

LEYDEN ROCK METROPOLITAN DISTRICT
REGULAR MEETING

via teleconference

Tuesday, October 17, 2023 6:00 PM

<https://leydenrocklife.com/>

Brett Vernon, President	Term to May 2027
Scott J. Plummer, Secretary	Term to May 2027
Jeff Cunningham, Treasurer	Term to May 2025
Christian Ardit, Assistant Secretary	Term to May 2025
Tanis Batsel Stewart, Assistant Secretary	Term to May 2025

This meeting can be joined through the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/88169711850?pwd=MVBaYlFOUjltQWQzMFEFNWUtrbFUwQT09>

Meeting ID: 881 6971 1850

Passcode: 983761

Call-in Number:1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District on items not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda:
 - a. Approval of Minutes from September 19, 2023 Regular Meeting (**enclosure**)
 - b. Approval of Minutes from September 27, 2023 Special Meeting (**enclosure**)
 - c. Approval of Minutes from October 3, 2023 Special Meeting (**enclosure**)
 - d. Approval of Amended and Restated Residential Improvement Guidelines and Site Restrictions (**enclosure**)
 - e. Ratification of Requisition No. 10 Related to the District’s General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021 (**enclosure**)
6. Financial Matters
 - a. Consider Approval of Payables/Financials (**enclosure**)
7. District Management Matters
 - a. Discussion Regarding Verizon Cell Tower
 - b. Consider Approval of Memorandum of Land, Building and Rooftop Lease Agreement with Verizon Wireless
 - c. District Manager’s Report (**enclosure**)
 - d. Consider Approval of Adults Night Out Beverage Choice

2023 Regular Meetings

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17;
November 21; and December 19 at 6:00 p.m. via teleconference.

- e. Consider Approval of 2024 Community Sponsorship Program (**enclosure**)
- f. Consider Approval of Account Balance Removal (**enclosure**)
- g. Consider Approval of Retaining Wall Repair (**enclosure**)
- h. Discussion and Consider Approval of Tree Care Services (**enclosure**)
 - 1. Discuss Proposed 2024 Services, Regarding Operating Budget
 - 2. Discus & Consider Approval of Proposed 2023 Services
- i. Discussion on 2024 Board Meeting Dates
- j. Other Management Matters
- 8. Director's Matters
 - a. Discussion Regarding Security Lighting Proposal
 - b. Other Director's Matters
- 9. Capital Projects Discussion
 - a. Discussion and Approval of Proposals for Winter Rock (**enclosure**)
 - b. Other Capital Project Matters
- 10. Legal Matters
 - a. Other Legal Matters
- 11. Executive Session - The Board intends to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the District for the purpose of receiving legal advice as it relates to the Memorandum of Understanding with City of Arvada regarding Emergency Preparedness and Evacuation Routes and pursuant to § 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, instructing negotiators related to Memorandum of Understanding with City of Arvada regarding Emergency Preparedness and Evacuation Routes.
- 12. Other Business
 - a. Town Hall Meeting on November 7, 2023 at 6 pm
 - b. Special Meeting on November 7, 2023 at 6:30 pm
 - c. Regular Meeting on November 21, 2023 at 6 pm
- 13. Adjourn

2023 Regular Meetings

January 17; February 21; March 21; April 18; May 16; June 20; July 18; August 15; September 19; October 17; November 21; and December 19 at 6:00 p.m. via teleconference.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, September 19, 2023 at 6:00 P.M. via teleconference

Attendance

The regular meeting of the Board of Directors of the Leyden Rock Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Brett Vernon
Scott Plummer
Jeff Cunningham
Christian Ardita
Tanis Batsel-Stewart

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, AdvanceHOA, District Management; Alex Fink, CliftonLarsonAllen, LLP, District Accountant; Lance Bleyhl, Verizon Wireless; and members of the public.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Agenda

The Board reviewed the agenda. Following discussion, upon a motion

duly made and seconded, the Board unanimously approved the agenda as amended.

Director Vernon noted that Board Members may or may not respond to public comment and this is not the time for discussion or dialogue with Board Members.

Public Comment

None.

Consent Agenda

Following a summary by Ms. Murphy, the items on the consent agenda were ratified, approved or accepted in one motion duly made and seconded and unanimously carried:

- Minutes from August 15, 2023 Regular Meeting;
- Minutes from September 5, 2023 Special Meeting;
- Pool and Clubhouse Use Policy; and
- Requisition No. 9 Related to the District's General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding and Improvement Bonds, Series 2021.

Financial Matters

Consider Approval of Payables/Financials

The Board reviewed the schedule of cash position from June 30, 2023 updated as of September 14, 2023 and claims in the amount of \$93,011.63. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the schedule of cash position and claims.

Presentation from Verizon Regarding Cell Tower

Mr. Bleyhl presented to the Board.

Director Vernon inquired about the Clubhouse being large enough for all three providers to install equipment in the area. Mr. Bleyhl noted the cell tower can be modified to fit multiple carriers but it would be larger than shown to accommodate approximately ten feet per carrier.

Director Plummer inquired about the window. Mr. Bleyhl noted options are available. Director Plummer inquired about how more radiation comes from a phone next to your ear than a cell tower. Mr. Bleyhl noted that is his understanding.

Director Cunningham inquired about the studies in the presentation. Mr. Bleyhl will send out links for the studies. Director Cunningham inquired about the antenna. Mr. Bleyhl noted the antenna would be for Verizon customers only. Director Cunningham inquired about

multiple carriers for the tower. Mr. Bleyhl noted he can only speak to the solution that Verizon would provide but the standard protocol is vertical separation of 10 feet between each carrier.

Director Cunningham inquired about lease terms. Mr. Bleyhl noted that Verizon would pay for the construction costs and would pay \$2,000 each month for the use of the property under a non-exclusive lease.

Director Ardita stated he is not in favor of a large tower in the middle of the community and inquired about other possible locations. Mr. Bleyhl noted they are looking into alternatives and have researched using Xcel Towers, however, Xcel has a rule that the carrier has to be 12 feet below the lowest power line and there is nothing that works as well as the Clubhouse for coverage.

Director Batsel Stewart inquired about Verizon pushing for the cell tower at the Clubhouse because it saves money as it is already a structure with power. Mr. Bleyhl noted this was not Verizon's reasoning as an enclosed structure is one of the more expensive options for cell towers. The best option would be near the rusty tower as it would be a fraction of the cost.

Director Vernon noted he is in favor of bringing enhanced cell coverage to residents. Director Vernon inquired about Rutherford's relationship with Verizon. Mr. Bleyhl noted they are a site acquisition agent for Verizon, not Verizon employees. Director Vernon inquired about a tower in a different location. Mr. Bleyhl noted that tower companies construct towers to serve multiple carriers but the most efficient option would be to find a carrier and have them build a tower to lease portions of the tower out to other carriers. The issue would be that the location has to work for multiple carriers. Director Vernon inquired about phone carriers building towers independently. Mr. Bleyhl noted there are tower companies who build towers like developers.

Director Plummer inquired about the amount of time cell towers have been located around homes. Mr. Bleyhl noted since at least before 1996. Director Plummer inquired about the number of Verizon customers in Leyden Rock Metropolitan District. Mr. Bleyhl noted he did not know the number of customers. Director Plummer inquired about other resources of information. Mr. Bleyhl noted none that he is aware of.

Director Vernon noted that he read information from the American Cancer Society regarding cell phone tower waves. Director Vernon

inquired about alternative locations. Mr. Bleyhl noted the engineer would have to update the map based on different locations.

Director Ardita inquired about a location near the North end of the community. Mr. Bleyhl noted the difficulty of this area due to the elevation and density.

Director Vernon noted the Clubhouse is the preferred location for the cell tower. It will provide the best coverage but there may be another location that can work. Director Vernon inquired about a different site that may not provide the best coverage but works for the community. Mr. Bleyhl noted that it is not the development cost that is driving from Verizon's perspective but about the site that provides the best coverage. A lesser site may not solve the coverage issue. Director Vernon noted this is 4G technology which is older. Mr. Bleyhl noted that every site has a 5G tower, and the 4G LTE is used to predict coverage areas in the models.

Director Plummer noted the proposed cell tower would provide coverage to about 100 homes near the Clubhouse.

Discuss Community Meeting Regarding Verizon Cell Tower on September 27, 2023 at 6 p.m.

The Board engaged in discussion regarding the meeting format for the September 27, 2023 meeting. Following discussion, the Board decided on an in-person meeting with recording and no legal counsel to be present.

District Management Matters

District Manager Report

Ms. Call presented the District Manager Report to the Board.

Discussion Regarding Social Events and Newsletters

Ms. Ahern presented social events and newsletters to the Board. The Board appointed Director Plummer and Director Ardita to work on this matter with Ms. Ahern.

Consider Approval of 2023-2024 Snow Removal Contract

Ms. Call presented the 2023-2024 Snow Removal proposal from Keesen Landscape. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Alternative Poolside Grass Revitalization Project

Ms. Call presented the Poolside Grass Revitalization Project proposals from Keesen Landscape. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal for \$38,000.

Consider Approval of Pool Security Lighting of Ms. Call presented the Pool Security Lighting proposal. Following discussion, upon a motion duly made and seconded, the Board approved the proposal. Director Cunningham voted against approval of the proposal.

Consider Approval of Holiday Lighting of Ms. Call presented the Holiday Lighting proposal. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Agreement with Yuanyuan Wang for Yoga Services of Ms. Ahern presented the agreement with Yuanyuan Wang for Yoga Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Other Management Matters None.

Director's Matters

Other Director's Matters None.

Capital Projects Discussion

Discussion Regarding Landscape Committee Recommendations to Entrance Plans of Director Batsel Stewart presented to the Board. Director Batsel Stewart noted they would choose more xeric/Colorado plants and tone down the entrance. The committee thinks the sod should be kept but blend in with the neighborhood.

Buckets and Priorities of Ms. Call presented to the Board. The Board deferred this item.

Other Capital Project Matters of Director Ardita inquired about the quote for lights in the parking lot. Ms. Call noted we are waiting on the proposal.

Legal Matters

Other Legal Matters of Ms. Murphy noted the District received an invoice from Ascent Land Development.

Executive Session of Deferred.

Other Business

None.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17th day of October, 2023.

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Wednesday, September 27, 2023 at 6:00 P.M.
Leyden Rock Clubhouse – 17685 W. 83rd Dr.
Arvada, CO 80007

Attendance

The special meeting of the Board of Directors of the Leyden Rock Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Scott J. Plummer
Brett Vernon
Tanis Batsel-Stewart

Director Cunningham and Director Ardita were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present: Katie Call and Christine Ahern, District Managers, AdvanceHOA; and members of the public.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:18 PM.

**Conflict of Interest
Disclosures**

Pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. A quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed the agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved

the agenda as presented.

Public Comment

Ms. Dunham expressed concerns regarding lack of cell service and safety.

Ms. Lewis presented a letter from her husband referencing the safety of children.

Mr. Reinsburow inquired about the contract, the lease rate, access to the cell tower, and construction and excavation for the cell tower.

Mr. Hagan expressed concern regarding property loss and safety.

Mr. Horan expressed concerns regarding safety and impact on encouraging cell phone use while driving.

Ms. Hagan and Ms. Hagan expressed concerns about their proximity to the tower and the safety of children.

Mr. Andrews expressed concerns about his proximity to the tower and the safety of children.

Mr. Bruce noted Verizon did not change their previous proposal from years ago. Mr. Bruce inquired as to why the Board is considering the proposal as it would be a nuisance and unsightly.

Ms. Richards noted the Verizon proposal is being revisited due to emergency discussion and safety. Ms. Richards expressed her frustration with this proposal only referencing Verizon's coverage and not emergency and safety.

Mr. Daggmill noted he assumed a cell tower was inside of the clubhouse. Mr. Daggmill inquired about other carriers providing the cell tower.

Mr. Cole noted concern about a decrease in property values as the tower will diminish the beauty along with a visual and sound disturbance. Mr. Cole noted safety hazards as well as environmental impacts and possible legal action.

Ms. Gause inquired about why the proposal is being revisited if the Board voted no already. She noted the risk to children.

Mr. McGee noted financial impacts and the property should be enhanced not decreased. Mr. McGee noted that cell towers are allowed to have an additional 20 feet on top of what is proposed if needed.

Ms. Bruce inquired about the contract terms and what the contract will look like in 10 years.

Ms. Buehler noted that testing has not been done for 5G and that airplanes have an extra barrier to protect in an area of 5G. Ms. Buehler noted the impact to children.

Ms. Hoy inquired as to how the proposal was brought forward.

Mr. Buehler read various notes about the impact from cell towers.

**Discussion Regarding
Verizon Cell Tower**

The Board engaged in a general discussion regarding the Verizon cell tower.

Director's Matters

None.

Other Business

None.

Adjournment

There being no further business to come before the Board Ms. Call determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17th day of October 2023.

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

LEYDEN ROCK METROPOLITAN DISTRICT

Held: Tuesday, October 3, 2023 at 6:00 P.M. at 17685 W.
83rd Drive, Arvada, CO 80007

Attendance

The special meeting of the Board of Directors of the Leyden Rock Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Scott J. Plummer **arrived where indicated*
Brett Vernon
Jeff Cunningham
Christian Ardita
Tanis Batsel-Steward

Also present: Megan Murphy, White Bear Ankele Tanaka & Waldron, District General Counsel; Katie Call and Christine Ahern, District Managers, AdvanceHOA; Katie Cooley, Ascent Land Development; and members of the public.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00 PM.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed the agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment

Ms. Andrews inquired about the power source for food trucks as she noticed generators are still being used on Thursday nights. Ms. Ahern noted that the power source is available for use but is not mandatory.

Capital Projects Discussion

The Board engaged in discussion regarding capital projects priority and projected budget amounts.

**Director Plummer arrived*

The Board determined String of Pearls is the first priority and allotted spending of \$1,000,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the priority and budget amount allotted for this project.

The Board determined community trails are the second priority and allotted spending of \$850,000. Following discussion, upon a motion duly made and seconded, the Board approved the priority and budget amount allotted for this project. Director Plummer voted against approval.

The Board determined drainage remediation is the third priority and allotted spending of \$250,000. Following discussion, upon a motion duly made and seconded, the Board approved the priority and budget amount allotted for this project. Director Plummer voted against approval.

The Board determined the spending for trailheads and minor vistas is \$0. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The Board determined entryway monuments are the fourth priority and allotted spending of \$250,000. Following discussion, upon a motion duly made and seconded, the Board approved the priority and budget amount allotted for this project. Director Plummer voted against approval.

The Board engaged in discussion regarding city parks. The allotted spending for Lookout Park is \$0. The allotted spending for Daybreak Park is \$500,000 which will include an area for older kids and older residents. The allotted spending for

Westridge Park is \$750,000 which will include slope enhancement, gaga ball, and hillside. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budgeted amounts allotted for each project.

The Board engaged in discussion regarding the major vistas.

The allotted spending for Zircon Street cul-de-sac is \$0. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Plummer voted against approval.

The allotted spending for Travelers hub is \$0. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Plummer and Director Vernon voted against approval.

The allotted spending for the demonstration garden is \$0. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The allotted spending for mudflow area near Mr. LeClair's house is \$0. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The allotted spending for mudflow near Mr. Rich's house is \$100,000. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Cunningham voted against approval.

The allotted spending for mudflow area near 84th Drive is \$100,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The allotted spending for Winter Rock proposals from Keesen Landscaping is \$175,000. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the budget amount allotted for this project.

The Board engaged in discussion regarding the fire exit at Eldora Way to 82nd. The allotted spending is \$0. Following discussion, upon a motion duly made and seconded, the Board approved the budget amount allotted for this project. Director Plummer voted

against approval.

District Management Matters

None.

Director's Matters

Director Plummer notes his frustration regarding not prioritizing the entrance monuments and failing to deliver on a promise to improve the entry monuments to the community for several years.

Other Business

Discussion Regarding Director Compensation

Ms. Murphy informed the Board of the statutory option for Directors to receive compensation per meeting attended.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17th day of October, 2023.

**RESIDENTIAL
IMPROVEMENT GUIDELINES
AND SITE RESTRICTIONS FOR**

**LEYDEN ROCK
METROPOLITAN DISTRICT**

REVISED October 17, 2023

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1 INTRODUCTION

1.1 Basis for Guidelines

These Residential Improvement Guidelines and Site Restrictions (the “Guidelines”) are intended to assist Owners living in the Leyden Rock Community (the “Community”) in implementing landscaping and other Improvements to their property. The Covenants and Restrictions of Leyden Rock (the “Covenants”) require prior approval from the Architectural Review Committee (the “ARC”) before the construction, erection, placement, alteration, planting, application, installation, or modification of any Improvement upon any Unit shall be made. In order to assist Owners, the ARC desires to establish certain pre-approved designs for several types of Improvements and to exempt certain Improvements from the requirement for approval. This booklet contains the guidelines established by the ARC with respect to property subject to the Covenants, which guidelines have been approved by the governing board of Leyden Rock Metropolitan District (the “District”), as provided in the Covenants. Your property may also be subject to regulation by a separate homeowners association. Owners are also responsible for compliance with any other documents applicable to their individual neighborhood.

Some types of Improvements may fall under one or more heading in these Guidelines. Make sure that your proposed Improvement complies with the requirements in all categories, or that it is clear you are seeking to install an Improvement in a manner that is not within the scope of one of the headings (e.g., Yard Ornaments, Birdhouses, and Statues).

1.2 Definitions

All capitalized words and phrases used in these Guidelines have the same meaning as provided in the Covenants unless otherwise specifically defined in these Guidelines. For ease of reference, “Improvements” are all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including buildings, outbuildings, swimming pools, hot tubs, satellite dishes, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, dog runs, fences, including gates in fences, basketball backboards and hoops, swingsets or other play structures, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, groundcover, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment, if any.

1.3 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the ARC (see Section 2); and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of Improvements (see Section 3).

1.4 Architectural Review Committee or Representative

The ARC consists of persons, representatives or a committee appointed to review requests for approval of architectural or site changes.

1.5 ARC Contact Information

The contact information of the ARC, persons, committee or representative authorized to administer the architectural review process is:

COMPANY NAME	OFFICE	ELECTRONIC CONTACT INFO
CCMC 17865 W. 83 rd Drive Arvada, CO 80007	(303) 423-0270	leydenrocklife.com

1.6 Effect of Covenants

The Covenants govern the Property within the Community. Each Owner should review and become familiar with the Covenants. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Covenants and, if there is any conflict or inconsistency, the Covenants will control.

Approval by the ARC does not constitute any assurance that such improvement complies with any additional governing documents or other rules issued by a homeowners association and applicable to a particular Lot.

1.7 Effect of Governmental and Other Regulations

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact Jefferson County and the City of Arvada for further information and requirements for Improvements they wish to make.

APPROVAL BY THE ARC DOES NOT CONSTITUTE ASSURANCE THAT IMPROVEMENTS COMPLY WITH APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS OR THAT A PERMIT OR APPROVALS ARE NOT ALSO REQUIRED FROM APPLICABLE GOVERNMENTAL BODIES.

OWNERS ARE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FROM APPLICABLE GOVERNMENTAL BODIES AND FOR COMPLIANCE WITH ALL APPLICABLE GOVERNMENTAL REQUIREMENTS OR REGULATIONS.

1.8 Interference with Utilities

In making Improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

**Utility Notification Center of Colorado
1-800-922-1987**

1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Covenants will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of these Guidelines and to promote the highest quality design for the neighborhood. It is important that Improvements to property be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to property from the ARC, Owners will be protecting their financial investment and will help insure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the ARC's interpretation shall be final and binding.

2 PROCEDURES FOR ARC APPROVAL

2.1 General

As indicated in Section 3 of these Guidelines, there are some cases in which advance written approval of the ARC is not required if the Guidelines with respect to that specific type of Improvement are followed. In a few cases, as indicated in Section 3, a specific type of Improvement is not permitted under any circumstances. In all other cases, including Improvements not included in Section 3, advance, or prior written approval by the ARC is required before an Improvement to property is commenced.

2.2 Drawings or Plans

Owners are required to submit to the ARC a completed Architectural Review Request Form (“ARR”), which forms are available from the person or entity listed in Section 1.5, and complete plans and specifications, said plans and specifications to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks, and grading plan, as well as such other materials and information as may be required, and receive written approval of the same from the ARC, prior to commencement of work on any Improvement to property. The ARC may request submission of an ARR in hard copy in addition to any electronic copy. In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect, or draftsman, and a simple drawing with dimensions and description will be sufficient, but the ARC will notify an Owner if additional materials must be submitted. In the case of major improvements, such as room additions, structural changes or accessory building construction, detailed plans, and specifications, prepared by a licensed architect, may be required. Whether done by the Owner, or professionally, the following guidelines should be followed in preparing drawings or plans:

- A.** The drawing or plan should be done to scale and shall depict the property lines of your Unit and the outside boundary lines of the home as located on the Unit. If you have a copy of an improvement survey of your Unit obtained when you purchased it, this survey would be an excellent base from which to start.
- B.** Existing Improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing Improvements include driveways, walks, decks, trees, shrubs, fences, flowerbeds, hardscape areas, etc. The proposed Improvements should

be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed Improvement, including the materials to be used and the colors. For Example: Redwood deck, ten (10) feet by twelve (12) feet with two inch by four inch (2"x4") decking and natural stain.

- C. The plan or drawing and other materials should include the name of the Owner, the address of the home, the lot, block and filing number of the Unit, and the e-mail address and telephone number where the Owner can be reached.
- D. The proposed Improvements must take into consideration the easements, building location restrictions and sight distance limitations at intersections. Owners should review the recorded plat for this information.
- E. Owners should be aware that many Improvements require a permit from Jefferson County or other governmental entity. The ARC reserves the right to require a copy of such permit as a condition of its approval.
- F. In some instances, elevation drawings of the proposed Improvement will be required. The elevation drawings should indicate materials.
- G. Photographs of existing conditions and of proposed materials and colors are encouraged to be included, and are helpful to convey the intended design, but should not be used solely to describe the proposed changes.

2.3 Submission of Drawings and Plans

A copy of the drawing or plans (minimum acceptable size 8.5" x 11") must be submitted to the ARC along with a completed ARR. Color photographs, brochures, paint swatches, etc. will help expedite the approval process. Specific dimensions and locations are required.

Any costs incurred by the ARC for review of submittals shall be borne by the Owner and shall be payable prior to final approval. Any reasonable engineering consultant fees or other fees incurred by the ARC in reviewing any submission will be assessed to the Owner requesting approval of the submission.

2.4 Action by ARC

The ARC will meet as required to review plans submitted for approval. The ARC may require submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. The ARC will act upon all requests in

writing within forty-five (45) days after the complete submission of plans, specifications, and other materials and information as requested by the ARC. If the ARC fails to review and approve in writing (which may be with conditions and/or requirements) or disapprove, a request for architectural approval within forty-five (45) days after the complete submission of the plans, specifications, materials, and other information with respect thereto, such request is deemed approved by the ARC. A submission is not deemed "complete" if the ARC requests additional or revised drawings, plans, or other information. No rights of appeal are permitted except as expressly contemplated by the Resolution establishing the ARC.

2.5 Revisions and Additions to Approved Plans

Any revisions and/or additions to approved plans made by the Owner or as required by any governmental agency, must be re-submitted for approval by the ARC. The revised plans must follow the requirements as outlined above.

2.6 Completion of Work

After approval (which may be with conditions and/or requirements) of any proposed Improvement by the ARC, the proposed Improvement shall be completed and constructed as promptly and diligently as possible, and in complete conformity with all conditions and requirements of the approval. Failure to complete the proposed Improvement within one year from the date of the approval or within the time frames required for the installation of landscaping as set forth in the Covenants (the "Completion Deadline"), or to complete the Improvement in complete conformance with the conditions and requirements of the approval, shall constitute noncompliance; provided, however, that the ARC may grant extensions of time to individual Owners for completion of any proposed Improvements, either (a) at the time of initial approval of such Improvements, or (b) upon the request of any Owner, provided such request is delivered to the ARC in writing and the Owner is diligently prosecuting completion of the subject Improvements or other good cause exists at the time such request is made.

2.7 Notice of Completion

Upon the completion of an Improvement, the applicant for approval of the same shall give a written "Notice of Completion" to the ARC. Until the date of receipt of such Notice of Completion, the ARC shall not be deemed to have notice of completion of any Improvement on which approval (which may be with conditions and/or requirements) has been sought and granted as provided in this Section.

2.8 Inspection of Work

The ARC, or its duly authorized representative, shall have the right to inspect any Improvement at any time, including prior to or after completion, in order to determine whether or not the proposed Improvement is being completed or has been completed in compliance with the approval granted pursuant to this Section.

2.9 Notice of Non-Compliance

If, as a result of inspections or otherwise, the ARC determines that any Improvement has been done without obtaining all required approvals (which may be with conditions and/or requirements), or was not done in substantial compliance with the approval that was granted, or has not been completed by the Completion Deadline, subject to any extensions of time granted pursuant to Section 2.6 hereof, then the ARC shall notify the District of the non-compliance, and the District shall then notify the applicant in writing of the non-compliance (the "Notice of Non-Compliance"). The Notice of Non-Compliance shall specify the particulars of the non-compliance.

2.10 Correction of Non-Compliance

If the ARC determines that a non-compliance exists, the Person responsible for such non-compliance shall remedy or remove the same within not more than forty-five (45) days from the date of receipt of the Notice of Non-Compliance. If such Person does not comply with the ruling within such period, the ARC shall notify the District, and the District may, at its option, record a notice of non-compliance against the Unit on which the non-compliance exists, may impose fines, penalties and interest, may remove the non-complying Improvement, or may otherwise remedy the non-compliance, and the Person responsible for such non-compliance shall reimburse the District, upon demand, for all costs and expenses, as well as anticipated costs and expenses, with respect thereto.

2.11 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the ARC, with the approval of the Person authorized to appoint the ARC, as changing conditions and/or priorities dictate.

2.12 Questions

If you have any questions about the foregoing procedures, feel free to

contact the ARC at the phone number and address listed in the Section 1.5 of these Guidelines.

3 SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings or plans for a proposed Improvement must be submitted to the ARC and written approval of the ARC obtained before the Improvements are made. In some cases, where it is specifically so noted, an Owner may proceed with the Improvements without advance approval if the Owner follows the stated guideline. In some cases, where specifically stated, some types of Improvements are prohibited. ARC review and approval is required on any external items not be listed below.

3.1.1 Variances

Approval of any proposed plans by the granting of a variance from compliance with any of the provisions of these Guidelines is at the sole discretion of the ARC when practical difficulties such as topography, natural obstructions, hardship, or environmental considerations may require a variance to prevent unnecessary hardship. Any such variance granted is limited to the specific property, provision, and instance covered by the variance, and does not waive any of the terms and provisions of the Covenants or these Guidelines as to any other Owner, Lot, or Unit. A variance from the Covenants or these Guidelines is not a variance as to the requirements of any other entity with jurisdiction of the Lot or Unit.

3.1.2 No Unsightliness

All unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment, when not in actual use, must be enclosed within a structure or screened from other Units and rights of way in a manner approved by the ARC.

3.1.3 Waivers; No Precedent

The approval or consent of the ARC to any application for approval shall not be deemed to constitute a waiver of any right to withhold or deny approval or consent as to any application or other matters whatsoever, as to which approval or consent may subsequently or additionally be required. Nor shall any such approval or consent be deemed to constitute a precedent in any other matter. Each property is unique and is subject to

individual review and consideration, but in no case will the ARC act in a manner that is arbitrary, capricious, or discriminatory.

3.1.4 Liability

The Metropolitan District, ARC, and the officers, directors, and members thereof shall not be liable in damages to any person submitting requests for approval or to any approval, or failure to approve or disapprove in regard to any matter within its jurisdiction. Neither the Metropolitan District nor the ARC shall bear any responsibility for ensuring structural integrity or soundness of approved construction or modifications, or for ensuring compliance with building codes and other governmental requirements. The ARC will not make any investigation into title, ownership, easements, rights-of-way, or other rights appurtenant to property with respect to architectural requests and shall not be liable for any disputes relating to the same.

3.2 Accessory Buildings

Approval is required. Approval will be based upon, but not limited to, the following criteria:

- A.** “Accessory Buildings” include, by way of example and not limitation, storage sheds, garages, greenhouses, and gazebos. Playhouses and play structures are not considered Accessory Buildings. Chicken coops are not permitted. Accessory Buildings may only be located in the rear yard, except and unless expressly permitted in another location by the ARC.
- B.** Accessory Buildings must be aesthetically compatible and consistent with the style and character of the home and other homes in the same general area of the Community. Accessory Buildings shall not be more than ten (10) feet by ten (10) feet, and shall not be more than eleven (11) feet high at the peak. The roof pitch must be complementary to the existing roof on the home, unless otherwise approved by the ARC. Accessory Buildings must be permanent in nature.
- C.** Siding, roofing, and trim materials must match those on the home, unless otherwise approved by the ARC. Metal, plastic, PVC, and other materials not consistent with original construction by the Builder are not permitted. TREX and engineered composite wood type products consistent with original Builder construction are permitted.
- D.** Smaller Units may not have a suitable location for an Accessory Building. In any case, no more than one (1) Accessory Building and one (1) playhouse (see Section 3.48, Playhouses) shall be permitted per

Unit.

- E. The ARC, in reviewing and approving or denying an application for approval of an Accessory Building, shall take into consideration lot size, square footage of the home, the existing grading, fence locations, landscape screenings, etc.
- F. Any utilities serving the Accessory Building shall be underground.
- G. All setbacks required of the home must be observed when placing Accessory Buildings. A copy of the home's plot plan filed with the location of the proposed accessory building is required with the ARR.

3.3 Additions and Expansions

Approval is required. Additions or expansions must be constructed of wood, masonite, glass, brick, stone, or other material as used in construction of the exterior of the home. The design must be the same or generally recognized as a complementary architectural style and meet all design guidelines as may be applicable. Colors must be the same as that of the residence. Patios may not be more than twenty five percent (25%) of the entire rear yard of the Unit unless otherwise approved by the ARC.

3.4 Address Numbers

Approval is required to replace, alter or relocate existing address numbers, unless the address numbers are replaced using the same style, color and type of number currently on the residence.

3.5 Air Conditioning Equipment

Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators installed after the initial construction.

Approval is not required for replacement of existing air conditioning equipment with like equipment located in the same location as the equipment being replaced.

No heating, air conditioning, air movement (e.g., swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. Ground mounted or exterior wall air conditioning equipment installed in the side yard must be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent property Owners.

3.6 Antennae/Satellite Dishes

3.6.1 General Provisions

Installation of Permitted Antennas in compliance with this section shall not require the approval of the ARC, so long as the installation complies with the following requirements. "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.

- 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 Units 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) Rear yard or side yard, behind and below the fence line
 - (3) Rear yard or side yard, mounted on the house, in the least visible location below 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 Unit 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.

3.6.2 Installation of Antennae/Satellite Dishes

- A.** 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.
- B.** All Permitted Antennas shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal.
- C.** 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.
- D.** 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.
- E.** All other antennas, not addressed above, are prohibited without the prior approval of the ARC.

3.7 Artificial Turf.

- A.** Installation of artificial turf is permitted only in the rear yard.
- B.** Allowable face weight must be a minimum of 60 ounces per square yard. The turf must be designed with a highly perforated and permeable backing that allows water and liquid to drain.
- C.** The pile height of the artificial turf shall be minimum of 1 inch, not to exceed 2-inches.
- D.** Artificial turf must be professionally installed and covered by a manufacturer's warranty of at least eight (8) years. Artificial turf must be installed in such a way as to appear seamless and uniform. Only natural colors are acceptable to remain unchanged from the natural green lawn appearance.
- E.** After installation, the turf must be maintained according to the manufacturer's guidelines and warranty requirements to preserve a like-new condition, color, and uniformity with no tears or seams visible. Artificial

turn must be regularly cleaned or sprayed with water to avoid unpleasant odors.

- F. When artificial turf no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.

3.8 Awnings

Approval is required. Awnings should be an integral part of the house or patio design. The color shall be complimentary to the exterior of the residence.

See Section 3.40, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.9 Backyard Sport Pads.

Approval is required. Backyard, concrete pads for “sport” type courts must be approved by the ARC. The ARC will consider backyard sport courts based on pad size, Unit lot size and proximity to other Units. Sport equipment installed or stored on or around the pad must be maintained at all times in a neat and clean manner. The ARC may require drainage or grading certificates to be submitted with the ARR for a backyard sport pad.

3.10 Balconies

See Section 3.18, Decks.

3.11 Barbecue/Gas Grills

Approval is not required. All barbecue grills, smokers, etc. must be stored in the rear yard or within an enclosed structure, not visible from the front of the home.

3.12 Basketball Backboards, Permanent and Portable

Approval is required for permanent pole mounted basketball backboards. Only clear backboards with strong, wind resistant poles will be considered. No basketball backboards shall be attached to the garage. Portable basketball backboards shall be allowed without approval only if the following guidelines are met:

- A. Portable units cannot be placed in the public rights of way, streets, sidewalks or street lawns.

- B. Location must be in the driveway, at least half of the length of the driveway away from the street, or in the side or rear yard.

C. Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than 24 hours.

3.13 Birdbaths

Approval is not required, subject to the following limitations. Placement in front or side yard is not allowed. Birdbaths are only permitted in the rear yard.

See Section 3.67, Statues or Fountains.

3.14 Birdhouses and Bird Feeders

Approval is not required, subject to the following limitations. If installed in the rear yard and the size is limited to one foot by two feet, no approval is required. No more than three of each of a birdhouse or bird feeder shall be installed on any Unit, but no birdhouses or bird feeders may be installed in a manner that creates a nuisance. Birdhouses or bird feeders may be mounted on a pole, provided the pole shall not exceed five (5) feet in height.

3.15 Carports

Approval will not be granted.

3.16 Clothes Lines and Hangers

Approval is not required, subject to the following limitations. Clotheslines may only be placed in the rear yard. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the rear yard of a lot and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval.

3.17 Cloth or Canvas Overhangs

See Section 3.40, Overhangs/Sunshades/Awnings – Cloth or Canvas.

3.18 Decks

Approval is required. The deck must be harmonious (in configuration, detail, material, and color) with the architecture of the house. Modifications or additions to Builder installed decks must incorporate the same materials, colors, and detailing as the Builder's or approved existing

deck. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC, or similar materials are prohibited.

Owners are responsible for obtaining any and all required governmental permits, and complying with all applicable building codes and regulations.

The deck should be located so as not to create an unreasonable level of noise for adjacent property Owners. Decks shall be set back at least 8 feet from the rear property line and at least 3 feet from the side property lines, or such greater setbacks as may be required by other entities.

Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Covenants.

Upper-level decks shall be attached directly to the house. Only ground level decks may be approved as freestanding decks. Decks shall not extend beyond the Unit boundaries into any common area or other Unit. Depending on Unit location and orientation, decks should not project beyond the side walls of the house. The side walls of the house are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such projections. In certain situations, stairs and some portions of the deck may extend up to 4' beyond the side walls.

A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.

Railings and other features such as privacy screens for attached housing must match the approved Builder design.

3.19 Dog Houses

Approval is required. Dog houses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Dog houses must be installed at ground level, and must not be visible above the fence. Dog houses must also match the colors and materials of the exterior of the home. Limit of one dog house per Unit.

3.20 Dog Runs

Approval is required. Dog runs must be located in the rear or side yard,

abutting the home and substantially screened from view by planting fast-growing or mature trees or shrubs. Dog runs will be limited to two hundred (200) square feet, unless a variance is granted by the ARC. Dog run fences should be left natural in color and sealed to prevent premature weathering. Dog runs must be made of wood. Please refer to the fence details in **Exhibit A** for approved heights, stains, and designs. Covers (ex: tarps, sheets, blankets, etc.) on dog runs are not allowed.

3.21 Doors

Approval is not required for replacement of an already existing main entrance door to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body, trim or accent colors of the house or white (for storm/screen doors).

- A.** Storm Doors. Approval is not required for storm doors as long as the door is complementary with the color scheme of the home. Owners wishing to utilize a different color must first obtain approval.
- B.** Security Doors and Windows. All security or security-type doors and windows must be approved prior to installation.

3.22 Drainage

The Covenants require that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern which exists at the time final grading of a Unit by the Developer or a Builder is completed. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The ARC may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping and all drainage from downspouts off the house should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line but on the Owner's property, to allow space for absorption. Adverse effects to adjacent properties, including Metropolitan District lands, sidewalks and streets, will not be tolerated and the Owner may be required to clean sidewalks or take other action to mitigate the effects of drainage from his or her Unit.

3.23 Driveways & Driveway Extension

Approval is required for any changes or alterations to driveways. this includes construction of a pull-off area to the side of the driveway and/or driveway extensions. Driveway extensions shall be limited to 2 feet wide per side, immediately adjacent to the existing driveway, and shall be constructed of concrete only. Rocks are considered landscape and will not be considered for driveway extensions. Driveway alterations or extensions shall not alter the existing drainage pattern on the lot. Only clear sealant may be used on the driveway (no colors) and Owners will be required to maintain the driveways against oil spills, spalling/peeling/etc.

3.24 Evaporative Coolers

Approval is required. No rooftop or window mount

installations are allowed. See Section 3.5, Air Conditioning

Equipment.

3.25 Exterior Lighting

See Section 3.38, Lights and Lighting.

3.26 Fences

3.26.1 General Statement

Fences constructed by the Developer or Builder along or abutting property lines, arterial streets, collector streets, and local streets may not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the ARC.

- A. If any such fences constructed by the Developer or Builder which are located upon an Owner's property are damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.
- B. Some fences may be located upon property owned by the District and, if so, the approval of the District shall also be obtained before any such fence is removed, replaced, painted, or altered.

3.26.2 Theme Fencing

(Fencing that has been installed by the Developer or Builder along or abutting property lines on residential streets, parks, green belts,

or non-urban areas)

- A. Arterial/Perimeter Fencing (along major roadways): No change in this fencing is permitted without approval of the ARC.
- B. Non-Arterial Fencing: Open fence that is adjacent to or abuts open space shall not be changed.

3.26.3 Fence Designs

All rear or side yard fences along property lines require approval of the ARC.

- A. All fencing shall comply with the fence specifications in **Exhibit A**.
- B. Double fencing of property lines is not permitted.
- C. Wire mesh fencing may, upon approval of the ARC, be installed on the inside of the fence for pet security.
- D. Gates may be installed in fences facing to open space with the written approval of the ARC. Any such gates shall comply with the specifications in **Exhibit A**. As a condition of approval, the owner may be required to execute a recordable Gate Maintenance and Indemnify Agreement relative to the ongoing maintenance of the gate.

3.26.4 Maintenance/Staining

All fences constructed on a Unit shall be maintained, repaired, and replaced by the Owner of such Unit. Regular physical and aesthetic maintenance of fencing is required. All fences must be sealed with a clear waterproof sealant or finished using semi-transparent stain, either of which must be approved by the ARC. Owners are required to submit their staining request to the ARC and this will be reviewed in-house with no additional submittal fee per the Resolution.

The Metropolitan District maintains exterior of fences including staining; homeowners maintain fence interiors and are permitted to stain fence interiors as long as such staining is not visible from the exterior and does not interfere with exterior staining.

3.26.5 Additional Fence Requirements

- A. No electric fences are permitted (other than pet containment

fencing installed below grade).

- B.** Owners are required to obtain any necessary utility locates before installation of any fence.
- C.** It is important to remember that certain drainage patterns may exist along, or under, proposed fence locations. When constructing a fence, be sure to provide for adequate space between the fence and the ground to accommodate these drainage patterns.
- D.** When making a submittal for fencing, include the style and height of the fence, color of stain, and all other descriptive details, as well as an elevation drawing with dimensions of the fence and a plot plan with the location of the fence clearly marked.
- E.** At the discretion of the ARC, Units may have a privacy fence installed to border the deck pad only; provided the deck pad privacy fencing is included in the Unit's fence plan.

3.26.6 Prior Approved Fencing

To the extent that fencing has been previously approved by the ARC based on a prior version of these Guidelines, such fencing will be required to be compliant with this section and **Exhibit A** at such time as the fence is replaced, or whenever any repair is required or made to more than twenty five (25) percent of the existing fencing material.

3.26.7 Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's site per the above fencing standards.

See Section 3.19, Dog Houses and Section 3.20, Dog Runs.

3.27 Fire Pits

Approval is required for all permanent or built-in structures. Built-in fire pits shall not exceed 3' by 3' in size. Approval is not required for portable units.

3.28 Firewood Storage

All firewood must be located in the side or rear yard, must be neatly stacked, shall not be visible from any street or the ground level of any

other Unit, and must not be located so as to block established drainage patterns.

3.29 Flags/Flagpoles

Approval is required for any freestanding flagpole.

Approval is not required for up to one small flagpole mounted to the front of the residence provided that the flags displayed thereon (if other than an American Flag) are temporary in nature and are only displayed on holidays or in celebration of specific events. They must not be placed earlier than thirty (30) days prior to the start of the particular holiday/event or celebration and must be removed no later than thirty (30) days following the particular holiday/event or celebration. Under no circumstance may the height of the flagpole exceed the height of the roofline of the residence. Flag size cannot exceed five (5) feet in length and three (3) feet in width.

American Flags: Owners shall be permitted to display an American flag in accordance with the Federal Flag Code and as follows:

- A.** No more than two (2) flags may be displayed per Lot at any given time.
- B.** The flag shall be no larger than three (3) feet by five (5) feet.
- C.** The flag may be displayed in a window or from a flagpole projecting horizontally from a location on the front of the dwelling. Only one flagpole is permitted per Lot.
- D.** Flags and/or flagpoles shall be replaced as necessary in order to prevent wear and tear.
- E.** Flags may not be illuminated without prior written approval of the ARC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Units. Flags may not display profanity or promote hate groups. The District, in its sole discretion, reserves the right to require removal of any flag which does not comply or which creates a nuisance to surrounding properties.
- F.** No flags of any kind may be placed on the Common Areas without prior authorization of the ARC.

An Owner or resident may display a service flag bearing a star denoting the Owner's or resident's or his family member's active or reserve U.S. military service during a time of war or armed conflict. The flag may be

displayed on the inside of a window or door of the home on the Unit. The flag may not be larger than nine (9) inches by sixteen (16) inches.

3.30 Gardens – Flower or Vegetable

Approval is not required for flower or vegetable gardens that do not exceed one hundred (100) total square feet. All flower gardens must be weeded, cared for, and maintained.

3.31 Gazebos

Approval is required. A gazebo/ pergola must be an integral part of the rear yard landscape plan and must be similar in material and design to the residence. The color must be generally accepted as a complementary color to the exterior of the residence.. See Section 3.2, Accessory Buildings.

3.32 Grading and Grade Changes

See Section 3.22, Drainage.

3.33 Greenhouses

Approval is required. Generally, greenhouses are discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality, and permanence of materials used. Adequate screening will be required. See also Section 3.2, Accessory Buildings.

3.34 Hanging of Clothes

See Section 3.16, Clothes Lines and Hangers.

3.35 Hot Tubs and Jacuzzis

Approval is required. Hot tubs and Jacuzzis must be an integral part of the deck or patio area and of the rear yard landscaping, and be installed in such a way that it is not immediately visible to adjacent property Owners and that it does not create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material around the hot tub may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis, and may require additional plant material screening.

3.36 Kennels

Approval will not be granted. Breeding or maintaining animals for a commercial purpose is prohibited.

Also see Section 3.20, Dog Runs.

3.37 Landscaping

Approval is required. The plot plan of the residence and yard must be provided at a measurable scale. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

The current, approved landscape requirements are attached in **Exhibit B**. All new landscape installations and Improvements must meet these requirements. All other requests will be reviewed and approved on a case-by-case basis.

Builder installed landscaping is pre-approved.

Significant structural elements related to landscaping, such as retaining walls, paved areas, steps, etc., must be submitted for review and approval. Changes in grade or drainage pattern must not adversely affect adjoining properties and shall comply with drainage change requirements of the Covenants. See also Section 3.22, Drainage.

Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings.

Owners are responsible for compliance with all, City and County laws and regulations regarding landscaping, including but not limited to tree installation and approved tree species. Certain tree species, such as Russian Olive, are not permitted by the City, County or State. Notwithstanding, the ARC shall not review landscaping plans for compliance with any such laws or regulations.

Mulch material shall be selected recognizing that high winds may be present. Mulches that “knit” together and hold to the ground should be used. Owners are responsible for removal of any mulch material that blows into other Owners’ property, public rights of way, or the common areas of the District.

Stone used as accent elements, ground cover or paving material should be chosen so that its color, size, and installation complement the architecture of the house, the natural environment and associated plant materials.

Monolithic paving of yards or covering yards with decorative stones as a primary design element is prohibited.

See also Section 3.83, Xeriscaping.

3.38 Lights and Lighting

Approval is not required for replacing existing lighting, including coach lights, with the same or similar lighting style and color as originally installed.

Approval is required to modify or add permanent exterior lighting that is affixed to the residence. This includes, without limitation, whole-home, fixtures hardwired into the home, motion detector spotlights, spotlights, floodlights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.). Permanent, hard-wired soffit or under-eave lighting, including, without limitation, “jellyfish” or similar lighting, is considered to be more suitable for commercial/retail purposes due to the amount of light emitted and is not permitted in the neighborhood.

The following guidelines apply to all lighting:

- A.** Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- B.** Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended).
- C.** Ground lighting along walks must be maintained in a working and sightly manner. Low- voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, not be a tripping or other physical hazard along pedestrian pathways, and remain generally vertical in their presentation.
- D.** The addition of a front yard light post will be allowed with approval and pursuant to the following:
 - (1) Exterior lights must be conservative in design and be as small insize as is reasonably practical.
 - (2) Exterior lighting should be directed toward the ground and be of low voltage to minimize glare onto neighboring properties and thestreet.

- (3) Soft, outdoor pedestrian-oriented lighting should be used with darkcolored lighting fixtures so as to be less obtrusive.
- (4) The light post should match or complement the architecture of the home in design, size, color, and finish along with any existing lightfixtures.
- (5) Light posts shall be located at an appropriate distance from the right-of-way and property line to minimize glare onto neighboringproperties and the street and should be integrated into the natural orarchitectural features of the site.
- (6) Light or lamp posts shall not be erected higher than 6’ feet fromground level, unless approved by the ARC.
- (7) All lighting should not be intrusive to neighboring properties andmust meet all County requirements.

Temporary holiday lighting and decorations do not require approval if installed for a period of fewer than seven days, or if installed between November 1 and January 15. Holiday lighting and decorations are not permitted to be displayed year-round. While holiday lighting may be installed as early as November 1, it may not be illuminated until November 15. For purposes of these Guidelines, the following are holidays: Juneteenth, Independence Day, Halloween, Thanksgiving, Christmas, Hanukkah, and Kwanzaa.

- E. The addition of Jellyfish-style lighting will be allowed with approval. It is required that white bulbs be used at all times other than at times when temporary holiday lighting is permitted. In no case may Jellyfish-style lighting be used in a manner that creates an unreasonable annoyance or nuisance to other lots.

3.39 Ornaments/Art - Landscape/Yard

“Yard Ornaments”, whether man-made or natural, include, by way of example, bird houses, driftwood, weather vanes, sculptures or statutes of any medium, decorative rock, monoliths, bird baths, fountains, murals and paintings, and recycled or upcycled salvaged materials.

Approval is not required for Yard Ornaments that are installed in the rear yard, are of a height less than three (3) feet, and that are otherwise in compliance with any more specific provisions of these Guidelines.

Approval is not required for up to three (3) small (less than 12 inches in height and 20 inches in diameter) Yard Ornaments to be installed in the

front yard, as long as the ornament is installed at ground level and the color and design integrate into the landscape.

Approval is required for any other yard ornaments. The District, in its sole discretion, reserves the right to require removal of any ornament/art which creates a nuisance to surrounding properties.

See also Section 3.67, Statues or Fountains.

3.40 Overhangs/Sunshades/Awnings- Cloth or Canvas

Approval is required. An overhang should be an integral part of the house or patio design. The color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. A swatch of material to be used must be provided with the review submittal.

See Section 3.42, Patio Covers.

3.41 Painting

All paint projects within Leyden Rock require the submittal of an Architectural Review Request Form. In addition, any changes to any color of the home requires approval. Painting or staining of brick or stonework is not permitted.

Exterior paint color palettes for Leyden Rock homes can be accessed on the Sherwin Williams Color Archive webpage. <https://www.sherwinwilliams.com/homeowners/color/find-and-explore-colors/hoa>. Once on the webpage, please select "Colorado", "Arvada", then "Leyden Rock Metro District" to view all the color options.

A. No Change in Color Scheme – No submittal fee is required. If you are requesting to paint your house with color combinations and locations identical to the original manufacturer color established on the home or with colors that currently exist on the house, you must fill out and submit an ARR form.

B. Change in Color Scheme – Using Sherwin Williams Color Palettes – \$75 submittal fee is required. If you are requesting a change to the color(s) or color scheme of your home (including any change in the location of a previously-approved paint color), you must do the following:

- (i) Completely fill out and submit an ARR form;
- (ii) Include a photo of your home with a general description of where the colors will be placed on your home; AND
- (iii) Provide photos showing the homes on either side of your home.
- (iv) Body and trim color selections for a submittal cannot be the same as those on a Lot/home adjacent or directly across the street from the applicant's home.
- (v) Please anticipate and provide for the review process and final notification to take up to forty-five (45) days for consideration.

C. Change in Color Scheme – Requesting Modifications to the Sherwin Williams Color Palettes and/or Requesting Colors outside of the Palettes - \$150 submittal fee is required.

If you are requesting a change to the color(s) or color scheme of your home (including any change in the location of a previously-approved paint color), you must do the following:

- (i) Completely fill out and submit an ARR form;
- (ii) Include a photo of your home with a general description of where the colors will be placed on your home; AND
- (iii) Provide photos showing the homes on either side of your home.
- (iv) Body and trim color selections for a submittal cannot be the same as those on a Lot/home adjacent or directly across the street from the applicant's home.
- (v) In some instances, the applicant will be required to paint samples of the proposed custom colors on the house and provide an explanation of how the colors will fit in with the neighborhood. The color samples shall be a minimum of 24"x24" in size and photos of the color samples must be submitted for review.
- (vi) Please anticipate and provide for the review process and final notification to take up to forty-five (45) days for consideration.

D. Color Considerations

- (i) Consider your neighbors' colors, you do not want to choose the same colors but maybe choose one that will complement or harmonize with your neighbors' colors.
- (ii) Consider the colors of existing structures like your roof, stone and architectural accents.
- (iii) Certain color schemes are better suited for certain architectural styles than others.
- (iv) Light colors will make your home seem larger, darker colors smaller.

3.42 Patio Covers

Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof.

3.43 Patios - Enclosed

See Section 3.3, Additions and Expansions.

3.44 Patios - Open

Approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. In some instances, additional plant material around the patio may be required for screening or integration into the landscape design. The patio and materials must be similar or generally accepted as a complementary color and design to the residence. Patios may not be more than twenty five (25) percent of the entire rear yard of

the Unit unless otherwise approved by the ARC.

See Section 3.18, Decks.

3.45 Paving

Approval is required, regardless of whether for walks, driveways, patio areas or other purposes, and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned, or exposed aggregate concrete pavers are used as the paving material.

See Section 3.23, Driveways.

3.46 Pipes

Approval is required for all exterior pipes, conduits and equipment. Adequate screening may also be required.

3.47 Play Structures and Equipment

Approval is required. Consideration will be given to adjacent properties (a minimum five

(5) foot setback from the property line is required for trampolines, swing sets, fort structures, etc.) so as not to create an undue disturbance. In some instances, additional plant material around the equipment may be required for screening. Wood structures must be constructed of pressure treated or other weather resistant materials. All play equipment must be maintained in a good and sightly manner. The use of multi-colored cloth/canvas tarps will not be approved. Height of any play structure or equipment may not exceed twelve (12) feet.

3.48 Playhouses

Approval is not required if a structure is less than twenty four (24) square feet and less than six (6) feet high, from highest point to the ground.

Approval is required for structures greater than twenty four (24) square feet and/or greater than six (6) feet high, from the highest point to the ground.

Existing setbacks required of the home must be observed when placing playhouses. A copy of the home's plot plan filed with the location of the proposed playhouse is required with the ARR.

See also, Section 3.2, Accessory Buildings.

3.49 Poles

See Section 3.29, Flags/Flagpoles.

3.50 Ponds and Water Features

Approval is required. Considerations by the ARC will include, but not be limited to, the following criteria:

- A. Must be integrated into landscape scheme.
- B. Setback shall be a minimum of five (5) feet from all property lines.
- C. Must not affect existing drainage on the lot or off the property.
- D. Must be maintained at all times.
- E. The maximum height of all fountain/pool elements and their spray is not allowed to be higher than four (4) feet from the ground plane.

3.51 Pools

Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property Owners (i.e. screened with plant material). Above ground pools and temporary pools are prohibited. One (1) wading pool, if less than eighteen (18) inches high and eight (8) feet in diameter, per Unit, is permitted on a temporary basis without prior approval, if placed in the rear yard.

See Section 3.35, Hot Tubs and Jacuzzis.

3.52 Radio Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.53 Radon Mitigation Systems

Approval is required. Equipment must be painted a color similar or generally accepted as complementary to the exterior of the house. All equipment shall be installed so as to minimize its visibility.

3.54 Roofing Materials

Approval is required for all roofing materials other than those originally

used by the Builder. All buildings constructed on a Unit should be roofed with the same or greater quality and type of roofing material as originally used by the Builder.

Approval is not required for repairs to an existing roof with the same building material that exists on the building.

3.55 Rooftop Equipment

Approval is required. Equipment must be painted a color similar or generally accepted as complimentary to the roofing material of the house. All rooftop equipment shall be installed so as to minimize its visibility.

See Section 3.65, Solar Energy Devices.

3.56 Satellite Dishes

See Section 3.6, Antennae/Satellite Dishes.

3.57 Saunas

See Section 3.2, Accessory Buildings.

3.58 Screen Doors

See Section 3.21, Doors.

3.59 Seasonal Decorations

Approval is not required if installed on a lot within thirty (30) days of a holiday, provided that an Owner is keeping with the Community standards, and provided that the decorations are removed within thirty (30) days of the holiday. Seasonal decorations are not permitted to be displayed year round.

See Section 3.38, Lights and Lighting.

3.60 Security Devices.

Approval is not required. Security devices, including cameras and alarms, must be selected, located and installed so as to be an integral part of the house and not distract from the home's architecture and appearance. Cameras and housing sirens, speaker boxes, conduits and related exterior elements should be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached.

3.61 Sheds

See Section 3.2, Accessory Buildings.

3.62 Shutters - Exterior

Approval is required. Shutters should be appropriate for the architectural style of the home and be of the appropriate proportion to the windows they frame. Shutters should be the same color as the “accent” color of the home (typically the same as the front door or other accent details).

3.63 Siding

Approval is required. Vinyl siding will not be allowed.

3.64 Signs

Approval is not required for temporary signs so long as they comply with the following guidelines:

- A.** Signs may be displayed within the boundaries of an Owner’s or resident’s Unit.
- B.** No more than one (1) sign may be displayed per Unit at any given time.
- C.** Signs may be no larger than 18” x 24”.
- D.** Signs shall not be illuminated.
- E.** No commercial signs of any kind are permitted, with the exception of: one (1) for sale or lease sign which shall be no larger than five (5) square feet in size; and, one (1) professional security system sign, ground staked or window mounted which shall be no larger than 8” x 8”.
- F.** No signs of any kind may be placed on the Common Areas without prior approval by the ARC.

3.65 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 ARC is allowed to request changes as long as they don’t significantly increase the cost or decrease

the efficiency of the proposed device and panels. Please also see Colorado Law C.R.S. 38-30-168, which governs the review and the Owner's installation of such devices.

3.66 Spas

See Section 3.35, Hot Tubs and Jacuzzis.

3.67 Statues or Fountains

Approval is not required if statues or fountains are installed in the rear yard and are not greater than four (4) feet in at the highest point, including any pedestal. The District, in its sole discretion, reserves the right to require removal any statue or fountain which creates a nuisance to surrounding properties.

Approval is required if the statue or fountain is proposed for the front yard. Statue or fountain location in the front yard should be located close to the main entrance of the house.

See Section 3.13, Birdbaths and Section 3.39, Ornaments/Art – Landscape/Yard

3.68 Storage Sheds

See Section 3.61, Sheds and Section 3.2, Accessory Buildings.

3.69 Sunshades

See Section 3.40, Overhangs/Awnings – Cloth or Canvas and Section 3.42, Patio Covers.

3.70 Swamp Coolers

See Section 3.5, Air Conditioning Equipment, Section 3.24, Evaporative Coolers, and Section 3.55, Rooftop Equipment.

3.71 Swing Sets

See Section 3.47, Play Structures and Equipment.

3.72 Television Antennae

See Section 3.6, Antennae/Satellite Dishes.

3.73 Tree Houses

Approval will not be granted. Tree houses are not permitted.

3.74 Vanes

See Section 3.78, Weather Vanes and Directionals.

3.75 Vents

See Section 3.55, Rooftop Equipment.

3.76 Walls

See Section 3.26, Fences and Section 3.77, Walls, Retaining.

3.77 Walls, Retaining

Approval is required. Front yard retaining walls shall not exceed thirty (30) inches in height. In the side yard, retaining walls up to thirty (30) inches high, with a planted slope above the wall, may be constructed. In no event shall rear yard retaining walls exceed four (4) feet in height unless installed by the Builder or Developer. All retaining walls shall comply with applicable requirements of the City of Arvada and shall not significantly alter the drainage patterns on the lot or adjacent properties (including Metropolitan District or public areas). Retaining walls shall be constructed with boulders, stone, brick or split face modular concrete block facing units installed per manufacturer instructions.

New or old creosote treated timber railroad ties are prohibited.

3.78 Weather Vanes and Directionals

Approval is required.

3.79 Wind Electric Generators

Approval is required. In addition to ARC approval, windmills and any other type of fixture, which fall under the criteria of a wind generator, or are used to generate power etc., must meet the requirement of the C.R.S. 40-2-124, applicable City and County requirements, and any regulations of the Colorado Public Utilities Commission.

3.80 Windows Replacement

Approval is required. Considerations will include, but may not be limited to, size, color, existing and proposed window style and style of home.

3.81 Windows: Tinting, Security Bars, Well Covers, etc.

Approval is not required for window well covers that are manufactured with metal or plexiglass. All others will require ARC approval.

Approval is required for any visible window tinting. Highly reflective and/or dark tinting is considered too commercial for residential applications and is not permitted.

Approval is required for security bars and may not be approved on second story windows and other windows visible to the street.

3.82 Work Involving Metropolitan District Property

Approval is required. Generally, driving vehicles, including wheelbarrows, across District property is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is requested and the Owner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the District property will be done by the District.

3.83 Xeriscape

Approval is required. Owners are permitted to incorporate xeriscape design when submitting landscaping plans pursuant to Section 3.37 above. Up to 80% of the landscaped area of a Unit may consist of drought-tolerant plantings. Xeriscape is not a specific look or specific group of plants, and it is not a disorganized jumble of plants that can grow without supplemental water. Rather, xeriscape is a combination of seven common-sense gardening principles that save water, time, and resources while creating a gorgeous landscape. The Seven Principles of Xeriscape are:

- (1) Plan and Design** – for water consumption and beauty from the start. A design makes it easy to complete your project in phases.
- (2) Create Practical Living Turf Areas** – of manageable size, shape, and grade. Artificial turf is governed by Section 3.7 and is not permitted in front yards.
- (3) Select Low-Water Plants** – and group them according to their water needs. This is also known as hydro-zoning. Then experiment to determine how much and how often to water.
- (4) Use Soil Amendments** – as you plant. Compost

is the best choice.

(5) Use Mulches – like wood chips or cobble rock to reduce evaporation and to keep the soil cool.

(6) Irrigate Efficiently- with purpose designed systems (including hose-end equipment) and by applying the right amount of water at the right time.

(7) Maintain the Landscape Properly – by mowing, weeding, pruning, and fertilizing properly.

Plans that include only rock for the yard, without the inclusion of various organic materials and vegetation will not be approved. A xeriscaped yard must still reflect careful planning and landscaping, and appropriate maintenance, to present an aesthetically appealing result.

The installation of xeriscaping does not relieve an Owner of responsibility for watering and maintaining his or her landscaping in a neat and clean manner. In the event any vegetation requires replacement, each Owner is responsible for the prompt replacement of such vegetation.

See also Section 3.38, Landscaping, and carefully review Exhibit B.

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EXHIBIT A

DISTRICT FENCE SPECIFICATION

The following fence specification is for perimeter lot fencing. Stone column detail, where required on City approved Final Development Plan, is a builder installed feature and is not required on Owner installed fence. Please note minimum required fence setback from front of home. Patio privacy fencing described in the Design Guidelines shall be submitted by Owner and approved on a case by case basis. Note that all side-yard fencing must be installed on the property line. Perimeter fencing adjoining public property shall be installed with the fence posts at the property line and rails installed on the lot-facing side of the fence. 2" x 6" Cedar rails are required. For interior lot fencing that does not face a right of way, common area or open space, 4" x 6" posts shall be required.

Figure 1. Fence Detail

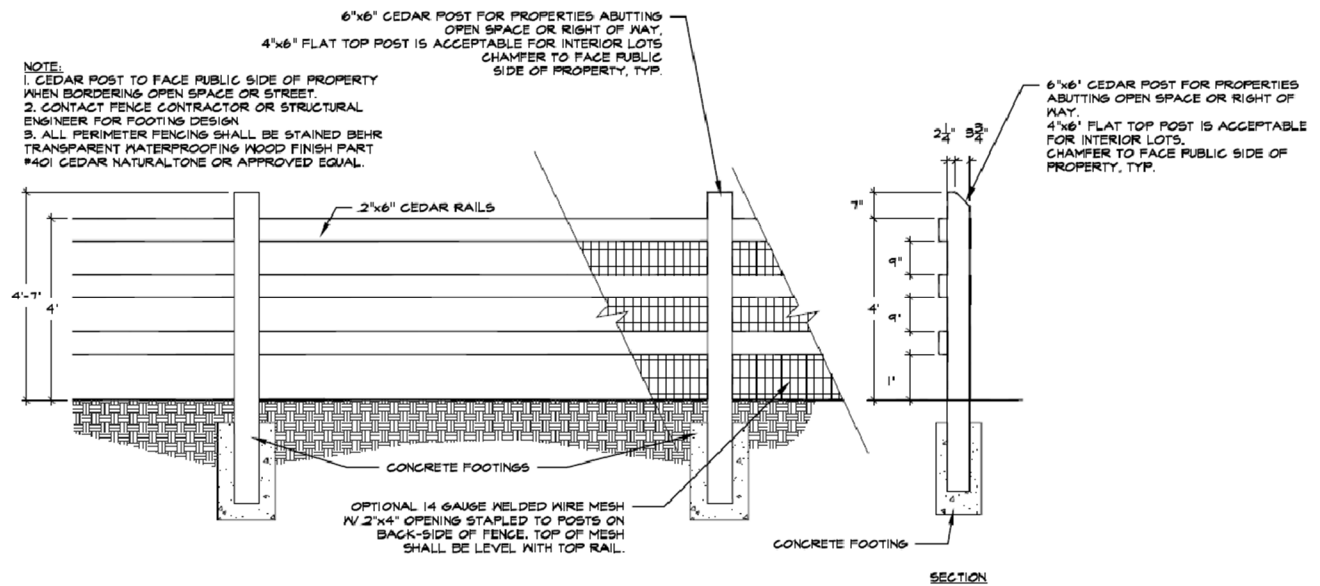


Figure 2. Single Family Home with Setback Requirements

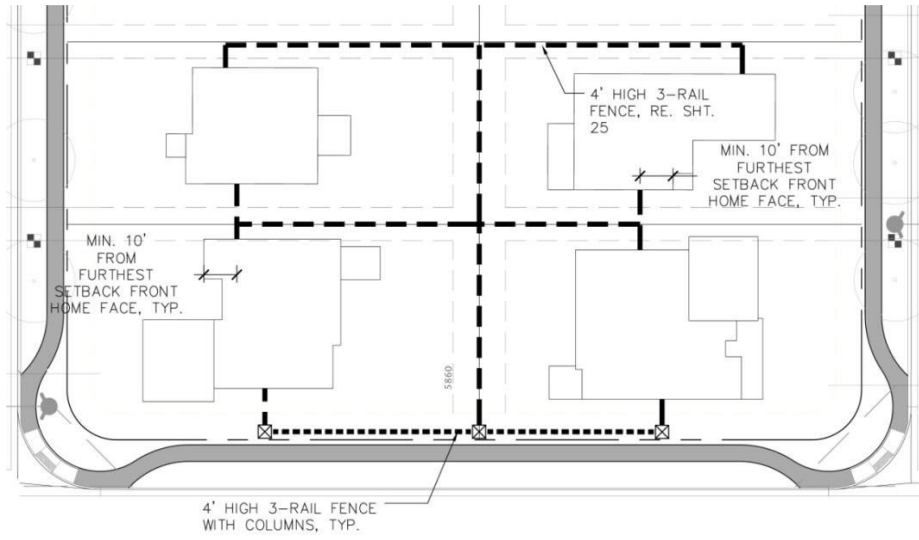
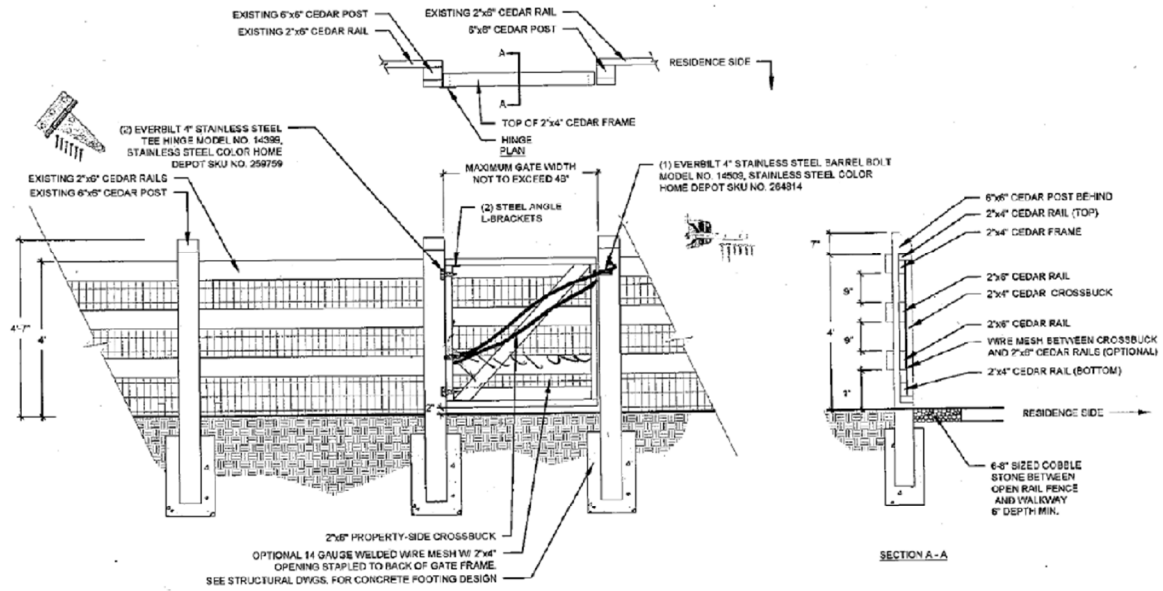


Figure 3. Gate Detail



- NOTE:
1. GATE TO SWING INWARD TOWARD RESIDENCE
 2. GATE TO BE INSTALLED ONLY ON REAR YARD 3 RAIL FENCE AND ADJACENT TO OPEN SPACE
 3. THE GATE CAN BE EITHER ON THE INSIDE OR OUTSIDE

LEYDEN ROCK RESIDENTIAL GATE DETAIL

SCALE: 3/8" = 1' 0"

EXHIBIT B

LANDSCAPE REQUIREMENTS

The use of drought tolerant plants is highly encouraged. **Builder installed landscaping plans are pre-approved; no approval is required for STANDARD Builder installed landscaping.** If Owner negotiates alterations or additions to STANDARD landscape offering, approval is required.

TIMING OF LANDSCAPE INSTALLATION

The Owner of each Unit (other than the Developer or a Builder) shall install landscaping on such Unit, and on adjacent tree lawn areas, within one hundred (180) days after the later to occur of acquisition of the Unit by the Owner, if such acquisition occurs between April 1 and July 31. If such acquisition does not occur between April 1 and July 31, then all landscaping shall be installed by the Owner by the following June 30.

PLANT MATERIAL & LOCATION

Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches and automatic irrigation. In the case of shade or ornamental trees (deciduous), plantings may not be installed closer than 6 feet (6') from the property line. In the case of evergreen trees (conifer), plantings may not be installed closer than 10 feet (10') from the property line; provided, however evergreen (conifer) trees may be installed no closer than five feet (5') of the rear property line if the rear property line is adjacent to or abuts open space. If any fences are damaged or destroyed by evergreen (conifer) trees planted, the Owner shall repair or recondition the same at the Owner's expense. Ornamental grasses and shrubs may be installed anywhere on the lot, including along the property line. Select a variety of plant species including deciduous and evergreen trees and shrubs.

All plant material shall be installed in the following minimum sizes:

Deciduous trees - 1.5" caliper

Ornamental trees – 1.5" caliper

Evergreen trees - 6' height minimum

Shrubs - 1 gallon container (Ornamental grasses (1 gallon) may be substituted for shrubs at a ratio of 3:1)

Mulch – 1 cubic yard per 80 sq. feet and at a 3" depth

Rock, squeegee, or Stone Mulch – 3/4" minimum to cobble size, minimum 3" depth

Groundcover (excluding mulch), annuals, and perennials – no restrictions

Mulch material shall be selected recognizing that high winds may be present in District. Mulches that "knit" together and hold to the ground should be used.

Thorny plants shall not be located within 20 feet of sidewalks or walkways.

Planting beds must be separated from turf by edging.

See the plant palette below for recommended plant material.

STREET TREES

All tree lawns shall contain deciduous trees spaced at one (1) tree per forty (40) linear feet. The trees and other landscaping within the tree lawn area are the maintenance obligation of the homeowner.

STANDARD OPTION – FRONT YARD

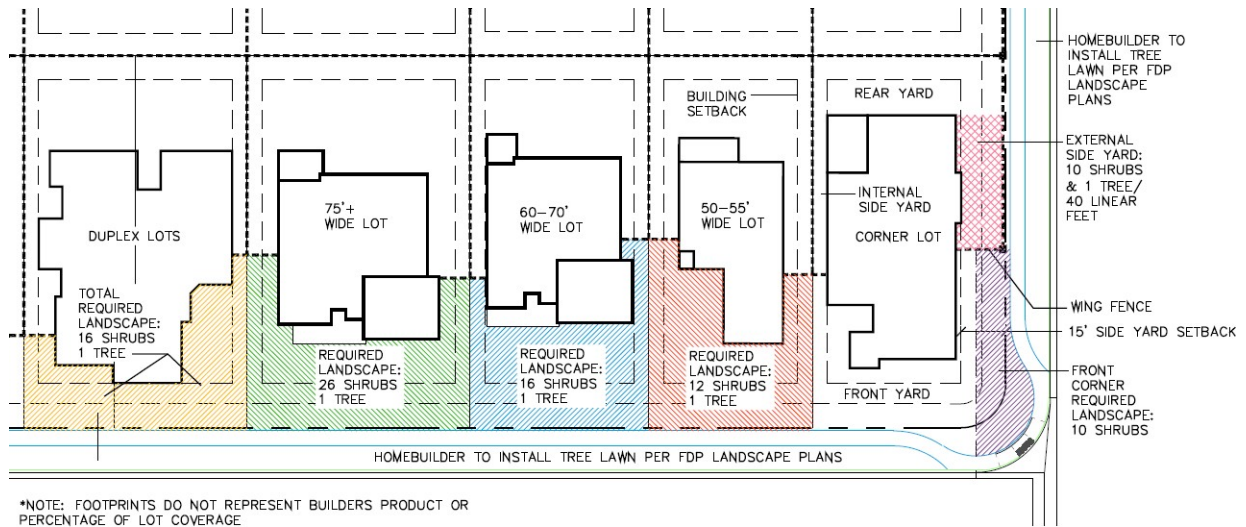
The area from the back of the sidewalk to the front of the building and side yard wing is defined as the front yard. Additional appurtenances, landscape elements, and decorative entry features may be allowed and will be reviewed on a case by case basis.

Please refer to Exhibit C “Leyden Rock Lot Size Map” for lot width designation.

Plant material required in the FRONT YARD based on lot width.

- Adjoining duplex lots – 16 shrubs/1 Deciduous Tree, 1 Evergreen Tree or 1 Ornamental Tree
- 50-55’ Wide Lot (59’ Max.) – 12 shrubs/1 Deciduous Tree, 1 Evergreen Tree or 1 Ornamental Tree
- 60-70’ Wide Lot (74’ Max.) – 16 shrubs/1 Deciduous Tree, 1 Evergreen Tree or 1 Ornamental Tree
- 75’+ Wide Lot – 26 shrubs/1 Deciduous Tree, 1 Evergreen Tree or 1 Ornamental Tree

Figure 1. Front/Side Yard Plant Material Required



STANDARD OPTION – SIDE YARDS

Internal Side Yard

- The portion of the lot between neighboring homes defined as the area between the building, side property line, rear of building and behind the front fence wing walls.

- May be covered in rock or mulch, no plant material is required.

External Side Yards

- Side yards on corner lots exposed to public view. Defined as the area between the building, back of sidewalk along the side property line, rear of building and behind the front fence wing walls.
- Shall be landscaped with shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

Front Corner Yard

- The additional landscape area on the front/side of a corner lot. Defined as the area between the back of sidewalk along front and side yards, the front fence wing wall, and 5' from the 15' side yard building setback.
- Shall be landscaped with shrubs and trees and integrated into front yard landscape.
- 10 shrubs min. required.

STANDARD OPTION – REAR YARD

The rear yard is that portion of the lot between the rear property line and the rear of the building.

In rear yards there shall be at least 35% long-lived plant material (turf, trees, shrubs or ornamental grasses), no more than 25% short-lived plant material (perennials or annuals), and no more than 25% non-living material. Mulch areas or planting beds in rear yards must have plant material cover the mulch at a rate of 50% coverage at installation and 75% coverage at maturity. Natural turf shall be limited to no more than 45% of the area to be landscaped.

XERIC OPTION – FRONT YARD

The area from the back of the sidewalk to the front of the building and side yard wing walls is defined as the front yard. Additional appurtenances, landscape elements, and decorative entry features may be allowed and will be reviewed on a case by case basis.

Turf Requirement: no living turf is required.

Rock and inorganic mulches are limited to not more than 50% of the area to be landscaped. 50% of all rock and other mulch areas shall be covered with living plant material.

Brick pavers, asphalt pavers, and natural stone limited to not more than 40% of the landscaped area.

Features: One of the following features shall be incorporated:

Wall – 1 to 2.5 feet high decorative natural stone, stucco or approved option.

Fence – in accordance with the fence requirements of District.

Berms – low earth berm 2.5 feet tall max. Slopes not to exceed one foot rise for each 4 feet of run.

Natural Boulders – 2 – two feet by three feet minimum.

XERIC OPTION - SIDE YARDS

The side yard is the portion of the lot between the building, side property line, rear of building and behind the front fence wing walls.

Internal Side Yards – May be covered in rock or mulch, no plant material is required.

External Side Yards - On corner lots exposed to public view, they shall be landscaped by combining visible side and front yard areas and applying front yard standards.

XERIC OPTION – REAR YARD

The rear yard is that portion of the lot between the rear property line and the rear of the building.

In rear yards there shall be at least 35% long-lived plant material (turf, trees, shrubs or ornamental grasses), no more than 25% short-lived plant material (perennials or annuals), and no more than 25% non-living material. Mulch areas or planting beds in rear yards must have plant material cover the mulch at a rate of 50% coverage at installation and 75% coverage at maturity. Natural turf shall be limited to no more than 45% of the area to be landscaped.

XERIC OPTION – IRRIGATION

All landscaping shall include automatic irrigation to ensure xeric and non-xeric plant matter is properly established and maintained.

PLANT PALETTE

The following are pre-approved District plant types

COMMON NAME	BOTANICAL NAME
Deciduous Trees	
Thin Leaf Alder	<i>Alnus incana</i>
Aristocrat Pear	<i>Pyrus calleryana</i> 'Aristocrat'
Western Catalpa	<i>Catalpa speciosa</i>
Crimson Spire Oak	<i>Quercus</i> Crimson Spire
Autumn Purple Ash	<i>Fraxinus americana</i> 'Autumn Purple'
Fall Gold Ash	<i>Fraxinus nigra</i> 'Fall gold'
Imperial Honeylocust	<i>Gleditsia triacanthos</i> 'Imperial'
Sunburst Honeylocust	<i>Gleditsia triacanthos</i> 'Sunburst'
Kentucky Coffeetree	<i>Gymnocladus dioicus</i>
Golden Raintree	<i>Koelreuteria paniculata</i>
Plains Cottonwood	<i>Populus sargentii</i>
Swamp White Oak	<i>Quercus bicolor</i>
Burr Oak	<i>Quercus macrocarpa</i>
English Oak	<i>Quercus robur</i>
Columnar English Oak	<i>Quercus robur</i> 'Fastigiata'
Skyline Honeylocust	<i>Gleditsia triacanthos</i> "Skyline"

Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'
Evergreen Trees	
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>
Pinyon Pine	<i>Pinus edulis</i>
Austrian Pine	<i>Pinus nigra</i>
Ponderosa Pine	<i>Pinus ponderosa</i>
Ornamental Trees	
Ginnala Maple	<i>Acer ginnala</i> 'Flame'
Shadblow Serviceberry	<i>Amelanchier canadensis</i>
Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i> var. <i>inermis</i>
Hopa Crabapple	<i>Malus</i> 'Hopa'
Indian Magic Crabapple	<i>Malus</i> 'Indian Magic'
Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'
American Plum	<i>Prunus americana</i>
Chanticleer Pear	<i>Pyrus calleryana</i> Chanticleer
Deciduous Shrubs	
Serviceberry	<i>Amelanchier alnifolia</i>
Indigo Leadplant	<i>Amorpha fruticosa</i> var. <i>angustifolia</i>
Tall Western Sagebrush	<i>Artemisia tridentata</i>
Four-wing Saltbrush	<i>Atriplex canescens</i>
Blue Mist Spirea	<i>Caryopteris x clandonensis</i> 'Blue Mist'
Mountain Mahogany	<i>Cercocarpus montanus</i>
Rabbitbrush	<i>Chrysothamnus nauseosus</i>
Apache Plume	<i>Fallugia paradoxa</i>
Russian Sage	<i>Perovskia atriplicifolia</i>
Lewis Mockorange	<i>Philadelphus lewisii</i>
Purple Ninebark (Diablo)	<i>Physocarpus opulifolius</i> 'Diablo'
Potentilla	<i>Potentilla fruticosa</i> 'McKay's White'
Native Chokecherry	<i>Prunus virginiana melanocarpa</i>
Rocky Mountain Sumac	<i>Rhus glabra cismontana</i>
Woods Rose	<i>Rosa woodsii</i>
Mountain Snowberry	<i>Symphoricarpos oreophilus</i>
Dwarf Korean Lilac	<i>Syringa meyeri</i> 'Paliban'
Evergreen Shrubs	
Hughes Juniper	<i>Juniperus horizontalis</i> 'Hughes'
Buffalo Juniper	<i>Juniperus sabina</i> 'Buffalo'
Tammy Juniper	<i>Juniperus sabina</i> 'Tammy'
Sea Green Juniper	<i>Juniperus x media</i> 'Sea Green'
Ornamental Grasses	
Blue Avena Grass	<i>Helictotrichon sempervirens</i>
Feather Reed Grass	<i>Calamagrostis acutiflora</i> 'Stricta'
Maiden Hair Grass	<i>Miscanthus sinensis</i> 'Morning Light'
Blue Switchgrass	<i>Panicum virgatum</i> 'Heavy Metal'
Ribbongrass	<i>Phalaris arundinacea</i> 'Picta'

Indian Grass
Mexican Feather Grass

Sorghastrum nutans 'Sioux Blue'
Stipa tenuissima

Perennials

Moonshine Yarrow
Coreopsis
Blanket Flower

Daylily
Gayfeather
Catmint
White Evening Primrose
Firecracker Penstemon
Prairie Coneflower
Black Eyed Susan
Salvia
Lavendar Cotton

Achillea 'Moonshine'
Coreopsis sp.
Gaillardia sp.
Hemerocallis (orange, yellow, white,
lavender)
Liatris spicata
Nepeta x faassenii
Oenothera ceaspitosa marginata
Pestemon eatonii
Ratibida columnifera, pulcherrima
Rudbeckia sp.
Salvia sylvestris
Santolina sp.

In addition to these pre-approved District plant types, the District maintains an additional list of pre-approved plants, which may change from time to time. If the plant you want to install is not listed above, contact the District to see if it is on the additional list.

EXHIBIT C

LEYDEN ROCK LOT SIZE MAP

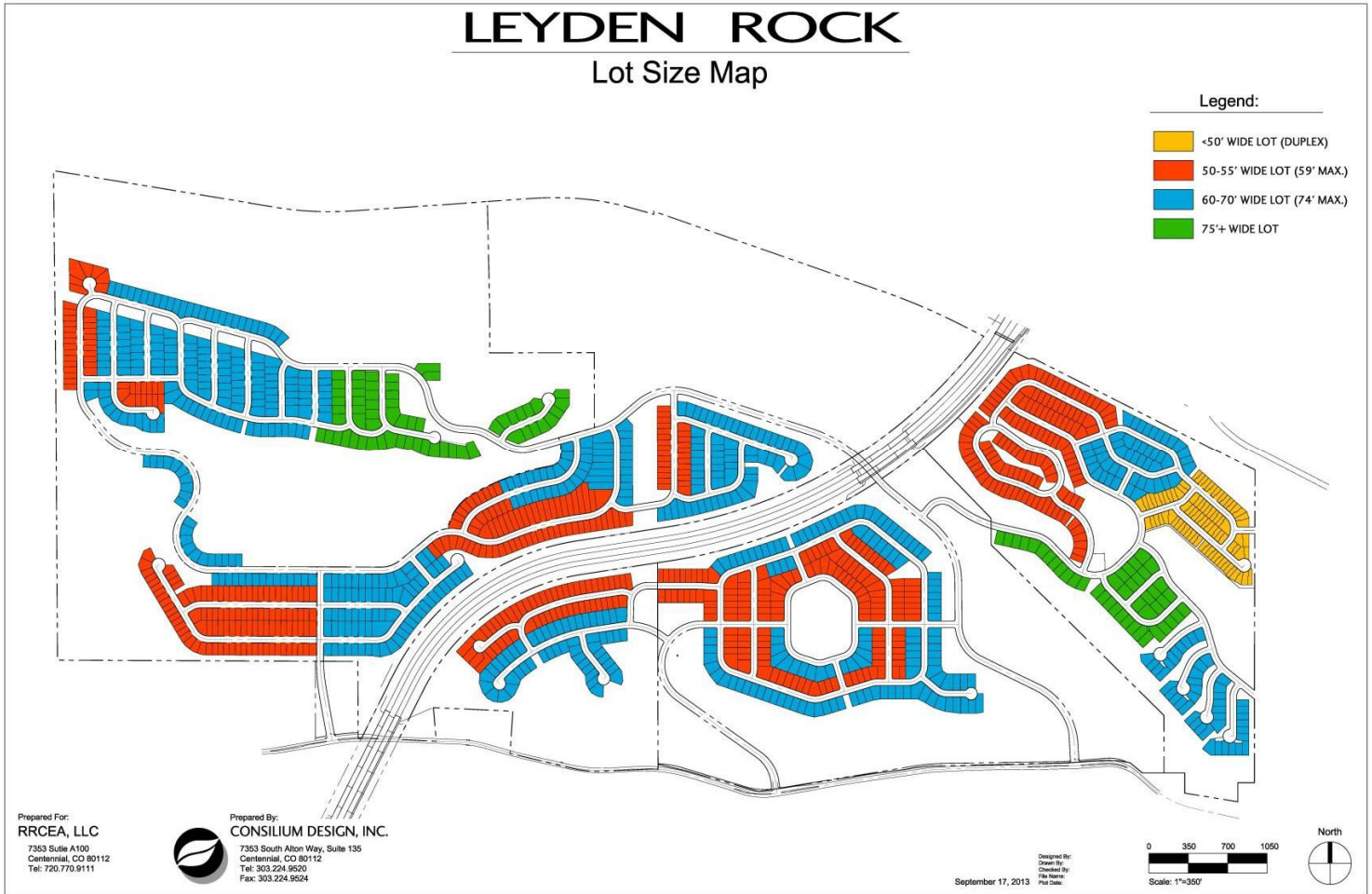


EXHIBIT B
TO
INDENTURE OF TRUST
(Form of Project Fund Requisition)

Requisition No. 10

LEYDEN ROCK METROPOLITAN DISTRICT
INDENTURE OF TRUST
DATED OCTOBER 22, 2021
GENERAL OBLIGATION (LIMITED TAX CONVERTIBLE TO UNLIMITED TAX)
REFUNDING AND IMPROVEMENT BONDS, SERIES 2021

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as Trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$56,513.29.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

Leyden Rock Metropolitan District

3. Payment is due to the above person for (describe nature of the obligation):

Payment of capital invoices

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

See attached wire instructions

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

6. With respect to this requested disbursement, the District (i) certifies it has reviewed any wire instructions set forth in this requisition to confirm such wire instructions are accurate, (ii) to the extent permitted by law and without waiting any rights or privileges under the Colorado Governmental Immunity Act, as may be amended, agrees to indemnify and hold harmless the Trustee from and against any and all claim, demand, loss, liability, or expense sustained, including but not limited to attorney fees, and expenses resulting directly or indirectly as a result of making the disbursement in accordance with this requisition, and (iii) agrees they will not seek recourse from the Trustee as a result of losses incurred by it for making the disbursement in accordance with this requisition.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of September, 2023.

DocuSigned by:
Brett Vernon
644222FA228F6A

District Representative

**Leyden Rock Metro District
Requisition Summary**

Bond Requisition Number	Invoice number	Vendor Name	Date	Invoice Amount	Date Paid
Requisition No. 1		RRCEA, LLC		\$ 2,641,085.68	
Requisition No. 1 Total				2,641,085.68	1/4/2023
Requisition No. 2	20858	PlayWell	12/13/2022	106,537.07	
Requisition No. 2	9549	PlayWell	12/13/2022	77,673.38	
Requisition No. 2	6493	PatioShoppers	12/6/2022	53,346.60	
Requisition No. 2		Adjustment to Actual		(100.00)	
Requisition No. 2 Total				237,457.05	1/6/2023
Requisition No. 3	BRO 199248	Keesen Landscape	9/9/2022	124,750.00	
Requisition No. 3 Total				124,750.00	1/12/2023
Requisition No. 4	7450	The Architerra Group, Inc	1/9/2023	12,360.00	
Requisition No. 4	S-1748	Equalized Productions	1/4/2023	21,751.29	
Requisition No. 4	S-1749	Equalized Productions	1/4/2023	6,727.50	
Requisition No. 4	S-1750	Equalized Productions	1/4/2023	6,969.00	
Requisition No. 4 Total				47,807.79	1/25/2023
Requisition No. 5	7474	The Architerra Group, Inc	2/7/2023	3,120.00	
Requisition No. 5	BRO 211132	Keesen Landscape	1/1/2023	5,127.49	
Requisition No. 5		Req. No. 2 Adjustment to Actual		100.00	
Requisition No. 5 Total				8,347.49	2/22/2023
Requisition No. 6	7493	The Architerra Group, Inc	3/3/2023	7,498.75	
Requisition No. 6 Total				7,498.75	3/17/2023
Requisition No. 7	7515	The Architerra Group, Inc.	4/17/2023	6,404.33	
Requisition No. 7	1273	Shelton Electrical Services LLC	4/25/2023	6,135.00	
Requisition No. 7	29554	The PlayWell Group, INC.	5/3/2023	7,518.59	
Requisition No. 7	4950	The PlayWell Group, INC.	5/3/2023	1,075.28	
Requisition No. 7	1276	Shelton Electrical Services LLC	5/4/2023	13,945.00	
Requisition No. 7	7528	The Architerra Group, Inc.	5/4/2023	2,737.40	
Requisition No. 7	17GT-H4D3-GCQD	Amazon Capital Services	5/10/2023	169.44	
Requisition No. 7	7450	The Architerra Group, Inc	12/31/2022	12,360.00	
Requisition No. 7	7397	The Architerra Group, Inc	10/31/2022	2,660.00	
Requisition No. 7	7347	The Architerra Group, Inc	09/07/2022	6,812.50	
Requisition No. 7	7312	The Architerra Group, Inc	08/11/2022	2,347.10	
Requisition No. 7	7299	The Architerra Group, Inc	07/05/2022	6,603.08	
Requisition No. 7	7279	The Architerra Group, Inc	06/06/2022	6,523.52	
Requisition No. 7	7254	The Architerra Group, Inc	05/04/2022	2,923.75	
Requisition No. 7	7224	The Architerra Group, Inc	04/06/2022	6,289.80	
Requisition No. 7 Total				84,504.79	6/8/2023
Requisition No. 8	23175	Front Range Asphalt Maintenance, LLC	5/24/2023	56,834.00	
Requisition No. 8	23176	Front Range Asphalt Maintenance, LLC	5/24/2023	14,526.50	
Requisition No. 8	1269	Shelton Electrical Services LLC	4/13/2023	485.00	
Requisition No. 8	Pay App 1	The PlayWell Group, INC.	5/31/2023	38,836.69	
Requisition No. 8 Total				110,682.19	6/30/2023
Requisition No. 9	BRO 221083	Keesen Landscape	6/29/2023	17,980.00	
Requisition No. 9	BRO 225530	Keesen Landscape	7/31/2023	44,012.34	
Requisition No. 9	BRO 222937	Keesen Landscape	7/7/2023	18,460.00	
Requisition No. 9	7614	The Architerra Group, Inc.	8/7/2023	4,518.31	
Requisition No. 9	7562	The Architerra Group, Inc.	6/8/2023	4,992.75	
Requisition No. 9	7595	The Architerra Group, Inc.	7/7/2023	8,997.02	
Requisition No. 9	Pay App 1 Remainder	PlayWell	5/31/2023	6,447.37	
Requisition No. 9		Duplicate Requisitions		(51,196.69)	
Requisition No. 9 Total				54,211.10	
Requisition No. 10	BRO226757	Keesen Landscape	8/16/2023	38,540.00	
Requisition No. 10	7638	The Architerra Group, Inc.	9/8/2023	17,973.29	
Requisition No. 10 Total				56,513.29	
Total Requisitioned				\$ 3,372,858.13	



THE ARCHITERRA GROUP, INC
 5881 S. Deframe St
 Littleton, CO 80127
 303.948.0766

INVOICE #	7638
DATE	9/8/2023
DUE DATE	10/8/2023
P.O. #	

BILL TO:

Ms. Megan J. Murphy
 White Bear Ankele Tanaka & Waldron
 2154 E Commons Ave
 Ste 2000
 Centennial, CO 80122

PROJECT 2309/Leyden Rock Master Planning

DESCRIPTION	TOTAL
DESCRIPTION: Attended site visits with civil engineer regarding drainage improvements, developed draft trails master plan and cost estimate, developed preliminary entry monument plans and details, attended board meeting, and misc. coordination.	
LABOR: V Ha - 20.75 hrs @ \$60/hr K Wyman - 0.5 hrs @ \$90/hr D Pearson - 13 hrs @ \$180/hr L Dominguez - 29 hrs @ \$115/hr M Talerico - 18 hrs @ \$75/hr M Taylor - 0.25 hrs @ \$155/hr Labor Subtotal	1,245.00 45.00 2,340.00 3,335.00 1,350.00 38.75 8,353.75
CONSULTANTS: Elevation Consulting Group (inv 1525) Consultants Subtotal	9,575.00 9,575.00
EXPENSES: 68 miles @ \$.655/mile Expenses Subtotal	44.54 44.54
	<u>\$17,973.29</u>

Contract Amount	Contract Remaining	Percent Complete
\$223,585.00	\$201,093.40	10%

The Architerra Group, Inc. thanks you for your business. Please indicate the invoice number on your check.



3355 South Umatilla Street
Englewood, CO 80110

Phone: 303.761.0444
Fax: 303.761.3466
service@keesenlandscape.com

INVOICE BRO 226757
INVOICE DATE 08/16/2023

BILL TO
Leyden Rock Metropolitan District
c/o Advanced HOA Management
17685 W. 83rd Dr.
Arvada, CO 80007

Phone:303-518-6815

PROPERTY ADDRESS
Leyden Rock Metropolitan District
W. 82nd Avenue & Leyden Rock Drive
Arvada, CO 80007

INVOICE	TERMS	ACCOUNT OWNER
08/16/2023	Net 30	Angie Sherman
DESCRIPTION		PRICE
<p>Keesen inspected the entire trail in Filing #5 recently. It is in an extremely poor condition and needs immediate repair.</p> <p>The trail has significant damage going north, down the slope from runoff from all the seasonal rain. The erosion is an average of 12" deep - this is a true hazard.</p> <p>The entirety of the trail is poor. Most of the original trail material is no longer in place and around half the trail is muddy at best. This is likely caused by these three conditions:</p> <ul style="list-style-type: none"> • Erosion from rain/runoff from homeowner lots • Not installed to proper depth to begin with • Compaction from consistent use and foot traffic <p>A complete restoration of the entire path is proposed in this agreement. When finished the trail will be an average of 3" thick of material and have a new drain system on the sloped part to help avoid extreme damage from runoff as quickly in the future. Scope of work will include the following:</p> <ul style="list-style-type: none"> • Filling in eroded part of trail with fill dirt and compacting • Installation of a french drain (same type of construction as on LRP) and it will be tied into known drain pipe below along Leyden Rock Parkway for an outlet • Because of the length of this drain and the potential for runoff there will be drain boxes added to this system to allow for routine maintenance as well as helping to catch additional runoff • Installation of new trail material to an average of 3" of depth <p>Keesen will store material for the project in the cul de sac as part of production. When completed the area will be cleaned as part of the proposal.</p> <p><i>Filing #5 Trail Restoration</i></p>		<p style="text-align: right;">\$38,540.00</p> <p style="text-align: right;">\$38,540.00</p>

Sales Tax (.00%)	\$0.00
Thank you for your business!	
INVOICE GRAND TOTAL	\$38,540.00

Please See Our
Updated Remittance
Information

Remit to Address:
Keesen Landscape Management Inc
PO Box 200297
Dallas, TX 75320-0297

ACH Account Information:
Bank Name: Wells Fargo Bank N.A.
Routing Number: 121000248
Account Number: 4945944635
Remittance Information:
AR@keesenlandscape.com

Commercial applicators are licensed by the Colorado Department of Agriculture.

Certificate Of Completion

Envelope Id: 8A93EC605ED64562B97BD2C2C9D689F6	Status: Completed
Subject: Complete with DocuSign: LRMD - 2021 Project Requisition No. 10 2023-09-25.pdf	
Client Name: LRMD	
Client Number: 011	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	CLA Operations
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Holly.Hayes@claconnect.com
	IP Address: 71.218.100.117

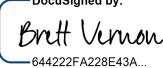
Record Tracking

Status: Original 9/27/2023 8:27:11 AM	Holder: CLA Operations Holly.Hayes@claconnect.com	Location: DocuSign
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Signer Events

Brett Vernon
brett.vernon@leydenrocklife.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

644222FA228E43A...
Signature Adoption: Pre-selected Style
Using IP Address: 97.118.184.186

Timestamp

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Viewed: 9/27/2023 8:45:24 AM
Signed: 9/27/2023 8:45:35 AM

Electronic Record and Signature Disclosure:
Accepted: 9/27/2023 8:45:24 AM
ID: 22a9ab28-8bff-4e7c-91aa-a6573821a4cd

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Allison L. Williams allison.l.williams@claconnect.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 9/27/2023 8:30:52 AM Viewed: 9/27/2023 9:05:50 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/27/2023 8:30:52 AM
Certified Delivered	Security Checked	9/27/2023 8:45:24 AM
Signing Complete	Security Checked	9/27/2023 8:45:35 AM
Completed	Security Checked	9/27/2023 8:45:35 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

**Leyden Rock Metropolitan District
Property Tax Summary Information
2024 Budget**

	2023 Adopted Budget	Scenario A* (Service Plan Max)	Scenario B* (Service Plan Max)
ASSESSED VALUATION			
Single-Family Residential	\$ 57,156,090	\$ 80,551,250	\$ 76,463,806
State Assessed	30,041	31,899	31,899
Personal property	1,294,372	1,357,958	1,357,958
Other	51	50	50
Certified Assessed Value	\$ 58,480,554	\$ 81,941,157	\$ 77,853,713
MILL LEVY			
General	25.000	25.000	25.000
Debt Service	37.000	37.000	37.000
Total mill levy	62.000	62.000	62.000
PROPERTY TAXES			
General	\$ 1,462,014	\$ 2,048,529	\$ 1,946,343
Debt Service	2,163,780	3,031,823	2,880,587
Levied property taxes	3,625,794	5,080,352	4,826,930
Adjustments to actual/rounding	-	-	-
Refunds and abatements	-	-	-
Budgeted property taxes	\$ 3,625,794	\$ 5,080,352	\$ 4,826,930
Percentage Change Over Prior Year		40.12%	33.13%

*SCENARIO A INDICATES THAT NOVEMBER BALLOT DOES NOT PASS. SCENARIO B INDICATES BALLOT ISSUE IN NOVEMBER PASSES

**Leyden Rock Metropolitan District
Interim Claims 08-09-23 to 10-11-23**

Invoice Date	Payment Date	Vendor	Ref Number	Amount
07/31/23	08/18/23	White, Bear & Ankele PC	29294	\$ 4,415.63
06/30/23	08/18/23	Kutak Rock	3239520	1,855.00
07/31/23	08/18/23	CliftonLarsonAllen, LLP	3829473	1,770.35
08/07/23	09/05/23	The Architerra Group, Inc.	7614	4,518.31
06/29/23	09/05/23	Keesen Landscape	BRO 221083	17,980.00
07/07/23	09/05/23	Keesen Landscape	BRO 222937	18,460.00
07/31/23	09/05/23	Keesen Landscape	BRO 225530	44,012.34
05/31/23	09/05/23	The PlayWell Group, INC.	Pay App 1 - 1285865	59,715.90
08/29/23	09/25/23	RLI	LSM0663749 2023	250.00
08/31/23	09/26/23	White, Bear & Ankele PC	29802	8,378.58
09/08/23	10/04/23	The Architerra Group, Inc.	7638	17,973.29
08/16/23	10/04/23	Keesen Landscape	BRO226757	38,540.00
				\$ 217,869.40

LEYDEN ROCK METROPOLITAN DISTRICT
Schedule of Cash Position
June 30, 2023
Updated as of October 11, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total Funds
<u>First Bank - Checking</u>				
Balance as of 06/30/23	\$ 122,184.45	\$ -	\$ 249,307.16	\$ 371,491.61
Subsequent activities:				
7/1/2023 Cash Allocation Due To/From	34,159.75	-	(34,159.75)	-
7/6/2023 Bill.com Payments	(18,372.72)	-	(71,845.50)	(90,218.22)
7/11/2023 Bill.com Payments	-	-	(38,836.69)	(38,836.69)
7/31/2023 Bill.com Payments	(19,926.82)	-	(13,989.77)	(33,916.59)
8/17/2023 Transfer from CSAFE	250,000.00	-	-	250,000.00
8/18/2023 Transfer to AHM	(250,000.00)	-	-	(250,000.00)
8/18/2023 Bill.com Payments	(8,040.98)	-	-	(8,040.98)
8/31/2023 Requisition No. 9	-	-	54,211.10	54,211.10
9/5/2023 Bill.com Payments	-	-	(144,686.55)	(144,686.55)
9/25/2023 Cash Allocation to Cover DS Payable	(250.00)	250.00	-	-
9/25/2023 Bill.com Payments	-	(250.00)	-	(250.00)
9/26/2023 Bill.com Payments	(8,378.58)	-	-	(8,378.58)
9/27/2023 Transfer from CSAFE	250,000.00	-	-	250,000.00
9/28/2023 Requisition No. 10	-	-	56,513.29	56,513.29
9/29/2023 Transfer to AHM	(250,000.00)	-	-	(250,000.00)
10/4/2023 Bill.com Payments	-	-	(56,513.29)	(56,513.29)
<i>Anticipated activities:</i>				
<i>Anticipated Bill.com Payments</i>	(24,879.55)	-	-	(24,879.55)
<i>Anticipated Balance</i>	<i>\$ 76,495.55</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 76,495.55</i>
<u>CSAFE</u>				
Balance as of 06/30/23	\$ 240,541.93	\$ 157,618.96	\$ -	\$ 398,160.89
Subsequent activities:				
7/10/2023 Property/SO tax	569,187.59	842,400.42	-	1,411,588.01
7/10/2023 Pledged Revenue Transfer	-	(157,618.96)	-	(157,618.96)
7/31/2023 Interest Income	5,738.20	-	-	5,738.20
8/10/2023 Property/SO tax	14,088.51	20,854.33	-	34,942.84
8/17/2023 Transfer to 1st Bank	(250,000.00)	-	-	(250,000.00)
8/31/2023 Interest Income	7,168.54	-	-	7,168.54
9/10/2023 Property/SO tax	12,141.19	17,972.89	-	30,114.08
9/12/2023 Pledged Revenue Transfer	-	(863,004.75)	-	(863,004.75)
9/25/2023 Cash Allocation to Cover DS Payable	250.00	(250.00)	-	-
9/27/2023 Transfer to 1st Bank	(250,000.00)	-	-	(250,000.00)
9/30/2023 Interest Income	3,990.26	-	-	3,990.26
10/10/2023 Property/SO tax	9,472.60	14,022.83	-	23,495.43
<i>Anticipated Pledged Revenue Transfer</i>	-	(31,995.72)	-	(31,995.72)
<i>Anticipated Balance</i>	<i>\$ 362,578.82</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 362,578.82</i>
<u>UMB - 2021 Bond Fund</u>				
Balance as of 06/30/23	\$ -	\$ 521,106.72	\$ -	\$ 521,106.72
Subsequent activities:				
7/10/2023 Pledged Revenue Transfer	-	157,618.96	-	157,618.96
7/31/2023 Interest income	-	2,144.09	-	2,144.09
8/31/2023 Interest income	-	2,724.62	-	2,724.62
9/12/2023 Pledged Revenue Transfer	-	863,004.75	-	863,004.75
9/30/2023 Interest income	-	3,026.87	-	3,026.87
<i>Anticipated activities:</i>				
<i>Anticipated Pledged Revenue Transfer</i>	-	31,995.72	-	31,995.72
<i>Anticipated Balance</i>	<i>\$ -</i>	<i>\$ 1,581,621.73</i>	<i>\$ -</i>	<i>\$ 1,581,621.73</i>
<u>UMB - 2021 Project Fund</u>				
Balance as of 06/30/23	\$ -	\$ -	\$ 4,323,520.00	\$ 4,323,520.00
Subsequent activities:				
7/31/2023 Interest Income	-	-	18,310.46	18,310.46
8/31/2023 Requisition No. 9	-	-	(54,211.10)	(54,211.10)
8/31/2023 Interest Income	-	-	18,616.98	18,616.98
9/28/2023 Requisition No. 10	-	-	(56,513.29)	(56,513.29)
9/30/2023 Interest Income	-	-	19,299.50	19,299.50
<i>Anticipated Balance</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ 4,269,022.55</i>	<i>\$ 4,269,022.55</i>
<i>Anticipated Balances</i>	<i>\$ 439,074.37</i>	<i>\$ 1,581,621.73</i>	<i>\$ 4,269,022.55</i>	<i>\$ 6,289,718.65</i>

Yield information (as of 09/30/23):

CSAFE - 5.44%

UMB invested in Goldman Sachs Govt Fund - 5.17%

MANAGEMENT REPORT

COMMUNITY:	MANAGER:	REPORT DATE:
Leyden Rock Metro District	Katie Call	October 10, 2023

<p>2023 Regular Board Meeting Schedule:</p> <ul style="list-style-type: none"> ❖ November 21 ❖ December 19 	<p>2023 Special Meeting Dates:</p> <ul style="list-style-type: none"> ❖ November 7 *Annual Meeting & Capital Projects Discussion ❖ December 5 Capital Projects Discussion
<p>Last Reserve Study: 2020</p> <p>Operating Fee: \$0.00/year Tract K Filing Fee: \$372/year</p> <p>Current mill levy (2022), for collection in 2023</p> <p>25.000 mills - (general fund) 37.000 mills - (debt service fund) 0.000 mills - (capital projects fund)</p>	<p>Board of Directors:</p> <ul style="list-style-type: none"> ❖ Brett Vernon, President Term to May 2027 ❖ Scott J. Plummer, Secretary Term to May 2027 ❖ Christian Ardita, Assistant Secretary Term to May 2025 ❖ Tanis Batsel Stewart, Assistant Secretary Term to May 2025 ❖ Jeff Cunningham, Treasurer Term to May 2025
<p>District Services: Residential Trash, Common Area Landscape Maintenance, Common Area Snow Removal, Common Area Pet Waste Removal, Pool Maintenance & Staffing, Social Events</p>	<p>Dates to Note:</p> <ul style="list-style-type: none"> ❖ New Resident Social: Tuesday, October 24th ❖ Blood Drive: Thursday, October 26th ❖ Signature Event, Adults Night Out: Friday, October 27th ❖ Arvada Police Department Community Meeting: Tuesday, November 14
<p>Landscape Committee:</p> <p>Tanis Batsel-Stewart, Chair Carolyn Rowe Thu Koelling Diane Mangam Lisa Coleman Pam Hill</p>	<p>Additional Information:</p> <ul style="list-style-type: none"> ❖ Compliance: 1x weekly, completed by our inspector Pam Mitchell ❖ E-newsletter Performance: Total Contacts: 2,117 (up 1) Email Open Rate: 75% (down 1%) 1260/1439 Reaching approximately 88% of the homes in the community (up 3%)

CURRENT PROJECTS / ACTION ITEMS

PROJECT	DESCRIPTION	STATUS
Surveillance System	Clubhouse Surveillance system install	<p>Equalized was onsite 10/4-10/6 & 10/10</p> <p>Below is a detailed list of steps yet to finish</p> <ul style="list-style-type: none"> • <i>Test & tune sound system.</i> • <i>Program control apps.</i> • <i>Test control apps.</i> • <i>Install audio connection plate at countertop (this item is still backordered).</i> • <i>Install and program board mic system.</i> • <i>Continue to check in on surveillance system day and confirm recording.</i> • <i>Training.</i> <p>Lighting, Shelton Electric proposal approved. Added to 10/17 for discussion</p>
Network Upgrade	Enhance WiFi connections/relocate equipment	<p>Equalized was onsite 10/4-10/6 & 10/10</p> <p>Below is a detailed list of steps yet to finish</p> <ul style="list-style-type: none"> • <i>Install WAPS</i> • <i>Move CenturyLink unit upstairs and transition everyone to new network</i>
AV Upgrade	Clubhouse speakers and tv upgrade	<ul style="list-style-type: none"> • See update above under surveillance system
Tree Health Maintenance	Recommended annual tree maintenance from tree health report	<ul style="list-style-type: none"> • Added to 10/17 Agenda
Retaining Wall	Retaining wall repair on LR Drive	<ul style="list-style-type: none"> • Added to 10/17 Agenda
Updated Maps Project	Community maps used for vendors	<ul style="list-style-type: none"> • Snow maps, sent back edit requests • Landscape maps, received initial draft
Pool & Clubhouse Use Policy Update	Work with WBA for updates to policy	<ul style="list-style-type: none"> • Requested feedback & recommendations from sister properties
Pool Shade	Seasonal shade removal	<ul style="list-style-type: none"> • Pending signed agreement and vendor set up
Clubhouse Cabinet	Cabinet installation under new TV	<ul style="list-style-type: none"> • Scheduled for installation 10/12
Clubhouse Furniture	Replacement of Tables & Chairs	<ul style="list-style-type: none"> • Researching options
Pet Stations	Station relocation	<ul style="list-style-type: none"> • Excel declined initial proposed location. Need to identify new location, to move station located on W 84th Pl & Quaker Cir.
Pool Plaster	Resurfacing the pool	<ul style="list-style-type: none"> • Reviewing proposals from Peak One, Hanavan Pools, Complete Pools & Moore Pools
Pool Lighting	Upgrade lights to LED	<ul style="list-style-type: none"> • Seeking proposals • Received proposal from Peak One
Pool Heater	Replacement w/ Electronic Thermostat	<ul style="list-style-type: none"> • Seeking proposals

ADA Chair Lift at Pool	ADA compliance at the pool	<ul style="list-style-type: none"> • Chair is repaired & stored
Column Stone Replacement	Stone has come off on of the fence columns in the community	<p>ON HOLD</p> <ul style="list-style-type: none"> • Need to seek additional proposals • Received proposal from BHC
Clubhouse Repairs	Replacement of blocks on back railings	<p>ON HOLD</p> <ul style="list-style-type: none"> • Need to seek additional proposals • Received proposal from BHC
Wayfinding Sign Stain	Stain the wood on the wayfinding signs and Ping Pong Park sign	<p>ON HOLD</p> <ul style="list-style-type: none"> • Received proposal from Neighborly Fence Staining
Pond Retention Cleaning	Cleaning 16 pond retention areas	<ul style="list-style-type: none"> • Complete (Invoice total: \$54,235 Proposal total: \$60, 415)
Pool Grass	Soil amendment & Resod	<ul style="list-style-type: none"> • Complete

ANNUAL CALENDAR - 2023

January	<ul style="list-style-type: none"> ▪ Board Meeting – January 17, 2023 ▪ New Resident Social- January 24, 2023 ▪ Domain Auto Renewal- January 5, 2024
February	<ul style="list-style-type: none"> ▪ Special Board Meeting- February 7, 2023 ▪ Board Meeting – February 21, 2023 ▪ Republic Landfill Community Meeting - February 28, 2023
March	<ul style="list-style-type: none"> ▪ Special Board Meeting – March 7, 2023 ▪ Board Meeting – March 21, 2023
April	<ul style="list-style-type: none"> ▪ Signature Event Easter - April 1, 2023 ▪ Special Board Meeting – April 4, 2023 ▪ Board Meeting – April 18, 2023 ▪ Landfill Free day – April 22, 2023 ▪ New Resident Social- April 25, 2023 (canceled) ▪ Board Email Auto Renewal- April 8, 2024
May	<ul style="list-style-type: none"> ▪ Special Board Meeting – May 2, 2023 ▪ Signature Event Adults Night Out – May 6, 2023 ▪ Board Meeting – May 16, 2023 ▪ Republic Landfill Community Meeting: May 24, 2023 ▪ Snow Contract Expires - May 31, 2023 ▪ Irrigation Start-up / Spring Clean-up ▪ Backflow Inspection
June	<ul style="list-style-type: none"> ▪ Special Board Meeting – June 6, 2023 (canceled) ▪ Board Meeting – June 20, 2023 ▪ Arvada Fire District Community meeting - June 27, 2023
July	<ul style="list-style-type: none"> ▪ Signature Event Independence Day – July 4, 2023 ▪ Special Board Meeting – July 4, 2023 (rescheduled) ▪ Special Board Meeting – July 11, 2023 (reschedule date/canceled) ▪ Special Board Meeting – July 12, 2023 <i>*Preservation Tree Care Presentation</i> ▪ Board Meeting – July 18, 2023 ▪ Family Fire Safety Event: July 21, 2023 ▪ New Resident Social - July 31, 2023 (rescheduled date) ▪ Republic Landfill Community Meeting - July 26, 2023, <i>onsite tour</i>
August	<ul style="list-style-type: none"> ▪ Special Board Meeting – August 1, 2023 (canceled) ▪ Board Meeting – August 15, 2023 ▪ Arvada Police Community Meeting- August 29, 2023 (canceled, reschedule date TBD) ▪ Budget Working Session- August 18, 2023
September	<ul style="list-style-type: none"> ▪ Special Board Meeting – September 5, 2023 ▪ Republic Landfill Community Meeting: September 8, 2023, <i>onsite tour (postponed, date TBD)</i>

	<ul style="list-style-type: none"> ▪ Landfill Free day – September 16, 2023 ▪ Board Meeting – September 19 2023 ▪ Pool Closing Date – September 22, 2023 ▪ Signature Event Fall Fest – September 23, 2023 ▪ Cell Tower Feedback Meeting/Special Board Meeting – September 27, 2023 ▪ Renew Snow Contract
October	<ul style="list-style-type: none"> ▪ Special Board Meeting – October 3, 2023 ▪ Board Meeting – October 17, 2023 ▪ Republic Landfill Community Meeting: October 19, 2023, onsite tour (canceled) ▪ New Resident Social – October 24, 2023 ▪ Signature Event Adults Night Out – October 27, 2023 ▪ Irrigation Shutdown / Fall Clean-up
November	<ul style="list-style-type: none"> ▪ Annual Meeting – November 7, 2023 ▪ Special Board Meeting – November 7, 2023 ▪ Arvada Police Department Community Meeting: November 14, 2023 ▪ Board Meeting – November 21, 2023 (Budget Hearing) ▪ Republic Landfill Community Meeting- November 29, 2023
December	<ul style="list-style-type: none"> ▪ Special Board Meeting – December 5, 2023 ▪ Signature Event Santa – December 8/9/10, 2023 ▪ Board Meeting – December 19, 2023

CURRENT CONTRACTS

SERVICE	COMPANY	RATE	EXPIRATION	TERMINATION CLAUSE
Landscaping	Keesen Landscape	Not to exceed \$142,512 \$11,876/month <i>*see fee schedule for T&M rates</i>	December 31, 2023	30 days
Snow Removal	Keesen Landscape	T&M <i>*see fee schedule for T&M rates</i>	May 31, 2024	30 days
Pond Retention Maintenance	OPEN	<i>*Keesen completed pond maintenance for 2023</i>		
Soil/Sediment Sampling	CTL Thompson	\$4,000 per sample every 6 months	December 31, 2023	30 days
Weed & Pest Control	Weed Wranglers	\$132/man hour for labor and equipment; \$68/sprayed acre for materials \$4,500/pest control visit (2x/yr)	December 31, 2023	30 days
Pet Waste Removal	Poop 911	\$2,060/ 3x week per month \$1,610/ 2x week per month + \$8.00 per roll for bags	December 31, 2023	30 days
Trash Removal	Republic Services	\$10.50 per home / weekly trash + \$3.69 per home/ weekly recycle	December 31, 2023	30 days
Janitorial Services	Done & Dusted (f.k.a. The Helping Hand)	\$200.00/ clubhouse cleaning \$75.00/pool cleaning	December 31, 2023	30 days
Pool Maintenance	Peak One Pool & Spa	\$110.00/weekday visit + NTE \$7,000 chemicals	December 31, 2023	<i>*see fee schedule for T&M rates</i>
Pool Monitors	Mile High Pools	\$39.00/ hour	September 4, 2023	30 days
HVAC	Timberline Mechanical	\$105/ PM visit + materials	December 31, 2023	30 days
Design Review	Lee Design Group	\$50/ application	December 31, 2023	30 days
Fence Staining	Neighborly Fence Staining, LLC	\$33,741/ phase	December 31, 2023	30 days

FACILITY MAINTENANCE HISTORY

Last Updated: October 10, 2023

ELEMENT	MAINTENANCE APPROACH	MAINTENANCE / INSPECTION HISTORY	NOTES
Plumbing	Annual visit	<ul style="list-style-type: none"> • Inspection of drains, faucets, toilets 	Annual cost \$515.00.
Fire System	Annual visit	<ul style="list-style-type: none"> • Inspection of fire extinguishers, emergency lights 	Annual Cost ~ \$385
AED	Annual	<ul style="list-style-type: none"> • Inspection for expiration of pads & battery 	
Backflows	Annual Testing Required by COA	<ul style="list-style-type: none"> • Completed in in May/June 2023 	23 backflow locations
Fencing	Each phase completed once every 5 years	<ul style="list-style-type: none"> • Phase 1 fence staining completed 2023 • Phase 2- 2024 • Phase 3- 2025 • Phase 4- 2026 • Phase 5- 2027 	
HVAC	3 preventative maintenance visits per year	<ul style="list-style-type: none"> • Completed January, May & September 2023 	
Building Exterior		<ul style="list-style-type: none"> • 	<i>Pending further research</i>
Sidewalk/Parking Lot		<ul style="list-style-type: none"> • 	<i>Pending further research</i>
Roofs		<ul style="list-style-type: none"> • 	<i>Pending further research</i>

CAPITAL PROJECT BUDGET

Submittal Categories	Project	Location Name	Budget
METRO DISTRICT TRACTS	Major Vista	String of Pearls	1,000,000
		Zircon Street culdesac	0
		Traveler's Hub	0
		Ping Pong Park	0
		Demo Garden	0
	Major Vista/Mudflow	Timber Way (Rich)	100,000
		The 84th Ave area (between Yucca & Windy)	100,000
		84th Ave Cul de sac (Leclair)	0
	Drainage remediation	Multiple locations	250,000
		Winter Rock Section A	36,000
		Winter Rock Section B	139,000
	Fire exit	Eldora Way to 82nd	0
	Trailheads & minor vistas (general palette)		0
TOTAL			1,625,000
ENTRANCES	Entrance, + Electricity	Culebra	see total below
	Entrance, + Electricity	Yule	see total below
	Entrance	LR Drive	0
TOTAL			250,000
PARKS	Westridge (includes the hillside in front)		750,000
	Lookout		0
	Daybreak		500,000
TOTAL			1,250,000
TRAILS	Trails		850,000
TOTAL			850,000
CONTINGENCY			25,000
TOTAL			25,000
			\$4,000,000.00



MEMORANDUM

To: Board of Directors

From: Christine Ahern- /Lifestyle/Operations Coordinator

Date: October 11, 2023

Re: Metro District 2024 Partnership

Attached you will find the proposed 2024 Leyden Rock Metro District Partnership packet.

In 2023, we had 13 local businesses participate in our partnership program with an income of almost \$13,000.

I will begin accepting applications for the 2024 year once the board has approved and I will accept applications until Jan. 31st, 2024.



LEYDEN ROCK

METROPOLITAN DISTRICT

Community Partnership Program			
Packages Listed Reflect a One-Year Calendar Year Agreement for 2024 (January 1 through December 31, 2024)			
Community Partnership Packages	Platinum \$1500	Silver \$1000	Bronze \$500
Electronic Advertising			
Community Website: Logo & Listing (www.leydenrocklife.com) - 1,400+ Resident Subscribers	◆	◆	◆
Company Logo & Website Link on District eNewsletters - 2216 Contacts on District Email List - Minimum 2x/month electronic newsletter communications with contact list - Additional Lifestyle/Sponsor focused electronic newsletter communication	◆	◆	◆
Company Spotlight with Business Blurb Lifestyle/Sponsor focused electronic Community Newsletter Company Spotlights are limited one per newsletter.	◆	◆	
	Minimum of 4 spotlights per year	Minimum of 2 spotlights per year	
New Homeowner Welcome Bags			
Company Branded Business Items and Discount Coupons Distributed In All New Homeowner Welcome Bags	◆	◆	◆
Community Event Participation			
Table/Booth/Tent Set-up at Signature Community Events - Talk with neighbors - Distribute Company Branded Items & Discount Coupons	◆	◆	
	5 events	2 events	
Community Event Host - Company logo on all Community Event Signage(ex. Ping pong tourney, back to school, trivia night, etc)	◆		
Resident Giveaways			
Additional Company Spotlight and Thank You included in electronic newsletter announcement of resident giveaway winner - Company will donate a gift card, gift basket, or similar prize with a minimum value of \$50 that we will give away to residents throughout the year.	◆	◆	◆
A La Carte/Add On Partnership Options			
Platinum receives access to all A La Carte Options no cost - Silver receives access to 2 A La Carte Options no cost			
Option	Cost		
Table/Booth/Tent set-up during Signature Community Event (per event) (may substitute prize, same value instead of \$150 pmt)	\$150		
Booth set-up during non signature event (per event)(may substitute prize, same value instead of \$50 pmt)	\$50		
Provide Business Swag and/or Discount Coupons for 250 Welcome Bags (distributed by the District)	\$50		
Host a Community Event, sponsor responsible for all aspects of event, the district will help promote.	\$50		
Host an Educational Event sponsored by the District (host provides snacks & drinks), 5 minute Company intro, leave business swag	\$50		
Provide Business Cards for 250 Welcome Bags (distributed by the District)	\$25		



Thank you for taking an interest in partnering with the Leyden Rock Metropolitan District for 2024! Your contribution and participation are vital to the success of our community events!

2024 COMMUNITY PARTNERSHIP APPLICATION

Company Name: _____

Company Representative: _____ Phone Number: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Website Address for Use in Electronic and Print Advertising: _____

PARTNERSHIP LEVEL:

*Please see the Partnership Program Details Document attached hereto and incorporated herein as Exhibit A for benefits

PLATINUM (\$1500)

SILVER (\$1000)

BRONZE (\$500)

A LA CARTE OPTIONS:

Platinum receives access to all A La Carte Options no cost – Silver receives access to 2 A La Carte Options no cost

Table/Booth/Tent set-up during Signature Community Event (per event) (\$150)
(may substitute prize, same value instead of \$150 pmt)

Booth set-up during non signature event (per event) (\$50)
(may substitute prize, same value instead of \$150 pmt)

Provide Business Swag and/or Discount Coupons for 250 Welcome Bags (distributed by the District) (\$50)

Host a Community Event, sponsor responsible for all aspects of event, the district will help promote. (\$50)

Host an Educational Event sponsored by the District (host provides snacks & drinks), 5 minute Company intro, leave business swag (\$50)

Provide Business Cards for 250 Welcome Bags (distributed by the District) (\$25)

Total Paid: _____

Please make checks payable and send along with this completed application to:

Leyden Rock Metro District

c/o Advance HOA

PO Box 370390

Denver, CO 80237

Community Partner Agreement

I agree as a Community Partner of the Leyden Rock Metropolitan District (the "District") that I will be entitled to the various sponsorship benefits from the date this application is approved and executed by the District below and as more fully set forth on the Community Partnership Program Details Document attached hereto until December 31, 2024. I understand and agree that the District may need to cancel, postpone, or change the format of events due to COVID-19 or for any other reason and that community partners will be not be granted refunds in part or in whole.

- It is my responsibility to provide the District with my company logo in a format as required by the District for use in electronic and print advertising as set forth in the Community Partnership Program Details Document.
- If the Platinum or Gold option is chosen above, it is the Partner's responsibility to provide the District with the Business Blurb for the District newsletters, subject to any deadlines as established by the District. Such Business Blurbs shall not exceed 200 words.
- In relation to company branded business items and discount coupons to be distributed in Welcome Bags and at Community Events hosted by the Partner, I agree to provide a reasonable amount of the same to the District, and will replenish the same as needed.
- If the Platinum or Silver option is chosen, I acknowledge that I am entitled to display my company signage or banner at 5 signature community events during the term of this agreement. The display of the same will be in such locations and for such duration as determined by the District. It is my responsibility to erect or hang the sign or banner prior to the event and to remove it at the conclusion of the event. The District may also place restrictions on the size of such signs or banners to be displayed. The District shall not be responsible for any signs or banners which are lost, stolen or damaged during the display of the same at any community event.
- If the Platinum or Silver option is chosen, I acknowledge that I am entitled to set up a table, booth or tent at community events during the term of this agreement. The set-up of such table, booth or tent will be in such locations and for such duration as determined by the District. It is my responsibility to set up such table, booth or tent prior to the event and to remove it at the conclusion of the event. The District may also place restrictions on the size of such tables, booths or tents that may be used. The District shall not be responsible for any tables, booths, tents or other materials or property which are lost, stolen or damaged during the display of the same at any community event.
- It is my responsibility to provide the District with a donation with a minimum value of \$50 in a format as required by the District for resident giveaways as set forth in the Community Partnership Program Details Document. This must be received in our District office (please see address below) within 4 weeks of our acceptance of your Community Partner Agreement.
- I represent that my business is in good standing with the Colorado Secretary of State, as evidenced by the attached Certificate of Good Standing.

Company Representative Signature: _____ Date: _____

District Representative Signature: _____ Date: _____

Please retain a copy of this form as your receipt of payment and record of acceptance.



Greetings Community Business Partner,

Thank you for your interest in the 2024 Leyden Rock Metropolitan District Partnership program. Leyden Rock prides itself on being a premier neighborhood with over 1,400 homes and friendly residents helping each other and developing a sense of community.

We are eager for our residents to engage with each other, with our management team, and with YOU, our community partners! We host seven signature events each year that bring out large crowds; Easter (400 families), Pool Opening Party (350 families) 4th of July (300 families), Fall Fest (350 families), two Adults Night Out events (50 families) & Santa/Christmas events (250 families).

In addition to our Signature events, we host many other smaller events that reach many different demographics found here in our community.

Below is a short list of some of the other opportunities that connect residents...

- New Resident Socials
- Trivia Nights
- Movie Nights
- Doggie Dive In
- Empty Nesters
- Toddler Time
- Arvada Library Story Time
- Texas Hold'em Tournaments
- Teen Gaming Night & Teen Watch Parties
- Turkey Trot
- Holiday Craft Market

Our community partnerships continue to be an important part of our Leyden Rock community. Attached is our 2024 Partnership Program information & application for your review. Please feel free to reach out to me with any questions. I would love to talk to you directly about the many ways you can become involved in our community.

Best Regards,

Christine Ahern

Leyden Rock Lifestyle Coordinator



MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: October 10, 2023

Re: Account Balance Removal

With the transition of management companies, Advance’s Accounting department has spent countless hours working on the financials for the community compiling information from prior management. During the changeover, the team sifted through the reports and identified 21 homeowner accounts with balances that are being recommended to remove. With limited information from prior management, the two scenarios in which the balances have occurred are believed to be as follows;

Late fee/interest from 2021-homeowner received a late fee or interest charge *after* paying off balance indicated in notice

Warning Letter 2021- homeowner received a letter charge *after* receiving a letter stating a different amount due

The recommendation and proposed action are to remove the balances due on the respective accounts as shown below. *(Account information has been removed for privacy purposes).*

Ownership	Account Type	Balance Today	Recommended Action
Current	Owner	\$40.40	Late fee/interest from 2021 - Remove
Current	Owner	\$40.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.86	Late fee/interest from 2021 - Remove
Current	Owner	\$30.86	Late fee/interest from 2020 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$30.40	Late fee/interest from 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
Current	Owner	\$10.00	Warning Letter 2021 - Remove
	TOTAL	\$496.12	

MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: October 10, 2023

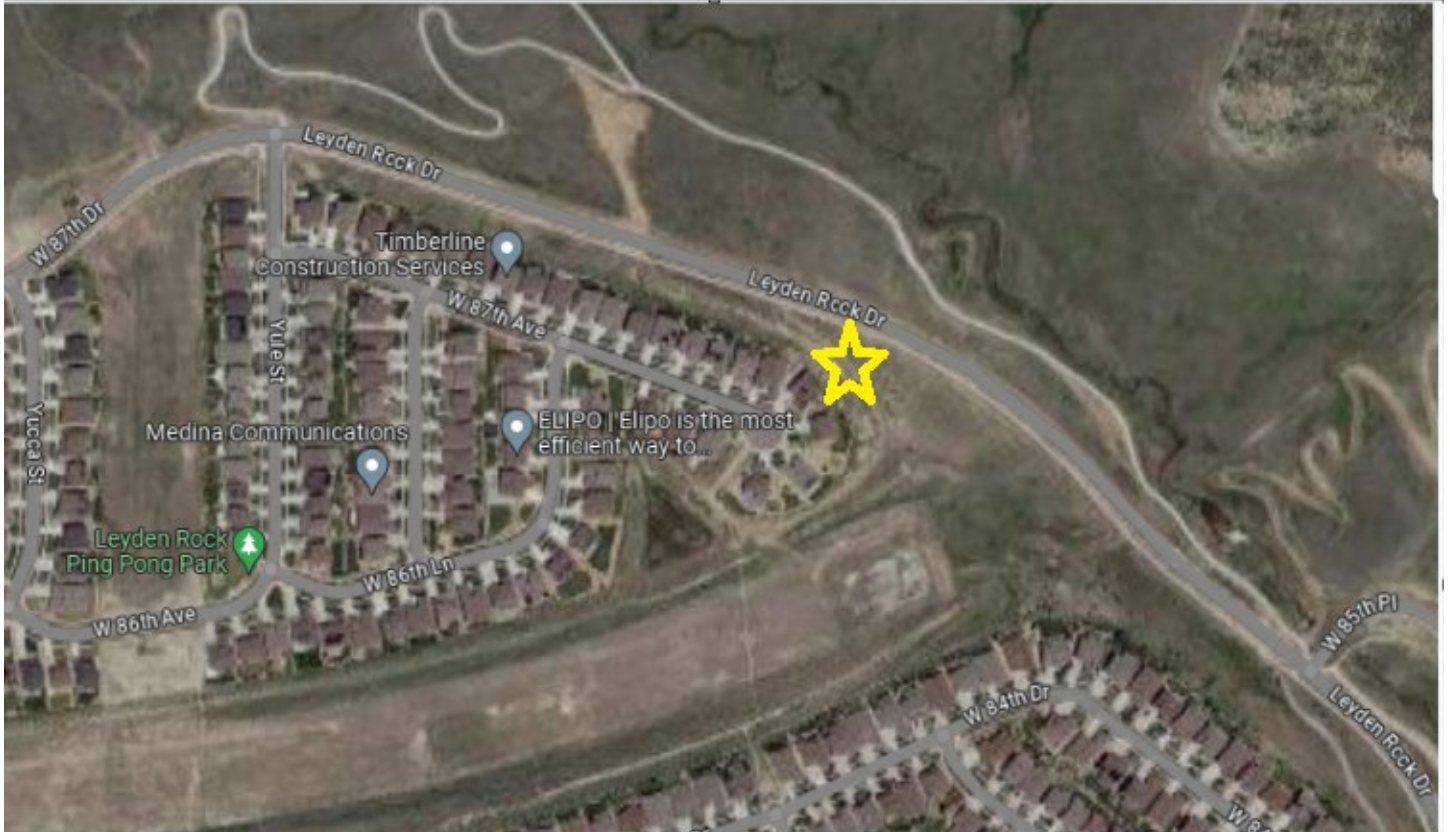
Re: Retaining Wall Repair

A portion of a retaining wall in the native area along Leyden Rock Drive was identified as needing repair. After requesting a second set of eyes from our partner with Ascent, Katie Cooley, met onsite to review the condition of the wall. It was recommended to seek a proposal from Hall Landscape Contractors. Hall provided a proposal of \$2,500 to repair the section identified in the below image.



LEYDEN ROCK

METROPOLITAN DISTRICT





MEMORANDUM

To: Board of Directors

From: Katie Call, Community Manager

Date: October 10, 2023

Re: Recommendations for Tree Care Maintenance

Early this year, Leyden Rock partnered with Preservation Tree Care to provide an inspection and evaluation of the common area trees in the community. Based on the findings from Preservation’s onsite spring visits, recommendations were made on how to provide care and manage plant material moving forward. Recommendations include watering practices, fertilization, and pest control.

Proposals for recommended annual maintenance services were requested from Preservation Tree Care and our landscape vendor, Keesen. Both proposals were comparable in estimated costs for annual services.

Keesen		Preservation	
Supplemental Watering	\$ 23,608.57	Essential Watering	\$ 42,266.00
Micronutrient Fert 1	\$ 31,958.47	Foliar Spray- Transfilm	\$ 36,696.00
IPS 1	\$ 24,534.17	IPM Visit	\$ 4,995.00
General Spray	\$ 9,638.31	Spring Fertilization	\$ 23,132.00
Dormant Oil 1	\$ 18,145.91	Fall Fertilization	\$ 23,132.00
Fall Deep Root Fert	\$ 27,853.38		
TOTAL	\$ 135,738.81	TOTAL	\$ 130,221.00

There are two orders of business requested to be discussed; make considerations regarding 2023 annual operation budget and consider services to complete in 2023.

After working with our two landscape Board liaisons, we are in agreement to recommend utilizing the company that specializes in tree care to complete tree services, Preservation Tree Care. Below is a list of services to consider partnership with Preservation to complete this year, in order of importance.

Preservation	
Essential Watering	\$ 23,133.00
Foliar Spray- Transfilm	\$ 18,348.00
Fall Fertilization	\$ 23,132.00
TOTAL	\$ 64,613.00



Preservation Tree Care
 2309 W. Oxford Ave
 Sheridan, CO. 80110

Proposal #20672
 Created: 07/29/2023
 Start Date: 08/01/2023
 End Date: 12/31/2024
 From: Matt Shepayo

Proposal For

Leyden Rock C/O Advance HOA
 17685 W 83rd Dr
 Arvada, CO 80007

main: 303 518 6815
katie.call@advancehoa.com

Location

17685 W 83rd Dr
 Arvada, CO 80007

Terms

Due upon Completion of Work

Tree care 23-Leyden Rock Metro District

ACCEPT	ITEM DESCRIPTION	ASSET LOCATION	TIMES / CONTRACT	AMOUNT	CONTRACT TOTAL
<input checked="" type="checkbox"/>	1) Essential Watering <i>Recommended</i> All Trees Application of Essential Water including earthworm castings, humates, kelp, yucca, as well as beneficial bacteria and fungi for salt mitigation, clay breakup, water penetration, absorption and nutrient uptake.	Nov and Dec	2	\$ 23,133.00	\$ 46,266.00
<input checked="" type="checkbox"/>	2) Foliar Spray - Transfilm <i>Recommended</i> All evergreens Foliar application of Transfilm to effectively reduce water loss for winter protection of evergreens	Nov and Feb	2	\$ 18,348.00	\$ 36,696.00
<input checked="" type="checkbox"/>	3) IPM Visit <i>Recommended</i> All trees Provide a sustainable approach to managing pests by combining biological, cultural, physical and chemical tools in a way that minimizes health, environmental and economic risks. This service entails a thorough examination of all trees followed with recommendations for further treatment options if needed.	July	1	\$ 4,995.00	\$ 4,995.00
<input checked="" type="checkbox"/>	5) Water Sample and Test <i>Recommended</i> Test water for mineral content and Ph. Test used to ensure that water used for irrigation is not creating issues over time in the soil. Recommendations will be created based on results.	Aug	1	\$ 150.00	\$ 150.00



<input checked="" type="checkbox"/>	5.5) Soil sample Recommended		1	\$ 150.00	\$ 150.00
	Take a soil sample and test pH, CEC, Calcium, Sodium, Magnesium and Potassium as well as micro nutrient levels. Also check for biological and physical conditions of the soil. This test determines whether or not chemical amendments such as gypsum or sulfur or biological amendments such as mycorrhizae and carbon sources will be effective to reclaim the site and determines the amounts of these materials needed.				
<input checked="" type="checkbox"/>	6) Spring Fertilization Recommended	Apr-June 2024	1	\$ 23,132.00	\$ 23,132.00
	All Trees Spring deep root fertilization with macro and micro nutrients, wetting agents, humates and beneficial organisms.				
<input checked="" type="checkbox"/>	7) Fall Fertilization Recommended	Oct-Dec	1	\$ 23,132.00	\$ 23,132.00
	All Trees Fall deep root fertilization with macro and micro nutrients, wetting agents, sugars and beneficial organisms.				
<input checked="" type="checkbox"/>	8) Removal Recommended	April - June 2024	1	\$ 4,470.00	\$ 4,470.00
	149 trees in the poor to very poor condition Remove to ground level, recycle all material and cleanup.				
<input type="checkbox"/>	11) Stump Grinding - PTC Optional	April - June 2024	1	\$ 7,450.00	\$ 7,450.00
	149 trees in the poor to very poor condition Removal of stump of we need to plant in the same spot				
<input checked="" type="checkbox"/>	9) Planting Recommended	April - June 2024	1	\$ 104,300.00	\$ 104,300.00
	149 Trees A variety of 15 gallon container grown Mulberry, Catalpa, Bosnian Pine, Bur Oak, Texas Red Oak, English Columnar Oak, Flashfire and Fall Fiesta Sugar maple, Kentucky Coffee Tree, Newport plum, Crabapple, Hawthorn, Serviceberry, American Elm, Regal Prince Oak, based on location.				

Select, deliver, and install. Use amended topsoil to help the plant establish. Price varies per species - \$647-749 per tree. Price to be adjusted after finalizing species. Gross price based on \$700 per tree. Warranty available if we utilize the tree diaper.

<input checked="" type="checkbox"/>	10) Tree Diaper install Recommended Install (1) 36" "Tree Diaper" per tree to improve proper waterings for new trees. Using the tree diaper and winter watering will offer a 3 year warranty on all tree planted using this product. Warranty to cover the workmanship of Preservation Tree Care. Does not include tree replacement from neglect (including improper watering), vandalism, severe changes in weather, or occurrences outside of the control of Preservation Tree Care. *Moving the tree after it has been planted will void this guarantee*. Irrigation must be supplied and in working order.	April - June 2024	1	\$ 16,390.00	\$ 16,390.00
<input checked="" type="checkbox"/>	12) After Planting Watering Recommended 149 New trees Application of Essential Water including earthworm castings, humates, kelp, yucca, as well as beneficial bacteria and fungi for salt mitigation, clay breakup, water penetration, absorption and nutrient uptake. (Once selected reduce the cost of regular winter watering by \$1200 each time applied)	2x Oct, Nov and Dec 1x Jan, Feb March (required when irrigation is shut off)	9	\$ 1,200.00	\$ 10,800.00
<input checked="" type="checkbox"/>	13) Soil and root therapy Recommended Specified trees (trees with planting issues to start as a sampling of soil quality and planting practices) Use airspade to remove soil, inspect root system, correct root issues, and backfill with compost. \$187.50 per man/hr		1	\$ 0.00	\$ 0.00
<input checked="" type="checkbox"/>	14) Tree Wrap Recommended Trees to be specified		1	\$ 0.00	\$ 0.00



Preservation Tree Care
 2309 W. Oxford Ave
 Sheridan, CO. 80110

Proposal #20672
 Created: 07/29/2023
 Start Date: 08/01/2023
 End Date: 12/31/2024
 From: Matt Shepayo

Installation of tree wrap for winter protection.
 \$40 per tree.

Client Notes

If planting is desired for 2023, we can check to see the quality of stock at the nurseries and advise.

Mulch rings should be installed around every tree - if Keeson cannot manage this let us know and we will get a price together for it.

All work will be completed in accordance with specifications contained within ANSI A300. Balances not paid by the due date are subject to late fees.

Our Unconditional Guarantee:

Should our service fall short of your expectations, please contact us immediately and we will do everything we can to make it right!

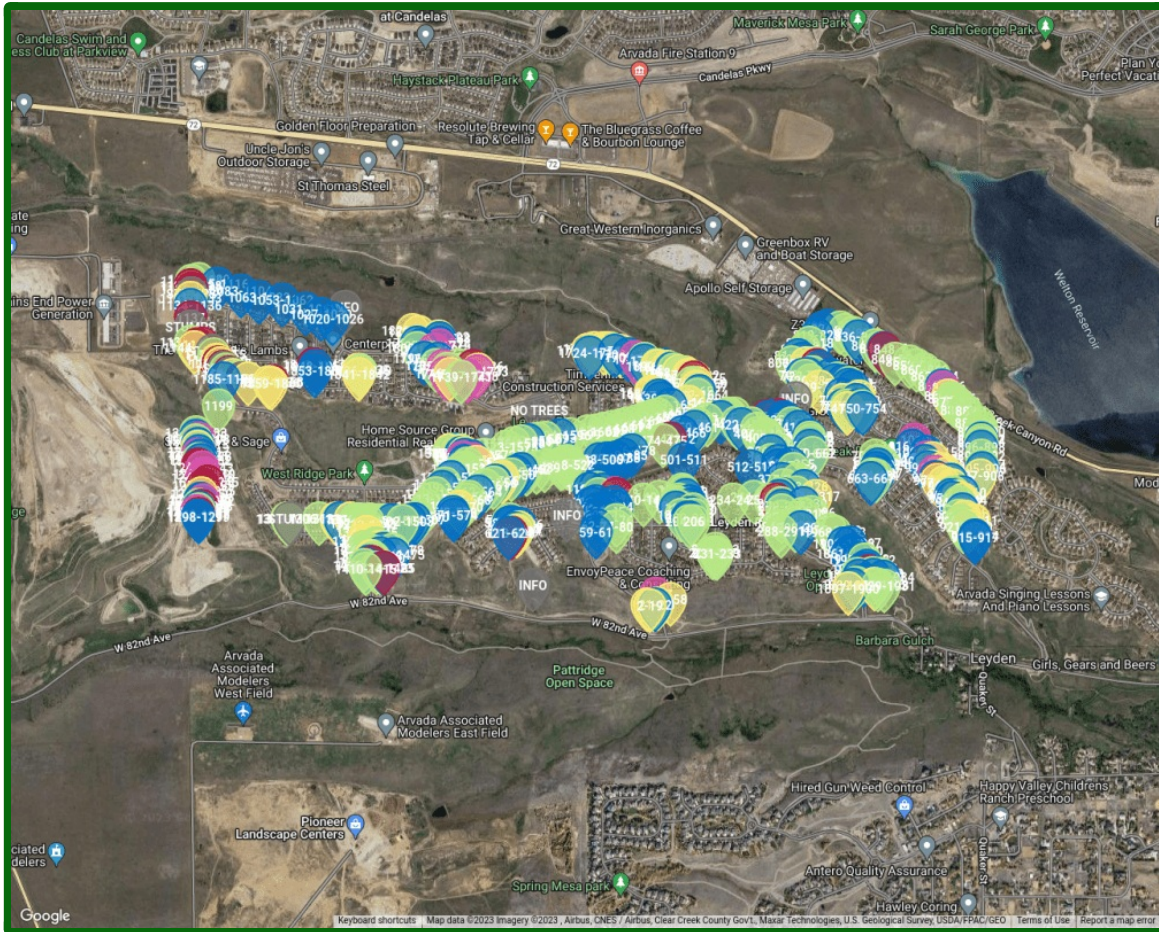
Signature

x

Date:

Please sign here to accept the terms and conditions





ID	DESCRIPTION	COLOR
1	Honey locust, 3", 12', dead tips + drought + no irrigation	
2-19	(18) upright junipers, 2-4", 6-10', desiccation + drought stress	
20	Hackberry, 2", 10'	

Proposal For

Leyden Rock C/O Advance HOA
17685 W 83rd Dr
Arvada, CO 80007

main: 303 518 6815
katie.call@advancehoa.com

Location

17685 W 83rd Dr
Arvada, CO 80007

Terms

Due upon Completion of Work

Updated Tree care 23 -LRMD

ACCEPT	ITEM DESCRIPTION	TOTAL NUMBER OF TREES	TREE SPECIES	PEST/DISEASE	ASSET LOCATION	AMOUNT	CONTRACT TOTAL
<input checked="" type="checkbox"/>	1) Essential Watering Recommended All Trees Application of Essential Water including earthworm castings, humates, kelp, yucca, as well as beneficial bacteria and fungi for salt mitigation, clay breakup, water penetration, absorption and nutrient uptake.				Nov and Dec	\$ 23,133.00	\$ 23,133.00
<input checked="" type="checkbox"/>	2) Foliar Spray - Transfilm Recommended All evergreens Foliar application of Transfilm to effectively reduce water loss for winter protection of evergreens	1529			Nov and Feb	\$ 18,348.00	\$ 18,348.00
<input checked="" type="checkbox"/>	7) Fall Fertilization				Oct-Dec	\$ 23,132.00	\$ 23,132.00





Preservation Tree Care
2309 W. Oxford Ave
Sheridan, CO. 80110

Proposal #21444

Created: 10/09/2023

Start Date: 08/01/2023

End Date: 12/31/2023

From: Matt Shepayo

Recommended

All Trees

Fall deep root fertilization with macro and micro nutrients, wetting agents, sugars and beneficial organisms.

Client Notes

If planting is desired for 2023, we can check to see the quality of stock at the nurseries and advise.

Mulch rings should be installed around every tree - if Keeson cannot manage this let us know and we will get a price together for it.

All work will be completed in accordance with specifications contained within ANSI A300. Balances not paid by the due date are subject to late fees.

Ever-Green Clause: To help maintain a vibrant and healthy landscape, your insect and disease management services are considered continuous. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, cancel at any time by contacting us.

Our Unconditional Guarantee:

Should our service fall short of your expectations, please contact us immediately and we will do everything we can to make it right!

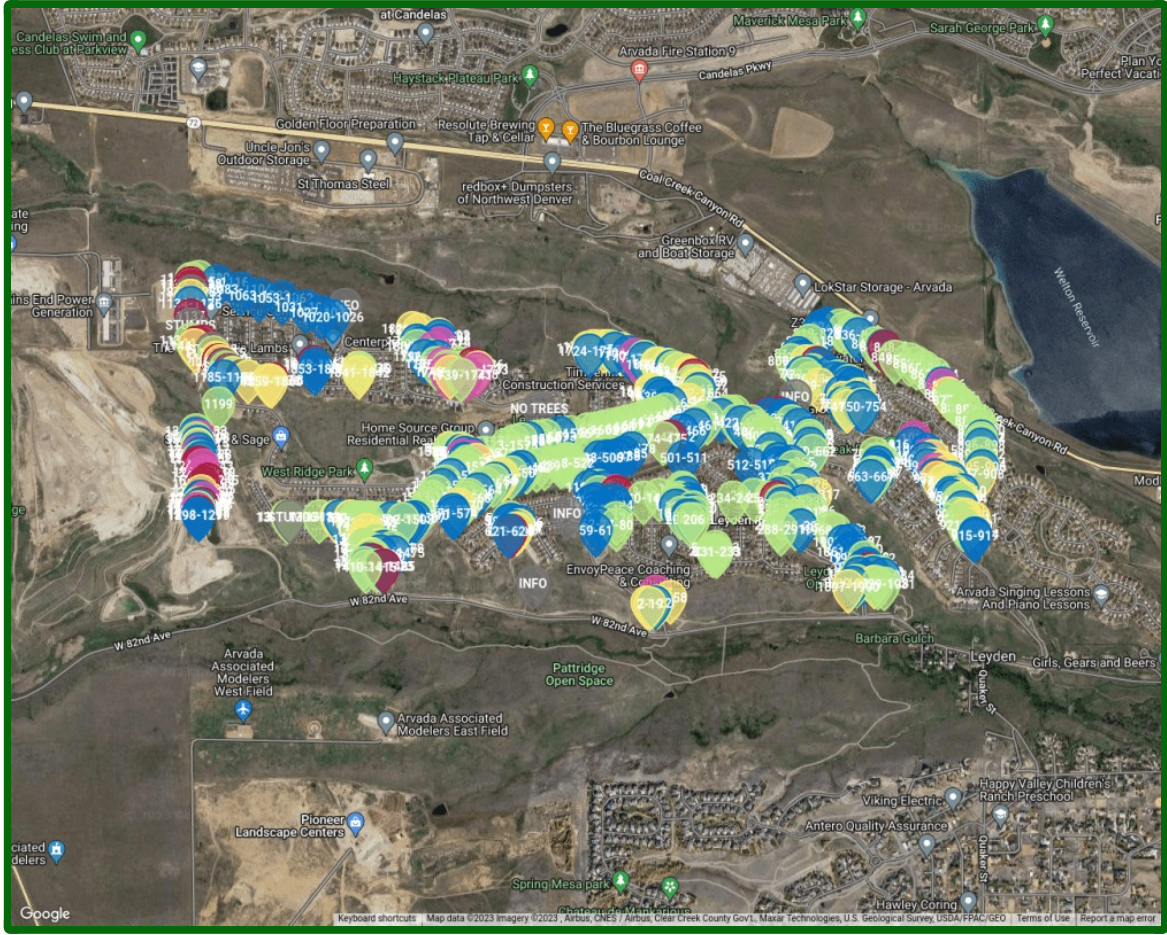
Signature





x

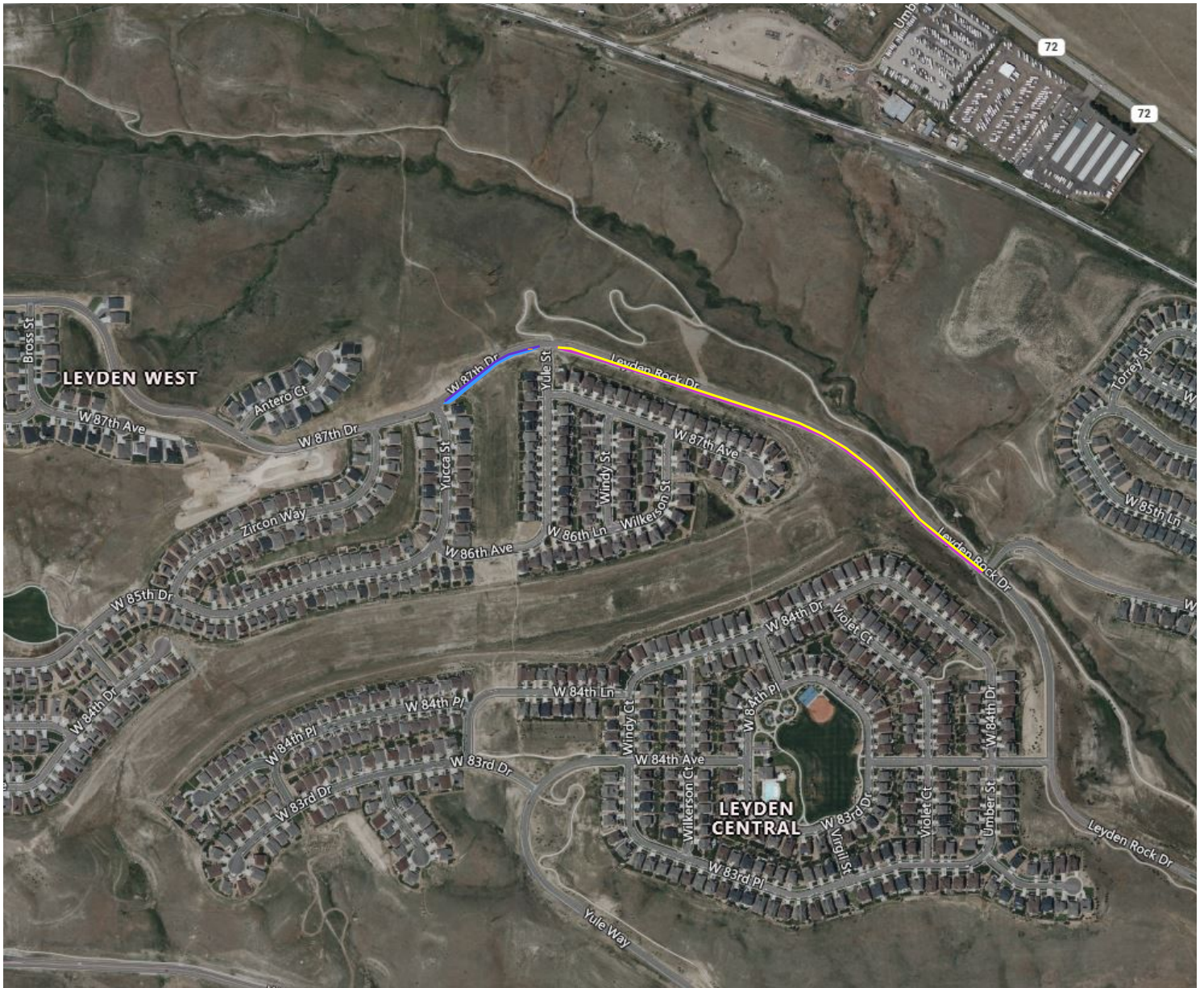
Date:

Please sign here to accept the terms and conditions





ID	DESCRIPTION	COLOR
1	Honey locust, 3", 12', dead tips + drought + no irrigation	
2-19	(18) upright junipers, 2-4", 6-10', desiccation + drought stress	
20	Hackberry, 2", 10'	
		



Leyden Rock

Template

Parcel

Tags

Template: Custom Template

To change template, delete measurements

"A" Square Feet 4,274.03 ft²

"A" Linear Feet 554.20 ft

"B" Square Feet 17,162.51 ft²

"B" Linear Feet 2,454.61 ft

Lawn Width 8.83 ft



August 16, 2023

WORK ORDER #99327

PROPOSAL FOR

KATIE CALL
ADVANCED HOA MANAGEMENT
LEYDEN ROCK METROPOLITAN DISTRICT
W. 82ND AVENUE & LEYDEN ROCK DRIVE
ARVADA, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to service@keesenlandscape.com or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

DESCRIPTION OF WORK TO BE PERFORMED

2023 Winter Parkway Project - Section A: Rock Only

Leyden Rock Parkway - Native Area Conversion to Landscape

Area between Yule and Yucca

This proposal is to convert what was designed to be native grasses in the approximately 10' wide area between the street and sidewalk to a simple managed landscape area. The reasons for improving these sections are primarily:

- Erosion is heavy because seeding hasn't taken or been sustained so a significant portion of soil washes out potentially leading to numerous short and long term issues
- Seed is struggling and will continue to struggle because there is no irrigation to provide any supplemental water in times of prolonged absence of rainfall plus salt damage from snow removal activity
- Difficult to maintain to an acceptable standard due to numerous factors

This will be all rock beds with 1 1/2" river rock with ornamental grasses spaced throughout. These new rock beds will have drip irrigation for the plants. The entire area will be amended with new soil in order to fix grading issues from erosion as well as enrich all of the soil in the event more plants are installed in open areas at a later time.

Scope of work is extensive and will include the following:

- Preparation including rough grade and cleaning of rock
- Tilling of all work area including addition of amendment for plant growth
- Installation of irrigation
- Installation of weed barrier fabric
- Installation of ornamental grasses in rock bed

- Installation of river rock in rock bed sections

Budget for the installation and wiring of new zone valves is included in this proposal. A change order would only be necessary if there was an issue preventing the wiring of new valve(s) being completed due to damaged or missing control wires or other significant irrigation variances not anticipated/known.

Pricing for this project is discounted for installation between 11/1 of 2023 and 3/1 of 2024. There is also a budget for watering of the new grasses to help establish those while the water is off till spring

**TLEYDEN ROCK METROPOLITAN DISTRICT
WORK ORDER DETAILS WITH HOURS**

INCLUDED SERVICES	QTY	UNIT PRICE	EXT. PRICE
LRP Native to Landscape Section #1			
Amended Topsoil	20.00	\$85.80	\$1,716.05
Irrigation Parts	750.00	\$2.00	\$1,496.55
Grass, Feather Reed	120.00	\$83.31	\$9,996.97
Local River Rock 1.5"	80.00	\$100.27	\$8,021.52
Landscape Fabric Roll 12' X 300', roll 3,600 sf	7200.00	\$0.12	\$879.84
Rototiller	16.00	\$19.43	\$310.95
Tractor	16.00	\$35.34	\$565.36
Labor, Enhancement	120.00	\$71.84	\$8,620.53
Delivery/Disposal	750.00	\$1.20	\$902.63
Supplemental Watering Per Hour - Kit	32.00	\$108.94	\$3,486.06
			SUBTOTAL: \$35,996.46

SUBTOTAL :	\$35,525.00
SALES TAX :	\$0.00
TOTAL :	\$35,525.00

Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.

Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.

Force Majeure and Delays

Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.

By _____
Angie Sherman

Date 8/16/2023

**Keesen Landscape Management,
Inc.**

By _____

Date _____

**ADVANCED HOA
MANAGEMENT**

as Agent for

LEYDEN ROCK
METROPOLITAN DISTRICT

Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done at a time and materials rate of \$68.00 per man hour.



August 16, 2023

WORK ORDER #99326

PROPOSAL FOR

KATIE CALL
ADVANCED HOA MANAGEMENT
LEYDEN ROCK METROPOLITAN DISTRICT
W. 82ND AVENUE & LEYDEN ROCK DRIVE
ARVADA, CO 80007

Thank you for allowing us to provide you a quote to perform the work we discussed. We will work out a schedule with you to complete the work once you sign and return this proposal. You may send it via email to service@keesenlandscape.com or fax it to (303) 761-3466. While we do not anticipate any changes to the total cost, Keesen Landscape Management, Inc. does reserve the right to review any proposal that is over 30 days old.

DESCRIPTION OF WORK TO BE PERFORMED

2023 Winter Parkway Project - Section B: Rock Only

Leyden Rock Parkway - Native Area Conversion to Landscape:

Area from Yule down the hill to the crosswalk at 85th

This proposal is to convert what was designed to be native grasses in the approximately 10' wide area between the street and sidewalk to a simple managed landscape area. The reasons for improving these sections are primarily:

- Erosion is heavy because seeding hasn't taken or been sustained so a significant portion of soil washes out potentially leading to numerous short and long term issues
- Seed is struggling and will continue to struggle because there is no irrigation to provide any supplemental water in times of prolonged absence of rainfall plus salt damage from snow removal activity
- Difficult to maintain to an acceptable standard due to numerous factors

This will be all rock beds with 1 1/2" river rock with ornamental grasses spaced throughout. These new rock beds will have drip irrigation for the plants. The entire area will be amended with new soil in order to fix grading issues from erosion as well as enrich all of the soil in the event more plants are installed in open areas at a later time.

Scope of work is extensive and will include the following:

- Preparation including rough grade and cleaning of rock
- Tilling of all work area including addition of amendment for plant growth

- **Installation of irrigation**
- **Installation of weed barrier fabric**
- **Installation of ornamental grasses in rock bed**
- **Installation of river rock in rock bed sections**

Budget for the installation and wiring of new zone valves is included in this proposal. A change order would only be necessary if there was an issue preventing the wiring of new valve(s) being completed due to damaged or missing control wires or other significant irrigation variances not anticipated/known.

Pricing for this project is discounted for installation between 11/1 of 2023 and 3/1 of 2024. There is also a budget for watering of the new grasses to help establish those while the water is off till spring

Sale	\$137,720.00
Sales Tax	\$0.00
Total	\$137,720.00

**LEYDEN ROCK METROPOLITAN DISTRICT
WORK ORDER SUMMARY**

INCLUDED SERVICES	SALES TAX	TOTAL COST
LRP Native to Landscape Section #2	\$0.00	\$137,720.00
	\$0.00	\$137,720.00

Note: Unless otherwise specified, supplemental watering is not included in this proposal. If additional watering is necessary to protect plant material warranty, a separate proposal will be submitted.

Note: New plant material will be covered by a 1 year/1 replacement warrant. This does not cover any plant material not connected to working irrigation, owner negligence or circumstances beyond our control including freeze and rodent damage. This includes trees, shrubs and perennial plant material only.

Force Majeure and Delays

Landscape Contractor’s installation and warranty obligations under this work order are accepted subject to strikes, labor troubles (including strikes or labor troubles affecting any suppliers of Landscape Contractor), floods, fires, acts of God, accidents, delays, shortages of equipment, contingencies of transportation, and other causes of like or different character beyond the control of the Landscape Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any government authority shall excuse performance of or delay in performance of this work order.

By _____
Angie Sherman

Date 8/16/2023

**Keesen Landscape Management,
Inc.**

By _____

Date _____

**ADVANCED HOA
MANAGEMENT**

as Agent for

**LEYDEN ROCK
METROPOLITAN DISTRICT**

Note: Unless otherwise specified in the work order, all required irrigation repairs/modifications will be done on a time and materials basis at contracted rates.