

Fund	Period Ending Apr. 24, 2019
General	\$ 24,428.64
Debt	\$ 4,000.00
Capital	\$ 7,216.95
Total	\$ 35,645.59

-
- B. Review and accept unaudited financial statements through the period ending March 31, 2019 (enclosure).
-

IV. LEGAL MATTERS

- A. Discuss status of communications with Aweida Properties regarding recordation of Covenants, Conditions, and Restrictions on property.
-
- B. Discuss status of Closure of Notice of Violation/ Cease and Desist Order, Number SO-161006-1, Compliance Order on Consent, Number SC-190311-1, and Order for Civil Penalty, Number SP-190322-1 from Colorado Department of Public Health and Environment’s Water Quality Control Division (enclosure).
-

V. OPERATIONS AND MAINTENANCE

- A. Status of additional pet waste stations to be installed.
-
- B. Review request from resident at 2322 Marigold Place regarding drainage issue (enclosure).
-

VI. COVENANT CONTROL

- A. Review Community Manager’s Report (enclosure).
-
- 1. Discuss and consider approval of Resolution No. 2019-05-__ the First Amended and Restated Residential Rules, Regulations, and Design Guidelines (enclosure).
-

VII. CAPITAL PROJECTS

- A. Review and consider approval of improvement costs in the amount of \$ _____ under that certain Final Engineers Report and Certification #47 prepared by Ranger Engineering, LLC, dated _____, 2019 (to be distributed).
-
- B. Discuss dry utilities for Aweida Discovery Townhomes inside Block 25 outlot.
-
- C. Consider approval of Change Order No. 001-R1, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Block 26 Pricing- Redlands Plans, for an increase in the contract amount of \$369,038.98 (enclosure).
-
- D. Consider approval of Change Order No. 2-R1, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for an extension of time to complete work due to weather delay (enclosure).
-

VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
-

IX. OTHER MATTERS

- A. _____
-

- X. ADJOURNMENT **THE NEXT MEETING IS SCHEDULED FOR JUNE 5, 2019.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD APRIL 3, 2019

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 Tuesday, the 3rd day of April, 2019, 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
Angie Hulsebus

Also In Attendance Were:

Lisa A. Johnson, Judy Leyshon and Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

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

Mark Chambers; Simmons & Wheeler, P.C.

Dave Andrews; Edifice, LLC

Sonia Chin, Bill Jencks, and Jessica Sergi; Ranch Capital, LLC (via speakerphone)

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 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 Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Agenda was approved, as presented.

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, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz 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, the meeting would be conducted 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 the District's boundaries.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the March 6, 2019 Regular Meeting.
- Ratify approval of Service Agreement with Edifice, LLC for Project Management Services.

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

FINANCIAL MATTERS

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

Fund	Period Ending Mar. 27, 2019
General	\$ 24,958.58
Debt	\$ -0-
Capital	\$ 6,683.61
Total	\$ 31,642.19

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

RECORD OF PROCEEDINGS

Unaudited Financial Statements: Mr. Chambers presented the unaudited financial statements for the period ending February 28, 2019.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending February 28, 2019.

LEGAL MATTERS

Public Hearing on the Inclusion of 1.968 Acres owned by RC Superior, LLC: Director Brzostowicz opened the public hearing to consider the Petition for Inclusion received from RC Superior, LLC to include approximately 1.968 acres into the boundaries of the District.

It was noted that publication of Notice stating that the Board would consider the inclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the inclusion of the property as described in the Petition for Inclusion and adopted Resolution No. 2019-04-01, Resolution for Inclusion of Real Property, contingent upon the property closing. A copy of Resolution No. 2019-04-01 for the inclusion of approximately 1.968 acres owned by RC Superior, LLC is attached hereto and incorporated herein by this reference.

Request from Aweida Properties Regarding Recordation of Covenants, Conditions, and Restrictions: Attorney Becher reported on a recent discussion with Aweida Properties regarding their request for the District to enforce covenants on the Aweida property. The Board indicated their concurrence with enforcing covenants recorded against Aweida's property so long as they are substantially similar to existing covenants as approved by Legal Counsel to the District.

Following discussion, the Board directed Legal Counsel to send the existing Covenants, Conditions, and Restrictions to Mr. Aweida for his preparation/recordation, subject to District's review.

RECORD OF PROCEEDINGS

OPERATIONS / MAINTENANCE

Structural Engineering Service Agreement between the District and Loris and Associates, a Division of Otak for Structural Design of Marshall Road Bridge: It was noted that the Structural Engineering Agreement between the District and Loris and Associates, a Division of Otak for structural design of Marshall Road Bridge has been fully executed.

Additional Pet Waste Stations for Installation: The Board discussed additional pet waste stations for the District.

Following discussion, the Board approved up to three (3) new pet waste stations for the District. Ms. Ripko will determine the appropriate locations.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

Community Management Report: Ms. Ripko presented to the Board the Community Manager's Report.

Additional Options for Outdoor Shade Specifications: The Board discussed additional options for outdoor shade specifications. The Board was in agreement with the amendments to the Design Guidelines that will come before the Board for approval in May.

CAPITAL PROJECTS

Final Engineer's Report and Certification #46 dated March 20, 2019: Ms. Johnson reviewed with the Board the improvement costs under the Final Engineer's Report and Certification #46, dated March 20, 2019, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$212,355.06 under that certain Final Engineer's Report and Certification #46, dated March 20, 2019, prepared by Ranger Engineering, LLC.

Contract for Block 25 Infrastructure to SAMORA Construction for Utilities, Walks, Pavement, and Lighting: It was noted that contract documents are complete. It was further noted that work has begun.

Change Order No. 11, Superior Town Center under the Construction Contract between the District and Hudick Excavating, Inc.: The Board discussed and reviewed Change Order No. 11, Superior Town Center under the Construction Contract between the District and Hudick Excavating, Inc.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 11, Superior Town Center under the contract between the District and Hudick Excavating, Inc. for an increase in the contract amount of \$141,012.

Change Order No. 12 Revision 1, Superior Town Center under the Construction Contract between the District and Hudick Excavating, Inc.: The Board discussed and reviewed Change Order No. 12 Revision 1, Superior Town Center under the Construction Contract between the District and Hudick Excavating, Inc.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 12 Revision 1, Superior Town Center under the contract between the District and Hudick Excavating, Inc. for an increase in the Construction Contract amount of \$34,158.

Revised Proposal from SAMORA Construction for Superior Town Center Entrance Signage: The Board discussed the proposal from SAMORA Construction for Superior Town Center Entrance Signage in the amount of \$261,756.90.

Following discussion, the Board determined to permit the developer to contract for the work and submit the public costs for certification and reimbursement.

Proposal from Summit Services Group for the Continuation of Stormwater Inspection Services: The Board discussed a proposal from Summit Services Group for the continuation of Stormwater Inspection Services.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved the proposal from Summit Services Group for the continuation of Stormwater Inspection Services in the amount of \$19,200.

DEVELOPER UPDATE

Lot and Home Sales: Mr. Jencks provided an update to the Board on lot and home sales.

OTHER MATTERS

There were no other matters before the Board for discussion.

RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 3, 2019
REGULAR MEETING MINUTES OF THE STC METROPOLITAN DISTRICT
NO. 2 BY THE BOARD OF DIRECTORS SIGNING BELOW:

James A. Brzostowicz

Angie Hulsebus

RESOLUTION NO. 2019-04-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
STC METROPOLITAN DISTRICT NO. 2 FOR INCLUSION OF REAL PROPERTY**

A. RC Superior, LLC, a Delaware limited liability company, the 100% fee owner of the Property (hereinafter defined) has petitioned the STC Metropolitan District No. 2 (the “**District**”) for the inclusion into the District’s boundaries of the real property hereinafter described (“**Property**”).

B. Public Notice has been published in accordance with law, calling for a public hearing on the request for approval of said Petition.

C. The statutory requirements of Section 32-1-401(1)(a), C.R.S., for submission of a petition for inclusion to the Board of Directors of the District (“**Board**”), including a legal description of the Property, a statement that assent to the inclusion of the Property was obtained by the 100% fee owner thereof and acknowledgment in the same manner as required for conveyances of land, were presented to and have been satisfied and approved by the Board.

D. The District may consider the enlargement or extension of its facilities in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

E. The District is capable of serving the Property with facilities of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2, TOWN OF SUPERIOR, BOULDER COUNTY, COLORADO:

1. That the Board of Directors of the District shall and hereby does order the inclusion of the Property described herein within the boundaries of the District.

2. The name and address of the Petitioner and the legal description of the Property are as follows:

Petitioner: RC Superior, LLC, a Delaware limited liability company

Address of Petitioner: 11452 El Camino Real, Suite 120
San Diego, CA 92130

Legal Description: Approximately 1.968 acres of land legally described on Exhibit A attached hereto and incorporated herein.

3. That approval of this inclusion is further subject to the following:

(a) On and after the effective date of this inclusion (which shall be the date of recording of the Court Order approving the inclusion by the Clerk and Recorder of Boulder County, Colorado, unless otherwise specified in the Court Order), the Property shall be subject to the rules and regulations of the District, and the payment of any and all taxes, fees, rates and charges of the District.

Dated this ^{3rd} ~~1~~ day of ~~1~~ April, 2019.

STC METROPOLITAN DISTRICT NO. 2

By: _____

President

Attest:



Secretary

EXHIBIT A

Legal Description

A parcel of land, being Lot 3B, Block 1 of Superior Town Center Filing No. 1B Replat No. 3 recorded December 1, 2016 as Reception No. 3560623 of the Records of Boulder County, located in the Northwest Quarter (NW1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.


Said parcel contains 1.968 Acres, more or less (±).

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2019-03-01, Resolution of the Board of Directors of STC Metropolitan District No. 2, Resolution for Inclusion of Real Property.

STC METROPOLITAN DISTRICT NO. 2

Date: 4-3-19

By: 
Secretary

SECTION 00680 CHANGE ORDER

Superior Town
Center Discovery
Parkway FDI,
Phase 2B

CHANGE ORDER

Project: _____ Date of Issuance: April 11 2019

Owner: Superior Town Center Metropolitan District No. 2 Change Order No.: 11R1

Address: c/o Lisa Johnson
141 Union Blvd, Suite 150
Lakewood, CO 80228

Contractor: Hudick Excavating, Inc Construction Manager: David Andrews

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

Description:
Replace 3 damaged light poles, Repair damaged boxes, 3" conduit/wire on Old Rail, Electrical Service, Misc. clean up and paver repairs.

Purpose of Change Order:
Authorizes the contractor to proceed with misc clean up and various repairs to existing infrastructure; additionally, it provides for new electrical infrastructure in order to support lighting and irrigation.

Attachments (List Documents Supporting Change): HEI Superior CO # 11

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIME:

Original Contract Price:

Original Contract Time:

\$ 4,416,485.00

196 days

(days or dates)

Previous Change Orders:

Net Change from Previous Change Order:

No. 1 to No. 10

0 days

(days)

Contract Price Prior to this Change Order:

Contract Time Prior to this Change Order:

\$ 7,286,012.90

196 days

(days or date)

Net Increase of this Change Order:

\$ 141,012.00

Net Decrease of this Change Order:

0

Net Change of this Change Order:

\$ 141,012.00

Contract Price with all Approved Change Orders:

\$ 7,427,024.90

Net Increase of this Change Order:

0 days

Net Decrease of this Change Order:

0 days

Net Change of this Change Order:

0 days

Contract Time with all Approved Change Orders:

(days)

(days)

(days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

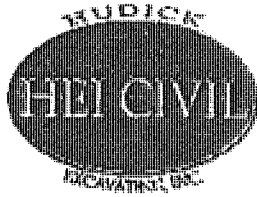
By: _____
Owner

APPROVED:

By: _____
Contractor

END OF SECTION

Superior C.O.#11



Hudick Excavating Inc. dba HEI CIVIL

5460 Montana Vista Way

Castle Rock, CO 80108

Contact: Zane Hudick

Phone: 303-688-9500

Fax: 303-688-5254

Date: 2/5/2019

Quote To:

Attention: Jim Brzostowicz

Phone:

Fax:

Job Name:

Date of Plans:

Revision Date:

HEI Bid Number:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1010	Replace Damaged Light Poles	3.00	EA	2,790.00	8,370.00
1020	Repair Damaged Boxes	1.00	LS	6,050.00	6,050.00
1030	3" Conduit/Wire on Old Rail	180.00	LF	25.00	4,500.00
1040	Electrical Service	1.00	LS	78,085.00	78,085.00
1050	Misc Cleanup	1.00	LS	37,507.00	37,507.00
1060	Paver Repairs	1.00	LS	6,500.00	6,500.00
GRAND TOTAL					\$141,012.00

NOTES:

Exclusions: Engineering, Surveying, Testing, Fees, Permits, Performance & payment bond, hazardous materials removal & disposal, Frost protection or snow removal, Hand grading, dewatering, Rock excavation, Blasting, Off site import or export, Curb & gutter & paving Prep, Storm water management plan & erosion control measures unless listed above - Maintenance of erosion control measures will be done at T&M rates, Site dry utilities and conflicts, Traffic control, Structural excavation or backfill of any nature, Sales Tax, Prevailing Wages.

Job was bid with the following criteria:

Proposal is to be part of any contract issued.

Any Salt deicers - Salt, Sand, Kitty Litter, magnesium chloride will destroy the finish of the concrete and cause Spalding. Sand and Kitty litter need to be removed after 24 hours. Any use of deicers will void warranty.

HEI will be only liable for damages caused by our own acts per CO statute 13-21.111.5.

Per HB 11-1115 5% max retainage is to be held.

Estimated quantities, actual will be invoiced.

Grading tolerances +/- .2'

Pricing is based off diesel fuel at \$4.00 per gallon, subject to a fuel escalation cost.

Water & Sewer Notes.

Material price is based off a order by xx/xx/2013 Ship date by xx/xx/2013. Stockpile materials will be to be paid for in full

Asphalt Paving:

Prices are subject to monthly AC increases, if price adjustments are needed when paving begins, HEI's Subcontractor will provide the AC price that the project was bid with to establish the benchmark. An invoice will be supplied for the month(s) the work is performed. The pricing will be adjusted depending on the variance at the time of placement.

Retainage on our scope of work is to be released once HEI has complete it's work.

OR

Payment due in full by the 15TH, on monthly invoices.

Please call if you have any questions.

SECTION 00680 CHANGE ORDER

Superior Town
 Center Discovery
 Parkway FD1,
 Project: Phase 2B
 Date of Issuance: April 11 2019
 CHANGE ORDER
 Owner: Superior Town Center Metropolitan District No. 2 Change Order No.: 12R2
 Address: c/o Lisa Johnson
 141 Union Blvd, Suite 150
 Lakewood, CO 80228
 Contractor: Hudick Excavating, Inc Construction Manager: David Andrews

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

Description:
Repair water meters on Block 25 Lane A and Promenade damaged during construction of Wonderland Townhomes.

Purpose of Change Order:
Repair of water meters

Attachments (List Documents Supporting Change): HEI Superior CO # 12rev1

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price:	Original Contract Time:
\$ 4,416,485.00	196 days (days or dates)
Previous Change Orders:	Net Change from Previous Change Order:
No. _____ to No. <u>12</u>	0 days (days)
Contract Price Prior to this Change Order:	Contract Time Prior to this Change Order:
\$ 7,427,027.90	196 days (days or date)

Net Increase of this Change Order:

\$ 34,158.00

Net Decrease of this Change Order:

0

Net Change of this Change Order:

\$ 34,158.00

Contract Price with all Approved Change Orders:

\$ 7,427,024.90

Net Increase of this Change Order:

0 days

Net Decrease of this Change Order:

0 days

Net Change of this Change Order:

0 days

Contract Time with all Approved Change Orders:

(days)

(days)

(days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED:

By: _____
Contractor

END OF SECTION

Superior C.O.#12rev1



Hudick Excavating Inc. dba HEI CIVIL

5460 Montana Vista Way
Castle Rock, CO 80108

Contact: Zane Hudick
Phone: 303-688-9500
Fax: 303-688-5254

Date: 2/5/2019
Quote To:

Job Name:
Date of Plans:
Revision Date:
HEI Bid Number:

Attention: Jim Brzostowicz
Phone:
Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1000	Meter Pit Repairs	1.00	LS	34,158.00	34,158.00
GRAND TOTAL					\$34,158.00

NOTES:

Exclusions: Engineering, Surveying, Testing, Fees, Permits, Performance & payment bond, hazardous materials removal & disposal, Frost protection or snow removal, Hand grading, dewatering, Rock excavation, Blasting, Off site import or export, Curb & gutter & paving Prep, Storm water management plan & erosion control measures unless listed above - Maintenance of erosion control measures will be done at T&M rates, Site dry utilities and conflicts, Traffic control, Structural excavation or backfill of any nature, Sales Tax, Prevailing Wages.

Job was bid with the following criteria:

Proposal is to be part of any contract issued.

Any Salt deicers - Salt, Sand, Kitty Litter, magnesium chloride will destroy the finish of the concrete and cause Spalding. Sand and Kitty litter need to be removed after 24 hours. Any use of deicers will void warranty.

HEI will be only liable for damages caused by our own acts per CO statute 13-21.111.5.

Per HB 11-1115 5% max retainage is to be held.

Estimated quantities, actual will be invoiced.

Grading tolerances +/- .2'

Pricing is based off diesel fuel at \$4.00 per gallon, subject to a fuel escalation cost.

Water & Sewer Notes.

Material price is based off a order by xx/xx/2013 Ship date by xx/xx/2013. Stockpile materials will be to be paid for in full

Asphalt Paving:

Prices are subject to monthly AC increases, if price adjustments are needed when paving begins, HEI's Subcontractor will provide the AC price that the project was bid with to establish the benchmark. An invoice will be supplied for the month(s) the work is performed. The pricing will be adjusted depending on the variance at the time of placement.

Retainage on our scope of work is to be released once HEI has complete it's work.

OR

Payment due in full by the 15TH, on monthly invoices.

Please call if you have any questions.

STC Metropolitan District No.2
April-19

	General	Debt	Capital	Totals
Disbursements	\$ 24,213.34	\$ 4,000.00	\$ 7,216.95	\$ 35,430.29
		\$ -	\$ -	\$ -
Payroll	\$ 200.00	\$ -	\$ -	\$ 200.00
Payroll Taxes District Portion	\$ 15.30	\$ -	\$ -	\$ 15.30
Total Disbursements from Checking Acct	\$24,428.64	\$4,000.00	\$7,216.95	\$35,645.59

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1361						
04/24/2019	Comcast	316389 4/19	Parking Structure	1-730	139.97	139.97
Total 1361:						139.97
1362						
04/24/2019	Doody Calls	21097	O&M - Maintenance	1-735	60.00	60.00
04/24/2019	Doody Calls	21726	O&M - Maintenance	1-735	60.00	60.00
Total 1362:						120.00
1363						
04/24/2019	Manhard Consulting	42999	Engineering	3-784	450.00	450.00
Total 1363:						450.00
1364						
04/24/2019	McGeady Becher P.C.	1190B MAR 19	Legal	1-675	2,527.28	2,527.28
04/24/2019	McGeady Becher P.C.	1190B MAR 19	Legal	3-675	3,609.52	3,609.52
Total 1364:						6,136.80
1365						
04/24/2019	Ranger Engineering, LLC	0055	Engineering	3-784	2,625.00	2,625.00
Total 1365:						2,625.00
1366						
04/24/2019	Simmons & Wheeler, P.C.	24165	Accounting	1-612	532.43	532.43
04/24/2019	Simmons & Wheeler, P.C.	24165	Accounting	3-612	532.43	532.43
Total 1366:						1,064.86
1367						
04/24/2019	Special Dist Management Srvs	#1 MARCH 19	Management	1-680	238.00	238.00
04/24/2019	Special Dist Management Srvs	#2 MARCH 19	Management	1-680	3,240.25	3,240.25
04/24/2019	Special Dist Management Srvs	#2 MARCH 19	Accounting	1-612	756.00	756.00
04/24/2019	Special Dist Management Srvs	#2 MARCH 19	Covenant Control	1-682	1,159.00	1,159.00
04/24/2019	Special Dist Management Srvs	#3 MARCH 19	Management	1-680	168.00	168.00
Total 1367:						5,561.25
1368						
04/24/2019	Thyssenkrupp Elevator Corporati	3004485596	Parking Structure	1-730	165.00	165.00
Total 1368:						165.00
1369						
04/24/2019	Town of Superior	2289 1/2 APR 19	Utilities	1-704	8.94	8.94
04/24/2019	Town of Superior	438 1/2 APR 19	Utilities	1-704	8.94	8.94
Total 1369:						17.88
1370						
04/24/2019	UMB Bank	642129	Paying Agent Fees	2-668	4,000.00	4,000.00
Total 1370:						4,000.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1371						
04/24/2019	Vargas Property Services, Inc.	28249	Snow Removal	1-725	4,438.50	4,438.50
04/24/2019	Vargas Property Services, Inc.	28285	Snow Removal	1-725	4,682.13	4,682.13
04/24/2019	Vargas Property Services, Inc.	28320	Snow Removal	1-725	1,070.00	1,070.00
04/24/2019	Vargas Property Services, Inc.	28362	O&M - Maintenance	1-735	2,115.17	2,115.17
04/24/2019	Vargas Property Services, Inc.	28401	Snow Removal	1-725	2,160.00	2,160.00
Total 1371:						14,465.80
1372						
04/24/2019	Xcel Energy	632132852	Utilities	1-704	100.99	100.99
04/24/2019	Xcel Energy	632155386	Utilities	1-704	136.32	136.32
04/24/2019	Xcel Energy	632168569	Utilities	1-704	42.16	42.16
04/24/2019	Xcel Energy	632175853	Utilities	1-704	95.05	95.05
04/24/2019	Xcel Energy	632178495	Utilities	1-704	219.91	219.91
04/24/2019	Xcel Energy	832153428	Utilities	1-704	89.30	89.30
Total 1372:						683.73
Grand Totals:						35,430.29

STC Metropolitan District #2
Financial Statements

March 31, 2019

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 March 31, 2019, 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 three 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.

April 24, 2019
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
March 31, 2019

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	\$ 123,174	\$ 8,044	\$ 18,846	\$ -	\$ 150,064
UMB PIF Supp Interest	-	10,795	-	-	10,795
UMB Non-PIF Supp Interest	-	342	-	-	342
UMB Non-PIF Surplus	-	1,355,189	-	-	1,355,189
UMB Non-PIF Supp Principal	-	366,484	212	-	366,696
UMB PIF Supp Res Account	-	1,603,942	-	-	1,603,942
Prepaid Expenses	-	-	-	-	-
Developer Receivable	-	-	-	-	-
SURA Taxes Receivable	-	-	-	-	-
Taxes receivable	150	524	-	-	674
MOB Receivable	2,686	-	-	-	2,686
Due from District No. 1	136	682	-	-	818
Due from District No 3	9	18	-	-	27
Due to/from Other funds	-	-	-	-	-
	<u>126,155</u>	<u>3,346,020</u>	<u>19,058</u>	<u>-</u>	<u>3,491,233</u>
Other assets					
Amount available in debt service fun	-	-	-	3,346,020	3,346,020
Amount to be provided for retirement of debt	-	-	-	42,475,911	42,475,911
	<u>-</u>	<u>-</u>	<u>-</u>	<u>45,821,931</u>	<u>45,821,931</u>
	<u>\$ 126,155</u>	<u>\$ 3,346,020</u>	<u>\$ 19,058</u>	<u>\$ 45,821,931</u>	<u>\$ 49,313,164</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	28,230	-	7,217	-	35,447
Retainage Payable	-	-	9,286	-	9,286
Payroll Taxes Payable	\$ 45	\$ -	\$ -	\$ -	\$ 45
	<u>28,275</u>	<u>-</u>	<u>16,503</u>	<u>-</u>	<u>44,778</u>
Bonds Payable - Series 2015A	-	-	-	15,795,000	15,795,000
Bonds Payable - Series 2015B	-	-	-	7,000,000	7,000,000
Unpaid interest Series 2015B	-	-	-	1,013,553	1,013,553
Developer Note - O&M	-	-	-	791,178	791,178
Accrued Int Dev Note - O&M	-	-	-	131,658	131,658
Developer Note - Capital	-	-	-	19,547,460	19,547,460
Accrued Int Dev Note - Capital	-	-	-	2,017,945	2,017,945
Bond Discount	-	-	-	(474,863)	(474,863)
	<u>28,275</u>	<u>-</u>	<u>16,503</u>	<u>45,821,931</u>	<u>45,866,709</u>
Fund Equity					
Investment in capital improvements	-	-	-	-	-
Fund balance (deficit)	88,354	3,346,020	2,555	-	3,436,929
Emergency reserves	9,526	-	-	-	9,526
	<u>97,880</u>	<u>3,346,020</u>	<u>2,555</u>	<u>-</u>	<u>3,446,455</u>
	<u>\$ 126,155</u>	<u>\$ 3,346,020</u>	<u>\$ 19,058</u>	<u>\$ 45,821,931</u>	<u>\$ 49,313,164</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 31, 2019
General Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 176	\$ 18	\$ (158)
Specific ownership taxes	8,200	246	(7,954)
SURA Property Tax Increment	102,495	-	(102,495)
Parking Garage Cost Share	22,000	2,686	(19,314)
Developer Advance	10,000	125,908	115,908
Miscellaneous/Interest Income	-	1,564	1,564
Transfer from District 1	40,007	249	(39,758)
Transfer from District 3	4,835	22	(4,813)
	<u>187,713</u>	<u>130,693</u>	<u>(57,020)</u>
Expenditures			
Accounting	25,000	3,923	21,077
Audit	11,000	-	11,000
Directors' Fees	5,000	600	4,400
Insurance/SDA Dues	16,000	24,676	(8,676)
Election	-	-	-
Legal	40,000	9,417	30,583
Management	50,000	15,745	34,255
Miscellaneous	1,000	60	940
Aweida Inclusion Expense	-	143	(143)
O&M - Covenant Control	18,000	3,145	14,855
O&M - Field Services	6,500	-	6,500
O&M - Landscaping	45,000	11,380	33,620
O&M - Equipment	1,500	-	1,500
O&M - Utilities	5,000	1,387	3,613
O&M - Monumentation	-	-	-
O&M - Roads & Sidewalks	40,000	34,447	5,553
O&M - Parking Garage	44,000	1,570	42,430
O&M - Mailboxes	2,000	-	2,000
O&M - Reserve	3,224	-	3,224
Treasurer's Fees	3	1	2
Payroll Taxes	300	46	254
Utilities	4,000	1,186	2,814
Emergency reserve	9,526	-	9,526
	<u>327,053</u>	<u>107,726</u>	<u>219,327</u>
Excess (deficiency) of revenues over expenditures	(139,340)	22,967	162,307
Fund balance - beginning	<u>139,340</u>	<u>74,913</u>	<u>(64,427)</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 97,880</u>	<u>\$ 97,880</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 31, 2019
Debt Service Fund

See Accountant's Compilation Report

	<u>Amended Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property Taxes	\$ 689	\$ 63	\$ (626)
SURA Property Tax Increment	1,527,446	-	(1,527,446)
Specific Ownership taxes	4,577	860	(3,717)
PIF-Property Tax	-	-	-
Interest income	18,000	16,863	(1,137)
Transfer from Capital Projects	-	-	-
Transfer from STCMD No. 1	133,244	1,243	(132,001)
Transfer from STCMD No. 3	10,107	44	(10,063)
	<u>1,694,063</u>	<u>19,073</u>	<u>(1,674,990)</u>
Expenditures			
Bond interest - 2015A	1,023,300	-	1,023,300
Bond principal - 2015A	1,260,000	-	1,260,000
Miscellaneous Expense	500	-	500
Treasurer's Fees	28,610	4	28,606
Trustee / paying agent fees	4,000	4,000	-
	<u>2,316,410</u>	<u>4,004</u>	<u>2,312,406</u>
Excess (deficiency) of revenues over expenditures	(622,347)	15,069	637,416
Fund balance - beginning	<u>2,909,609</u>	<u>3,330,951</u>	<u>421,342</u>
Fund balance - ending	<u>\$ 2,287,262</u>	<u>\$ 3,346,020</u>	<u>\$ 1,058,758</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Three Months Ended March 31, 2019
Capital Projects Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Developer Advance	5,000,000	962,725	(4,037,275)
Interest	<u>1,000</u>	<u>(2)</u>	<u>(1,002)</u>
	<u>5,001,000</u>	<u>962,723</u>	<u>(4,038,277)</u>
Expenditures			
Accounting	5,000	1,256	3,744
Legal	55,000	12,450	42,550
Management	2,500	-	2,500
Construction Expenses	5,000,000	850,625	4,149,375
Engineering	200,000	74,218	125,782
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>5,263,500</u>	<u>938,549</u>	<u>4,324,951</u>
Excess (deficiency) of revenues over expenditures	(262,500)	24,174	286,674
Fund balance - beginning	<u>279,612</u>	<u>(21,619)</u>	<u>(301,231)</u>
Fund balance (deficit) - ending	<u>\$ 17,112</u>	<u>\$ 2,555</u>	<u>\$ (14,557)</u>



Dedicated to protecting and improving the health and environment of the people of Colorado

April 16, 2019

Lisa A. Johnson
District Manager
Special District Management Services, Inc.
141 Union Blvd., Ste. 150
Lakewood, Colorado 80228

RE: Closure of Notice of Violation / Cease and Desist Order, Number SO-161006-1, Compliance Order on Consent, Number SC-190311-1, and Order for Civil Penalty, Number SP-190322-1

Dear Ms. Johnson:

The Colorado Department of Public Health and Environment's Water Quality Control Division ("division") issued the above-referenced enforcement orders to STC Metropolitan District No. 1 ("STC") as a result of STC's failure to comply with the Colorado Water Quality Control Act and Colorado Discharge Permit System, Certification Number COR03L397. The division acknowledges that STC met its obligations pursuant to these orders. Therefore, the division's case is closed and no further action is required from STC with regard to these orders.

Please be advised that STC has an ongoing obligation of compliance with the Colorado Water Quality Control Act and its implementing regulations and permits and future non-compliance may result in additional enforcement activities.

If you have any questions regarding this matter, please do not hesitate to contact me at (303) 692-2271 or lindsay.ellis@state.co.us.

Sincerely,

Lindsay Ellis, Enforcement Specialist
Clean Water Enforcement Unit
WATER QUALITY CONTROL DIVISION

Enclosure(s)

cc: Enforcement File

ec: Kelly Morgan, Clean Water Enforcement Unit, CDPHE
Tania Watson, Data Management Workgroup, CDPHE
Maura McGovern, Clean Water Compliance Unit, CDPHE
Mary Gauthier, Clean Water Compliance Unit, CDPHE



Lisa Johnson

From: Don Breit <DBreit@ctapllc.com>
Sent: Tuesday, April 9, 2019 3:13 PM
To: Lisa Johnson
Cc: Don Breit
Subject: FW: Drainage onto sidewalk

Lisa, I forgot my phone number, etc...

Don Breit
720-261-7031
dbreit@ctapllc.com
donbreit@me.com

.....
Hi Lisa,

My name is Don Breit and I live at 2322 Marigold Place, Superior, CO 80027 – New Town Superior (Remington Homes).

The gutters that drain the water from the roof of my townhouse empty onto the sidewalk that leads to my front door. This is dangerous as the water often freezes and creates ice on the walkway. I have noticed that in other areas of the Superior Downtown the drainpipes attach to ground pipe (PVC pipe) that carry the runoff underground, under the sidewalks, and into a safe drainage area.

Because this is not a gutter issue that is on the house, Nate and Tom at Remington Homes suggested that I reach out to you. I have attached some images below.

Sincerely,

Don Breit

This is the issue...





This is what we need...







From: Don Breit [mailto:donbreit@icloud.com]
Sent: Monday, April 8, 2019 12:33 PM
To: Don Breit <DBreit@ctapllc.com>
Subject: Fwd: Drainage onto sidewalk

Sent from my iPhone

Begin forwarded message:

From: Nate Freeman Tom Studebaker <remington@downtownsuperiorhomes.com>
Date: April 8, 2019 at 8:49:36 AM MDT
To: Don Breit <donbreit@icloud.com>
Cc: Cari Payne <cpayne@remingtonhomes.net>
Subject: Re: Drainage onto sidewalk

Hi Don:

Thanks for reaching out to us on this matter. The management company is probably who'll you'll want to reach out to as they take care of all the common areas and sidewalks for the community. If you go to page 6 of this welcome guide, you'll see the contact information for Lisa Johnson at the management company.

STC Metropolitan District
Community Management Report
May 1, 2019

Architectural Reviews

No forms pending.

The updated Rules and regulations to include the sun shade language are included in the packet.

Inspections

Inspection conducted on 4/19/2019 and locations for dog stations were determined. They are on order.

Compliance Update

There are some homeowners who continue to leave trash cans out; that is the biggest issue we are having at this time.

FIRST AMENDED AND RESTATED SUPERIOR TOWN CENTER RESIDENTIAL RULES, REGULATIONS AND DESIGN GUIDELINES

STC Metropolitan District No. 2

The Board of Directors of STC Metropolitan District No. 2 (the “District”)¹ 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.

This First Amended and Restated document replaces, in full, previous Guidelines.

This document incorporates the following:

- Superior Town Center Residential Rules, Regulations and Design Guidelines (adopted June 7, 2017, Resolution No. 2017-06-01) (Replaced and Superseded)
- First Amendment to the Superior Town Center Residential Rules, Regulations and Design Guidelines (adopted April 4, 2018, Resolution No. 2018-04-01) (Replaced and Superseded)

Document History:

¹ Pursuant to that certain Intergovernmental Agreement Regarding Covenant Enforcement and Design Review Services, between the District, STC Metropolitan District No. 1 (“District No. 1”), and STC Metropolitan District No. 3 (“District No. 3”) (collectively, the “Districts”), the Districts authorized and designated the Board of Directors of the District to exercise the powers of the Districts with respect to the provision of covenant enforcement and design review services, and therefore, District No. 1 and District No. 3 are also subject to these Guidelines.

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LIST OF EXHIBITS

EXHIBIT A	Fencing Examples
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: administrating 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.

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.

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 Solar Energy Devices

Approval is required in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes and electrical requirements, including solar panels for thermal systems (solar water heaters). The DRC is allowed to request changes as long as they do not significantly increase the cost or decrease the efficiency of the proposed device and panels.

7.27 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.

7.28 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.

7.29 Sunshades

The use of exterior sunshades (also referred to as awnings or shades) over the balcony requires DRC approval. Sunshades must be compatible with the architectural character of the home in terms of color (solid colors are required), material and design. If approved, awnings and sunshades must be well-maintained. Frayed, torn or faded materials must be replaced in a timely manner. Non-fabric sunshades (such as aluminum, Fiberglass, bamboo or reed) are not permitted. Only manufactured sunshades are permitted; make-shift sunshades are not allowed.

- (a) Shades must run the entire length of the balcony or two of equal size mounted equal distance for the sides of the balcony.
- (b) Shades may be motorized or non-motorized.
- (c) Shades must be retracted when not in use.
- (d) Shades and mounting hardware must be rated for exterior use.
- (e) Shades must conform to the approved colors pursuant to **Exhibit C**.
- (f) Shades must be a minimum 80% ultraviolet (“UVC”) blocking. (80% is the minimum for knitted fabrics and polyvinyl chloride (“PVC”) fabrics.)
- (g) Shades must be solid color with no patterns, logos, or other distinguishing markings.
- (h) Shades must be inside mounted (prevents mounting bracket visibility outside of the unit, in other words, it cannot be mounted to the exterior of the unit)

7.30 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.

7.31 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.

7.32 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

EXHIBIT B
PLANT LISTS

EXHIBIT C
EXTERIOR COLOR SCHEMES

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 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.

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 C** 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

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

Date Received _____
Crucial Date _____
Date Sent to Entity _____
Date Rcvd from Entity _____

HOMEOWNER'S NAME(S): _____

ADDRESS: _____

PHONE(S): _____

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

- Landscaping Deck/Patio Slab Roofing Drive/Walk Addition
- Painting Patio Cover Shed/Room Addition Basketball Backboard
- Fencing 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.

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 **Date of Issuance:** 4/22/2019

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 001 - R1
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: Block 26 Pricing - Redland Plans		
1. JMG Concrete/Washout	\$	91,914.50
2. EZ Excavating - Storm Pipe per Redland Plans	\$	119,399.00
3. Son Haul - Fly Ash Stabilization/Potholing	\$	42,400.00
4. Survey	\$	10,000.00
5. Erosion Control	\$	5,000.00
6. Caulking and Signage	\$	14,320.00
 Exclusions: Temporary Road,Electrical and Grading		
Subtotal		\$ 283,033.50
Overhead/Profit/Bond/Insurance		\$ 86,005.48
Total		\$ 369,038.98

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

Contract Price Prior to this Change Order:

\$1,795,098.32

Net Increase of this Change Order:

\$ 369,038.98

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 369,038.98

Contract Price with all Approved Change Orders:

\$2,164,137.30

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)

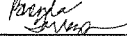
RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By:  _____
Contractor

Digitally signed by Brenda
Torreyson
Date: 2019.04.22 12:45:52 -06:00'

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #001-R1



Date 3/29/2019

Project Name: STC Block 25 Phase 2

Project Location: Superior, CO

Project No.: 19-004

Description of Change:

Block 26 - Redland Plans

1. JMG Concrete/Washout	\$91,914.50
2. EX Excavating - Storm Pipe per Redland Plans	\$119,399.00
3. SonHaul - Fly Ash Stabilization/Potholing	\$42,400.00
4. Survey	\$10,000.00
5. Erosion Control	\$5,000.00
6. Caulking and Signage	\$14,320.00

Exclusions: Temporary Road, Electrical, and Grading

Subtotal	\$283,033.50
Overhead/Profit/Bond/Insurance	\$86,055.48
Change Order Request Total	\$369,088.98

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

ACCEPTED:

SAMORA CONSTRUCTION

By:  Digitally signed by Brenda Torreyson
Date: 2019.04.22 12:45:27 -06'00'

Brenda Torreyson

President/CEO

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 369,038.98

Contract Price Prior to this Change Order:

\$2,164,137.30

Net Increase of this Change Order:

\$ -

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Price with all Approved Change Orders:

\$2,164,137.30

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:

3 (days)

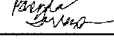
RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By:  _____
Contractor

Digitally signed by Brenda
Torreyson
Date: 2019.04.22 12:54:38 -0500