

RESOLUTION NO. 2023-07-01
OF
THE BOARD OF DIRECTORS OF THE STERLING RANCH COMMUNITY
AUTHORITY BOARD
AMENDING THE CODE OF RULES OF THE STERLING RANCH COMMUNITY
AUTHORITY BOARD

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, all capitalized terms used herein shall have the same meaning as used in the Master Declaration of Covenants Conditions and Restrictions for Sterling Ranch Planned Development recorded September 28, 2015 with the Douglas County Clerk and Recorder at Reception No. 2015069869 ("**Master Declaration**") unless otherwise defined herein; and
- D. WHEREAS, pursuant to Sections 2.1 and 2.2. of the Master Declaration CAB was delegated, and accepted on behalf of the District's, governance and enforcement powers of the Documents in the Sterling Ranch community; and
- E. WHEREAS, pursuant to Section 2.3 of the Master Declaration, the CAB has the authority to adopt rules and regulations implementing the Declaration and has adopted the Code of Rules of the Sterling Ranch Community Authority Board (the "**CAB Code**"); and
- F. 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
- G. 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; and
- H. WHEREAS, to meet the communities sustainability and natural resource management goals, the promotion of solar power installation on homes is of significant concern to the Board and the Community; and

I. WHEREAS, the CAB has completed a review process for changes to the CAB Code that involved review and recommendations from CAB Staff, various CAB committees, and a public comment period; and

J. WHEREAS, the Board has determined that certain changes to the CAB Code are necessary and desirable to enforce the Documents and are in the best interest of the CAB and its residents

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 Board determines that the specific code sections as referenced in the attached **Exhibit A** and incorporated herein by reference should be amended and replaced to read as provided on 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 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. The Board directs that these changes shall be effective immediately upon passage of this Resolution.

ADOPTED AND APPROVED this 19th day of July, 2023.

STERLING RANCH COMMUNITY
AUTHORITY BOARD

DocuSigned by:
Harold Smethills
By: 8D12948EDCE9415...
President

Attest:

DocuSigned by:
Susan Beckman
F19C2FB8054D47E...
Secretary/Assistant Secretary

Exhibit A
Amendments to CAB Code

Rule	Adopted Language
Sec 5-48 – Energy	<p>c. Solar Ready</p> <ol style="list-style-type: none"> 1. Pre-wired. Every home shall be pre-wired for solar installation. This includes, but is not limited to, every home having conduit placed from the roof to the electrical load center or panel. 2. Solar Made Simple Program. Builders shall participate in the Solar Made Simple Program that makes solar standard on every home. The builder may allow homeowners the option to opt out of zero down payment lease options for residential solar by utilizing the CAB provided form. Builders will work with CAB approved solar providers in order to increase efficiency and improve value to homeowners. <p>Builders and homeowners may contact CAB for a list of currently approved solar providers. If a homeowner does not opt out, each builder shall allow an approved solar provider to install a solar system on the roof of a home. If a homeowner elects to opt out, the homeowner shall be provided the option to participate in Xcel offsite renewable energy programs.</p>
Sec 5-213 – Solar and Electric Vehicle Readiness	<p>b.</p> <ol style="list-style-type: none"> 2. Solar Made Simple program. <ol style="list-style-type: none"> a. The offering of the Solar Made Simple Program, through which the Builder provides homeowners the option to have zero down payment residential solar installed on the home is required. As part of the Solar Made Simple Program, an opt-out form will be required and is available from CAB. If no opt-out form is provided the Builder shall make a zero down payment Power Purchase Agreement (PPA) or zero down payment lease option for residential solar available to homeowners. b. Builders will work with CAB approved providers; please contact CAB for additional details.