

**RESOLUTION
OF THE ARCHITECTURAL REVIEW COMMITTEE
OF
HASKINS STATION METROPOLITAN DISTRICT
ADOPTING AN AMENDMENT
TO THE RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS
FOR HASKINS STATION
(Water-Wise Landscaping – 2023)**

WHEREAS, Haskins Station Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized to provide various services, including design review and covenant enforcement services, in and around the Haskins Station development in Jefferson County, Colorado; and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions of Haskins Station, recorded in the real property records of the Clerk and Recorder of Jefferson County, Colorado at Reception No. 2019101739 on October 25, 2019 (the “**Declaration**”), the Architectural Review Committee (the “**ARC**”) has the authority to enact, issue, promulgate, modify, amend, repeal, re-enact, and enforce architectural standards, guidelines, rules and regulation to interpret and implement the design review provisions of the Declaration, subject to the approval of the Board of Directors (the “**Board**”); and

WHEREAS, pursuant to the authority set forth in the Declaration, the ARC, with the approval of the Board, adopted the Residential Improvement Guidelines and Site Restrictions for Haskins Station, dated October 19, 2022 (the “**Guidelines**”); and

WHEREAS, on May 17, 2023, the Governor of the State of Colorado, signed legislation (the “**New Legislation**”) amending § 37-60-126, C.R.S. which provides, among other things, that any rule or policy of a special district that prohibits or limits xeriscape, prohibits or limits the installation or use of drought-tolerant vegetive or nonvegetative landscapes, requires cultivated vegetation to consist wholly or partially or turf grass, or prohibits the use of non-vegetative turf grass in the backyard of a residential property is declared void as against public policy; and

WHEREAS, in order to bring the Guidelines into compliance with the New Legislation, the ARC, with the approval of the Board, desires to adopt this Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station (the “**Amendment**”), attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE ARC, WITH THE APPROVAL OF THE BOARD AS FOLLOWS:

1. Adoption of Amendment to the Residential Improvement Guidelines and Site Restrictions. The Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station attached as Exhibit A, is hereby adopted.

2. Prior Provisions Effective. Except as amended herein, the 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 Amendment and/or New Legislation shall automatically become null and void and unenforceable.

4. Effective Date. The First Amendment shall be effective as of August 7, 2023.

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APPROVED AND ADOPTED BY THE ARC THIS DAY _____ OF _____, 2023.

**ARCHITECTURAL REVIEW COMMITTEE
OF HASKINS STATION METROPOLITAN
DISTRICT**

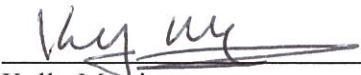
By: 

Jeff Kutzer

DocuSigned by:

By: 

Angela Vinson

By: 

Kelly Martinez

ACKNOWLEDGEMENT OF THE DISTRICT

By execution below, the undersigned acknowledge that the Amendment was approved by the Board of Directors of the District at a duly called meeting held on October 18, 2023.

HASKINS STATION METROPOLITAN DISTRICT

By: 
Christian Janke (Oct 26, 2023 09:36 MDT)
Officer of the District

Attest:

By: 
Matt Cavanaugh (Oct 26, 2023 09:45 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

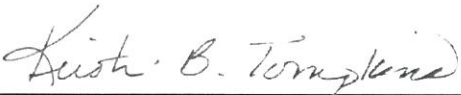

General Counsel to the District

EXHIBIT A
AMENDMENT
TO THE
RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR
HASKINS STATION
(Water-Wise Landscaping – 2023)

1. Provision Repealed and Restated. Section 3.20 of the Guidelines is hereby repealed in its entirety and the following is substituted as Section 3.20 of the Guidelines:

3.20 Gardens – Flower or Vegetable

Flower and/or vegetable gardens are not permitted on Duplex Lots. A limited number of potted plants or flowers may be placed on the porches and/or patios of the home on Duplex Lots during the applicable growing season as long as the same are maintained in clean and slightly manner, and are removed at the end of the applicable growing season, and as long as no hoses are run from the ground floor to any second floor or rooftop patio to water the same.

Flower and/or vegetable gardens are permitted on Traditional Single Family Lots and Cityscape Lots, subject to approval by the ARC. Flower and/or vegetable gardens cannot exceed 100 total square feet (combined). All flower and vegetable gardens must be weeded, cared for, and maintained.

2. Provision Repealed and Restated. The fourth paragraph of Section 3.24 of the Guidelines is hereby repealed in its entirety and the following is substituted as the fourth paragraph of Section 3.24 of the Guidelines:

Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings. The use of drought-tolerant plantings and other water conservation methods of landscaping is encouraged. Up to 80% of the landscaped area of a Lot may consist of drought-tolerant plantings.