

# SPRING MESA METROPOLITAN DISTRICT

## POLICY REGARDING UNAPPROVED USE OF DISTRICT PROPERTY

(revised: November 20, 2023\*)

Landowners and homeowners (“homeowners”) are not permitted to utilize Spring Mesa Metropolitan District (“District”) property for any private construction or private access purposes. Furthermore, the homeowner cannot give permission nor otherwise allow any contractors, subcontractors, vendors, and the like (collectively the “contractor”) to access, drive on, store construction materials, nor place tangible items on District property.

If there are unique circumstances, as determined by the District’s board in its sole discretion, then homeowners may submit to the District a written request for a waiver from this policy, providing explicit detail why they are requesting a waiver and for what length of time they request such a waiver. This request for a waiver will be considered by the District’s board in a reasonably prompt manner, but access or use of the District’s property is not permitted until after the board has conducted its review and approved the waiver in writing which shall be provided to the homeowner by the District or its representative.

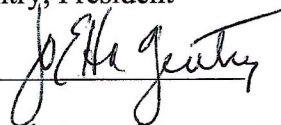
Regardless of the existence of a waiver, if the homeowner or contractor causes any harm or damage to District property, the homeowner shall be liable and obligated to replace any damage and or repair the property to the board’s reasonable satisfaction to the same or like condition that existed prior to such damage. It is the sole discretion of the board as to what remedial action will satisfactorily fulfill this requirement or replace/repair. If the homeowner does not replace/repair the property to the satisfaction of the board, the District will undertake said replacement/repair and invoice the homeowner for the full expense thereof. If the homeowner does not promptly (within 30 days) submit full payment for all replacement/repair charges and costs, the District will impose fees and charges against the homeowner’s residence in the equivalent amount for the replacement/repair services provided, which will constitute statutory perpetual liens under the Special District Act and will be due and payable according to the District’s collection and delinquency policies.

If you have questions regarding this policy you can contact the Spring Mesa Metro District Board via the management company, CliftonLarsonAllen LLP, [lisa.johnson@CLAconnect.com](mailto:lisa.johnson@CLAconnect.com) or at (303) 439-6028, who will refer your questions to the Board.

SPRING MESA METROPOLITAN DISTRICT

Jo Gentry, President

Attest



\*Revised to reflect management company change and their respective contract information, only modification from original document signed April 20, 2011.