	Potholes	4 hrs @ \$150.00	\$600.00

TOTAL DUE: \$2700.00

(12)

THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE!



270 Interlocken Blvd
Broomfield, CO 80021
303.466.9196
303.438.9579 fax

Invoice

Date	Invoice #
12/14/2017	26433

Site Location

Superior

P.O. No.	Project
	4C - NIC

Bill To
SAMORA 5310 Ward Road, Ste. G-01 Suite 231 Arvada, CO 80002

Description	Quantity	Rate	Amount
-------------	----------	------	--------

Irrigation Meter Installation assistance at
Northwest corner of the new apartments.

Water Meter Placement assistance (lump sum)	1	650.00	650.00
---	---	--------	--------



Thank you for your business.

Subtotal	\$650.00
Sales Tax (8.16%)	\$0.00
Payments/Credits	\$0.00
Balance Due	\$650.00

13



October 31, 2017

Change Order Number: 17SZ048-7156

Re: Superior Town Center – Main Street

Subject:

- ✦ Repair broken 4" PVC conduit and replace (10) damaged circuits at S.W. corner of Superior Drive and Old Rail Way. (Comcast direct bore subcontractor)

Scope of Work

- ✦ Repair broken 4" PVC under the sidewalk and clean out conduit to ground boxes (x2).
- ✦ Replace the (10) existing circuits feeding light poles.
- ✦ Re-connect all circuits in ground boxes (x2) with new compression lugs and seal with heat shrink as before. Boxes located (1) east side and (1) west side of Superior Drive on the south side of Old Rail Way.

Customer Responsibilities

The customer will be responsible for the following:

- ✦ N/A

Notes & Assumptions

This proposal has been prepared under the following assumptions:

1. No training is included in this proposal.
2. This proposal is based on all work being performed at a regular hourly rate, unless noted. If there is a need to accelerate the schedule, Parkway will provide a quote, with overtime, for the requested shortened schedule.
3. If additional start-up time is required (beyond that which is stated in the scope of work), it will be billed on a T&M basis.
4. All changes by an authority having jurisdiction or authorization to do so will alter this proposal
5. Any painting of electrical conduit, equipment, etc. will be done by others
6. All concrete pads and/or housekeeping pads will be done by others unless noted in scope.
7. Where the price of material, equipment, or energy increases prior to acceptance of a quote, the quote sum may be adjusted.
8. No allowances are included in this proposal.
9. No electric/cable/telephone/gas/etc... fees or usage charges are included in this proposal.
10. Nothing in this quote should be construed as a substitute for a consultation with a tax professional.



POWER

COMMUNICATIONS

CONTROLS

Pricing

Pricing for the Changes outlined in the above scope of work is shown below.

Amount Due: \$2,371.72 (14)

The quoted price includes 5.545% tax.

If paying via credit card a 3% processing fee will be added.

Quotation Terms & Conditions

This quotation is subject to the Parkway Electric & Communications LLC standard terms and conditions, and is valid for 30 days. For a complete listing of the Parkway standard terms and conditions, please refer to the "terms" link located on our website at www.parkwayelectric.com

If you have any questions regarding this quotation, do not hesitate to contact me at 303-872-7252.

Customer Acceptance

Accepted by

Date

Title

Sincerely,

CARMEN DE LEONE

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC- FDP 2/FDP 3 Phase 1 South Courtyard Date of Issuance: 2/28/2018

Owner:	Superior Town Center Metropolitan District No. 2	Change Order No: 001
Address: c/o	12775 El Camino Real, Suite 100	
	San Diego, CO 92130	

Contractor: SAMORA Construction **Construction Manager:** Dave Torreyson

You are directed to make the following changes in the Contract Documents:

Description:

1. RFI 002 - 15" Pipe Stubbed out 5' w/10 % back	SAMORA	\$	4,000.00
2. 18" core drilling 8" thick wall	Grizzly	\$	437.20
	Subtotal	\$	4,437.20
OCIP - 2%		\$	88.74
Overhead/Profit/Bond		\$	407.33
	Total	\$	4,933.28

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): See attached backup

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 832,008.02

Previous Change Orders:

Contract Price Prior to this Change Order:

\$ 832,008.02

Net Increase of this Change Order:

\$ 4,933.28

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 4,933.28

Contract Price with all Approved Change Orders:

\$ 836,941.30**CHANGE IN CONTRACT TIME:**

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By:_____

Engineer

APPROVED:

By:_____

Owner

APPROVED: SAMORA Construction

By:_____

Contractor

**CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #001**



Date: 2/28/2018

Project Name: STC South Courtyard

Project Location: Superior, CO

Project No.: 18-001

Description of Change:

Superior Town Center - FDP 2/FDP 3 Phase 1

1.	RFI - 002 15" Pipe stubbed out 5' w/10 % backslope	SAMORA	\$4,000.00
2.	18" core drilling 8" wall	Grizzly	\$437.20

Subtotal	\$4,437.20
OCIP Insurance	\$88.74
Overhead/Profit/Bond	\$407.33
Change Order Request Total	\$4,933.28

Note: SAMORA Construction not responsible for any unforeseen conditions or schedule delays.

ACCEPTED:

SAMORA CONSTRUCTION

By: _____

Brenda Torreyson

President/CEO



5310 Ward Road, Suite G-01
Arvada, CO 80002
Phone: 303.422.4285 Fax: 303.422.4287

Invoice

Invoice #: 576
Invoice Date: 2/28/2018

Bill To:

STC Metro Districit
12775 El Camino Real, Suite 100
San Diego, CA 92130

Project Number/Name

18-001 STC South Courtyard

P.O. Number:**Terms**

Net 30

Description	Amount
RFI 18 - Hall Erwin project to South Courtyard 15" pipe stubbed out 5' w/10% back slope 14' of 15" SDR 26 Pipe - Operator and equipment Mini backhoe 8 Hours @ \$140.0/ hr. - Operator and loader hauding stock pipe 8 Hours @ 160.00/hr. - Operator and equipment to backfill, compaction and grouting 6 Hours @ 160.00/hr.	4,000.00
Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

Thank you for your business.

**Grizzly Cutting & Coring LLC**

550 Lipan St
Suite 100
Denver, CO 80204

Invoice

Date	Invoice #
2/22/2018	17-1308.7

Bill To
Samora Construction 5310 Ward Road Suite G-01 Arvada, CO 80002

Job Address
Sport Stable 1 Superior Dr. Superior CO

P.O. Number	Terms
	Net 30

18-01

Quantity	Description	Unit Price	Amount
1	Coring as described on the attached work order	187.20	187.20
1	Mobilization/Demobilization	250.00	250.00
	Work Order 17-1308 Dated 2/7/2018		

Phone 303-432-3515		Total	\$437.20
Fax 303-432-3516		Balance Due	\$437.20

Work Order

550 Lipan Street
Suite 100
Denver, CO 80204

GRIZZLY
Cutting and Coring, LLC

T: 303-432-3515
F: 303-432-3516

<input type="checkbox"/>	Bid	<input type="checkbox"/>	Contract	<input type="checkbox"/>	Scan
<input checked="" type="checkbox"/>	Cut	<input type="checkbox"/>	Remove		
<input type="checkbox"/>	Stand by Time	How Much?			
<input type="checkbox"/>	Water	How Much?			
<input type="checkbox"/>	Protection	Rolls Used?			
<input type="checkbox"/>	T/M	Total Hours?			
<input type="checkbox"/>	Coring				

DATE 2/7/18

Job Name Sport Stable

Work Ticket # 17-1308

Address 1 Superior Drive

Contractor SAMORA

Contact Name DAVE

Contact Number 720-633-3307

P.O. _____

Shop Leave 8:00am - 9:40am

Arrival Time 8:40am - 10:30am

Departure Time 8:45am - 11:45am

Shop Arrive 11:45am

Operators Ryan & Jacob

| | Mon | | Tues | | Wed | | Thurs | | Fri | | Sat | | Sun

Equipment	Coring Size and Amount	WALL Y/N	Cutting Slab Length X Width X Depth
DD 250	18" x 8"	Y	18" core 8" thick on wall
TE 70			

Description or Diagram	18" core 8" thick on wall
	Anchored.

Ryan
Operator Signature

2-7-18
Date

Hub
Authorized Signature

2-7-18
Date