

**RESOLUTION OF
THE BOARD OF DIRECTORS OF
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

IMPOSING DESIGN REVIEW FEES**

At a special meeting of the Board of Directors of GEOS Neighborhood Metropolitan District, City of Arvada, Jefferson County, Colorado, held at 11:30 A.M., on Wednesday, July 22, 2026, via online meeting at <https://us06web.zoom.us/j/89308984352?pwd=juzN3yogPjZYUXa0hgT9HP3XuJlvM7.1&jst=1> and via telephone at Dial In: 1-719-359-4580, Meeting ID: 893 0898 4352, Passcode: 128314, at which a quorum was present, the following resolution was adopted:

WHEREAS, GEOS Neighborhood Metropolitan District (the “District”) was organized and exists as metropolitan district pursuant to the provisions of Sections 32-1-101, *et seq.*, C.R.S. (the “Special District Act”); and

WHEREAS, the GEOS Neighborhood Metropolitan District (the “District”) was organized as a special district pursuant to an Order of the District Court in and for the County of Jefferson, Colorado, dated February 15, 2008, and is located within the City of Arvada, Jefferson County and exists as a metropolitan district pursuant to the provisions of Sections 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, the Master Declaration of Covenants, Conditions, and Restrictions of GEOS Neighborhood, recorded with the Jefferson County Clerk and Recorder as Reception No. 2016012383, as amended by the First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions of GEOS Neighborhood, recorded with the Jefferson County Clerk and Recorder as Reception No. 2017011955, and as may be amended from time to time, applicable to the Property within the District contemplates that the District will facilitate the provision of, among other things, covenant enforcement and design review (the “Master Declaration”); and

WHEREAS, the District, as the party responsible for certain covenant enforcement and design review related to the real property encumbered by the Master Declaration and in accordance therewith adopted the GEOS Design Book, Revision July 22, 2026 and Geos Landscape Guide dated March 19, 2008, as the same may be amended from time to time, and other subsequently enacted declaration of covenants, conditions, and restrictions, design standards, rules and regulations or similar instruments that the District is responsible for enforcing pursuant to Sections 32-1-1004(8) and 32-1-1004.5, C.R.S (the “Design Standards” and together with the Master Declaration, the “Covenants”); and

WHEREAS, the Master Declaration and/or the Design Standards contain requirements for covenant enforcement and design review by the District through the Geos Design Committee (the “GDC”); and

WHEREAS, the District has contracted with SUN STUDIO LLC and may engage other contractors in the future (collectively the “Town Architect”) to perform such design review and approval services (the “Design Review Services”); and

WHEREAS, the Town Architect has informed the District and GDC of the cost to perform the Design Review Services on behalf of the District; and

WHEREAS, pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., the District is authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the special district; and

WHEREAS, Section 32-1-1001(1)(j), C.R.S., further provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens; and

WHEREAS, the District has determined that it is necessary and in the best interests of the residents and taxpayers of the District to pass through costs incurred by the Town Architect in performing the Design Review Services to ensure that those requesting and benefiting from the Design Review Services bear the cost thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS GEOS NEIGHBORHOOD METROPOLITAN DISTRICT THAT:

1. Adoption of Design Review Fees. The District hereby adopts the following design review fees per submittal of a design review application for a lot subject to the Covenants, and which need to be reviewed for compliance with the Covenants by the Town Architect (the “Design Review Fee”):

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| a. Landscape (inclusive of sheds)
(complete application for two or fewer subjects) | \$50.00 |
| b. Landscape (inclusive of sheds)
(complete application for three or more subjects and/or
requiring plat research and mark-up) | \$200.00 |
| c. Building modifications | \$300.00 |
| d. New building construction | \$500.00 |

2. Payment of Design Review Fees. The Design Review Fees shall be due upon submission of a design review application for a lot that is subject to the Covenants, and which needs to be reviewed for compliance with the Covenants by the Town Architect and GDC. Review of the design review application will not proceed until such time as the applicable Design Review Fees have been paid in full.

3. Proceeds of the Design Review Fee. The District hereby directs that the proceeds of the Design Review Fees be paid directly to the District to offset the costs charged to the District for the Design Review Services performed by the Town Architect and any other contractor that performs the Design Review Services in the future.

4. Excess Costs Incurred for Design Review Services. Any actual costs incurred by the District, GDC, and/or District Architect in reviewing a design review application that exceeds the applicable Design Review Fees (the “Excess Costs”) shall be the responsibility of the applicant and shall be paid to the District within fourteen (14) days for receipt of the invoice identifying the Excess Costs.

5. Interest and Penalties Imposed for Nonpayment. The District may impose such penalties for non-compliance herewith as may be permitted by law. Without limiting the foregoing, any portion of the Design Review Fees that are not paid in full when due may be assessed a late fee of \$15.00 per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid Design Review Fees, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. All Design Review Fees, late fees, and penalty interest shall be paid in immediately available funds.

6. District Expenses of Collection. The District shall be entitled to charge property owners for all costs and expenses associated with collecting unpaid Design Review Fees, including attorneys’ fees.

7. Status as Lien/Certification to Treasurer. Pursuant to Sections 32-1-1001(l)(j)(I) and 32-1-1004.5(3)(a), C.R.S., the Design Review Fees do and shall, until paid, constitute a perpetual lien against the property served. The District may elect to have delinquent Design Review Fees certified to the Jefferson County Treasurer for the delinquent Design Review Fees to be collected and paid over in the same manner as taxes are authorized to be collected and paid over pursuant to Section 32-10-107, C.R.S.

8. Actions to Effectuate Resolution. The GDC and legal counsel for the District are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Design Review Fees contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Boards of Directors and/or the GDC or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

9. Repealer. All prior acts, orders or resolutions, or parts thereof, by the District in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed. For the avoidance of doubt, this Resolution does not repeal the 2025 Second Amendment to Operations and Maintenance Fees Resolution of the District adopted March 24, 2025, and as the same may be amended from time to time.

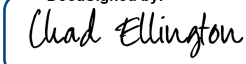
10. Severability. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

11. Effective Date. This Resolution shall take effect on August 1, 2026.

Whereupon, a motion was made and seconded, and upon a majority vote this Resolution was approved by the Board of Directors of the District.

ADOPTED AND APPROVED this 22nd day of July 2026.

**GEOS NEIGHBORHOOD
METROPOLITAN DISTRICT**

DocuSigned by:

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Chad Ellington, President

ATTEST:

DocuSigned by:

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M. Michael Cohen, Secretary