

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
SADDLER RIDGE METROPOLITAN DISTRICT
ADOPTING A SECOND AMENDMENT
TO THE AMENDED AND RESTATED RESIDENTIAL RULES AND REGULATIONS
AND RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS**

WHEREAS, Saddler Ridge Metropolitan District (the “**District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Weld County, Colorado, and after approval of the District’s eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for Saddler Ridge, recorded in the real property records of the Clerk and Recorder of Weld County, Colorado on June 12, 2015, at Reception Number 4115546 (the “**Covenants**”), the District is responsible for administering the architectural review process and enforcement functions set forth in the Covenants; and

WHEREAS, pursuant to the Covenants and the Special District Act, the District is empowered to adopt rules and regulations for carrying on the business, objects and affairs of the District; and

WHEREAS, on June 6, 2023, the Board adopted those certain Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions of Saddler Ridge, and that Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions of Saddler Ridge, on September 5, 2023 (collectively the “**Residential Rules and Guidelines**”); and

WHEREAS, the Board, with the consent of Liberty Savings Bank (the “**Declarant**”) desires to adopt this Second Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions for Saddler Ridge (the “**Amendment**”), attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Adoption of the Second Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions. The Second Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions for Saddler Ridge attached as Exhibit A, is hereby adopted.

2. Prior Provisions Effective. Except as amended herein, the Residential Rules and Guidelines shall remain in full force and effect without limitation.

3. Contradicting Provisions. Any provision of any governing document of the District, including, without limit, rules and regulations, policies and the like, which contradict the Second Amendment and shall automatically become null and void and unenforceable.

4. Effective Date. The First Amendment shall be effective as of November 11, 2023.

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RESOLVED AND ADOPTED this 7th day of November, 2023.

**SADDLER RIDGE METROPOLITAN
DISTRICT**

By: 
Jacob Paul (Nov 28, 2023 16:45 MST)

Officer of the District

Attest:

By: *Susan Paul*
Susan Paul (Nov 28, 2023 16:31 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

Heather L. Han
General Counsel to the District

**Declarant's Consent:
Liberty Savings Bank**

Beth Kelsey
Beth Kelsey (Jan 24, 2024 08:21 EST)

Beth Kelsey, Assistant Vice President
Liberty Savings Bank

EXHIBIT A

SECOND AMENDMENT TO THE AMENDED AND RESTATED RESIDENTIAL RULES AND REGULATIONS AND RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR SADDLER RIDGE

1. Provision Repealed and Restated. Section 2.1 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 2.1 of the Guidelines:

2.1 *Composition of Architectural Review Committee*. The ARC will consist of Persons appointed by the governing board of the Metro District.

2. Provision Repealed and Restated. Section 6.3.24 of the Guidelines is hereby repealed in its entirety the following is substituted as Section 6.3.24 of the Guidelines:

6.3.24 *Drainage*. These Residential Rules and Design Guidelines require that there be no interference with the established drainage pattern over any Lot. The established drainage pattern means the drainage pattern that exists at the time of the overall grading of any Lot which may be reflected on a grading plan or an as-built civil engineer plan for such Lot prior to (or in some cases, immediately following) conveyance of title from the home builder to the Owner. When installing your landscaping ensure all grades and flow patterns conform to the homebuilder's design and recommendations. 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 Lot line, on the Owner's Lot, to allow for absorption. Adverse effects to adjacent properties, including District lands, sidewalks and streets, will not be allowed.

3. Provision Repealed and Restated. Section 6.3.25 of the Guidelines is hereby repealed in its entirety the following is substituted as Section 6.3.25 of the Guidelines:

6.3.25 *Driveways*. Approval is required for any changes, alterations or additions to driveways; this includes construction of a pull-off area to the side of the driveway, driveway extensions and/or adding an additional driveway to the Lot. Only clear sealant may be used on the driveway (no colors) and Owners will be required to maintain the driveways and any pull-offs or extensions or additions against oil spills, spalling/peeling/etc. Any change or alteration to a driveway, pull-off, extension or addition within a carriage lot, which will interfere with the established drainage pattern, must include a culvert with a diameter larger than or equal to the culvert installed at the time of initial construction of the main driveway. See Sections 4.11 and 6.3.24 for additional information on drainage.