

**LEYDEN ROCK METROPOLITAN DISTRICT
FREQUENTLY ASKED QUESTIONS**

Disclaimer: This Frequently Asked Questions is intended to provide an overview of pertinent information related to the District and does not purport to be comprehensive or definitive. You are encouraged to independently confirm that accuracy and completeness of all statements contained herein.

<p>What is the Leyden Metropolitan District (the “District”)?</p>	<p>A metropolitan district is a unit of local government authorized by Colorado state statute. The formation of metropolitan districts is common in many master planned communities in Colorado.</p>
<p>Do I live in the District?</p>	<p>All homes within the Leyden Rock community are in the District.</p>
<p>What is the purpose of the District?</p>	<p>The District was organized to (i) finance public improvements necessary for the development of the Leyden Rock community, (ii) operate and maintain park and recreation improvements and landscaping not dedicated to the City of Arvada, and (iii) provide covenant enforcement and design review services.</p>
<p>What public improvements has the District paid for?</p>	<p>To date, the District has paid for the following public improvements:</p> <ul style="list-style-type: none"> - Streets (including curbs, gutters, sidewalks medians) - Water Transmission and Distribution systems - Sanitary Sewer Collection and Transmission - Storm Sewer, Flood and Surface Drainage - Traffic and Safety Controls - Parks and Recreation (including pool and clubhouse, open space and landscaping)
<p>How did the District pay for the public improvements?</p>	<p>The District issued general obligation bonds to pay for the public improvements.</p> <p>More information about the District’s outstanding debt can be found in the District’s audited financial statements which are available on the Office of State Auditor website: https://apps.leg.co.gov/osa/lg</p>
<p>How is the debt repaid?</p>	<p>The District imposes a mill levy on property within the District to repay the outstanding debt.</p> <p>If you live within the District, then you are subject to this mill levy, and a portion of your property taxes is used to repay the debt.</p>

<p>What operations and maintenance services does the District provide, and how are they funded?</p>	<p>The District provides the following operations and maintenance services:</p> <ul style="list-style-type: none"> - Pool and Clubhouse Facility - Social Programs - Landscape Maintenance (including pet waste stations, irrigation, snow removal, and mowing grass in the common areas) - Trash Removal Services - Covenant Enforcement - Design Review <p>The District pays for operations and maintenance services through an operations fee and the imposition of a mill levy on property within the District.</p>
<p>Where can I find more information and additional disclosures about the District?</p>	<ul style="list-style-type: none"> - District’s website: https://leydenrocklife.com/ - Division of Local Government: https://dola.colorado.gov/dlg_portal/filings.jsf?id=66354 - <u>Order and Decree</u> recorded with the Jefferson County Clerk and Recorder (“Clerk and Recorder”) - <u>Disclosure to Purchasers</u> recorded with the Clerk and Recorder, provided to City and posted at the sales offices - <u>Special District Public Disclosure</u> recorded with the Clerk and Recorder - <u>Real Estate Contract disclosure language</u> - <u>Transparency Notice</u>, posted on with the Department of Local Affair - <u>Annual Tax Statement</u>

How to calculate your Property Taxes (imposed in 2021 for collection in 2022)

Actual Value (\$600,000) x Residential Rate (7.15%) = Assessed Value (\$42,900)

Assessed Value (\$42,900) x Total Mill Levy (158.768) = Total Tax (\$6,811.15)

Jefferson County Mill Levy Breakdown (imposed in 2021 for collection in 2022)

Taxing Entity	Mill Levy
Apex Park and Recreation District	4.560
City of Arvada	4.310
Arvada Fire District	14.849
Jefferson County	26.241
Leyden Rock Metropolitan District	62.000
Jefferson County School District	45.808

Urban Drainage and Flood Control District – South Platte	0.100
Urban Drainage and Flood Control District	0.900
TOTAL	158.768