

**RESOLUTION NO. 2022-10-03**  
**OF**  
**THE BOARD OF DIRECTORS OF THE STERLING RANCH COMMUNITY**  
**AUTHORITY BOARD**  
**MODIFYING CERTAIN FEES AND CHARGES**

RECITALS

A. WHEREAS, the Sterling Ranch Community Authority Board (the "**CAB**") is an authority and separate legal entity created pursuant to section 29-1-203, C.R.S., and in conformity with section 29-1-203.5, C.R.S., and that certain Sterling Ranch Community Authority Board Establishment Agreement, (the "**CABEA**"), by and between the Sterling Ranch Colorado Metropolitan District Nos. 1-7 (collectively, the "Sterling Ranch Districts"); and

B. WHEREAS, pursuant to the CABEA, the CAB Board (the "**Board**") shall govern the business and affairs of the CAB and establish the policies, rules and regulations of the CAB; and

C. WHEREAS, pursuant to Section 32-1-1001(m), C.R.S., CAB has the authority to adopt, amend and enforce rules and regulations for the carrying on of business and to meet the objectives of the CAB; and

D. WHEREAS, pursuant to Section 32-1-1001(j), C.R.S., the CAB has the authority to adopt and from time to time increase or decrease fees, rates, tolls, penalties, or charges for services, programs or facilities

E. WHEREAS, the CAB has adopted the Code of Rules of the Sterling Ranch Community Authority Board which contains the rules, regulations, fees, charges, rates, tolls and penalties set forth by the CAB; and

F. WHEREAS, the CAB has reviewed the costs of providing certain services and determined certain fees, rates, charges, tolls and penalties should be charged and the rates of certain existing fees modified; and

G. WHEREAS, the policy of the CAB is to ensure that fees charged are unique to those receiving or requiring the service and are not related to services that benefit the general community; and

H. WHEREAS, the Board has determined that modification to certain fees charged for services should be modified, and is in the best interest of the CAB and its residents to do so.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STERLING RANCH COMMUNITY AUTHORITY BOARD OF THE COUNTY OF DOUGLAS, COLORADO:

1. The following rates, fees, charges, tolls and penalties are hereby modified as described on the attached Exhibit A.

2. The Board directs that these changes be incorporated into the published version of the Code of Rules and Regulations of the Sterling Ranch Community Authority Board (the "Code") when that document is next updated or supplemented. Any reference to a section of the Rules and Regulations herein shall be considered a reference to the corresponding section of the Code.

ADOPTED AND APPROVED this 19th day of October, 2022.

STERLING RANCH COMMUNITY  
AUTHORITY BOARD

DocuSigned by:  
*Harold Smethills*  
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By: \_\_\_\_\_  
Harold Smethills, President

Attest:

DocuSigned by:  
*[Signature]*  
689B84C6A9FD447...  
Secretary/Assistant Secretary

**Exhibit A**  
**Amended CAB Service Fees**

The following provisions of the Code of Rules of the Sterling Ranch Community Authority Board are hereby amended to read as follows:

Trash And Recycling Fees:

Sec. 13-25(c): Residential trash collection (excluding multi-family and commercial properties), recycling and disposal charge. The CAB provides its residents with non-hazardous municipal solid waste residential trash collection, recycling and disposal services. Effective January 1, 2023, the Trash Collection, Recycling and Disposal Charge will be a fixed quarterly fee that accompanies the water and sanitary charges and that will be invoiced to all residential customers at the beginning of each quarter (January, April, July, and October). The monthly charge for this service is \$12.33 per unit. All residential customers will pay the charge.

Street Lighting Fees:

Table 13.179. Street Lighting Fees  
(effective January 1, 2023)

<i>Customer Class</i>	<i>Minimum Monthly Charge</i>
Residential	\$9.42
Non-Residential (Up to 12,000 SF of Rentable Space)**	\$26.40

\*\*For each 3,000 SF of rentable space in excess of 12,000 SF, the minimum quarterly charge will increase by \$7.50 per month.

Driveway and Alley Maintenance:

ARTICLE IV of the Code of Rules shall be amended in its entirety to read as follows:

ARTICLE IV shall be renamed “CAB MAINTENANCE OF SHARED DRIVEWAYS AND ALLEYS AND ASSOCIATED FEES”

Sec. 13-172. CAB Maintenance of Shared Driveways and Alleys. Throughout the community CAB maintains certain shared driveway and alley improvements that specifically serve individual homes or groups of homes. CAB maintenance obligations include snow plowing as well as regular repair and replacement of these improvements in order to ensure efficient and cost effective service to residents. However, the work performed by CAB benefits these residents specifically and not the community generally making it appropriate to charge a fee for the services provided and the benefits received by the benefited lots. CAB shall set these fees based on the reasonable costs of providing annual service and the expected long-term repair and replacement costs.

Sec. 13-172. Shared Driveways. Shared Driveway lots are defined as those lots served by a driveway that is identified on any plat of the Sterling Ranch Planned Development for CAB maintenance and repair obligations and which serve multiple lots from a common driveway. Quarterly fees shall be charged to all shared driveway lots commencing on January 1, 2023. The quarterly fee for CAB Shared Driveway Services shall be \$31.67 per month, as may be amended from time to time.

Sec. 13-173. Townhome Alleys. Townhome Alley lots are defined as those lots which are served by alleys identified on any plat of the Sterling Ranch Planned Development for CAB maintenance and repair obligations through which townhome garages are accessed. Quarterly fees shall be charged to all Townhome Alley lots commencing on January 1, 2023. The quarterly fee for CAB Townhome Alley Services shall be \$25.00 per month, as may be amended from time to time.

Sec. 13-174. Alley Load Driveways. Alley Load Driveways are defined as those lots which are served by alleys identified on any plat of the Sterling Ranch Planned Development for CAB maintenance and repair obligations through which single family home garages are accessed. Quarterly fees shall be charged to all Alley Load Driveway lots commencing on January 1, 2023. The quarterly fee for CAB Alley Load Driveway Services shall be \$per month, as may be amended from time to time.

Landscape Design Review Service Charges:

Table 13-23. Service Charges

DRC Design Review Fee per new Floor Plan	\$2,500.00
DRC Rear Yard Landscaping Plan Review Fee*	
Standard Rear Yard Landscaping (Initial)	\$300.00
Minimal/No Rear Yard Landscaping	\$100.00
Revised or Changed Landscaping	\$150.00
DRC Lot Review (Plot Plan & Ext. Colors) Fee	\$150.00
DRC Improvement Inspection Fee	\$100.00
DRC Rear Yard Landscaping Inspection Fee*	
Standard Rear Yard Landscaping	\$100.00
Minimal/No Rear Yard Landscaping	No Charge
DRC Voluntary Water Audit Fee	\$250.00
Staff Approvals (not sent to DRC)	No Charge
- Solar Panels	
- Roll-Off Containers/Dumpsters/Port-a-lets	
- Storm Doors that meet criteria	
- Standard Approved Trash Screen Design	

\*As determined by the DRC at Builder Master Plan & Landscape Final Approval

Sterling Ranch Recreation Center Non-Resident Member Fees:

Sec. 13-2(1)(b). Nonresident members. Individuals who do not own or have as their primary residence property that is within the boundaries of one of the Sterling Ranch Colorado Metropolitan Districts Nos. 1-7 do not pay for or support the operations and maintenance of the Clubhouse or Pool and shall pay a Membership Fee in the following amounts reasonably calculated to offset the costs of usage. In order to ensure the Clubhouse and Pool are not overused and thereby damaged or degraded, total Nonresident Annual Memberships shall be limited to 120:

Annual Membership, (up to 2 Individuals) ..... \$850.00

Sterling Ranch Facility Rentals (Clubhouse Rooms and Pavilions):

Clubhouse room and pavilion rental rates are listed on the Rental Agreement for all facility rentals. Effective January 1, 2023, the rates for rentals shall be as follows and the Rental Agreement shall be amended in conformity herewith. Any rates not modified by this Resolution shall remain the same.

<i>Room / Space</i>	<i>Hourly Rate / Minimum</i>	<i>Security Deposit</i>
The Overlook Great Hall	\$100.00	\$250.00
The Overlook Pavilion Nos. 1 & 2	\$25.00 – 2 hour minimum	None required
CAB Parks	\$15.00 – 2 hour minimum	None required