

BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Lisa Monahan	President	2027/May 2027
Kathy Morgan	Vice President	2029/May 2029
Brent Johnston	Treasurer	2029/May 2029
Melanie Torno	Director	2027/May 2027
VACANT		2027/May 2027

DATE: June 16th, 2026 (Tuesday)

TIME: 6:00 P.M.

LOCATION: Blackstone County Club
7777 S County Club Parkway
Aurora, Colorado 80016

VIA ZOOM

<https://brightstarcolorado.zoom.us/j/86720782861>

Meeting ID: 867 2078 2861

Dial-In: (719) 359-4580

I. CALL TO ORDER AND DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

II. CONFIRM POSTING OF MEETING NOTICE AND APPROVE AGENDA

III. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow up. Please click on raise hand during the time of Public Comment.

IV. FINANCIAL MATTERS

- a. Review unaudited financial statements for the period ending May 31st, 2026 **(Enclosure)**
- b. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget **(Enclosure)**

V. MANAGEMENT REPORT

- a. District ARC/Violation Report **(Enclosure)**
- b. EDI ET Irrigation Update Proposal **(Enclosure)**
- c. Mailbox Lighting Update
- d. Landscaping Report
 - i. Review Landscaping Report **(Enclosure)**

- ii. Review SavATree Report **(Enclosure)**
- iii. Dog Station Repainting **(Enclosure)**
- e. Fencing Project RFP Update
- f. Board Member Emails
- g. Presentation of Crime Statistics within the community and in surrounding communities.

VI. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board Member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- a. Approve May 6th, 2026 Special Meeting Minutes. **(Enclosure)**
- b. Approve May 19th, 2026 Regular Meeting Minutes **(Enclosure)**
- c. Approve May 27th, 2026 Special Meeting Minutes. **(Enclosure)**
- d. Approve and Ratify of Claims paid from 05/11/2026-06/10/2026 in the amount of \$145,216.50 **(Enclosure)**

VII. COMMITTEE REPORTS

- a. Landscape Committee
 - i. Pre-approved Xeriscaping Architectural Options
 - ii. Update On Monument Project
- b. Architectural/Design Review
 - i. Presentations of Proposals from Collections Law Firms **(Enclosure)**
- c. Social Committee
- d. Technology Committee
 - i. Discussion Regarding Website Updates

VIII. LEGAL MATTERS

- a. Discuss and Consider Field Rental Policy and Application **(Enclosure)**
- b. Update Regarding District Mineral Rights

IX. DIRECTOR'S ITEMS

- a. Consider Appointment of New Board Member
- b. Consider Security Proposals from May 27th, 2026 Special Meeting **(Enclosure)**
- c. Consider Canyon Park Equipment Replacement Proposals **(Enclosure)**

X. OTHER BUSINESS

XI. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow up. Please click on the raise hand during the time of Public Comment.

XII. ADJOURNMENT

BLACKSTONE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

MAY 31, 2026

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**Blackstone Metro District
Balance Sheet - Governmental Funds
May 31, 2026**

	<u>General</u>	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Capital Projects - Regional Improvement</u>	<u>Total</u>
Assets						
Checking Account	\$ 51,046.36	\$ 137,933.14	\$ -	\$ 44,467.09	\$ 27,175.01	\$ 260,621.60
Western Alliance Checking	-	76,034.05	-	-	-	76,034.05
Colotrust	4,011,982.21	-	1,686,179.43	999,712.25	-	6,697,873.89
Accounts Receivable	-	59,200.60	-	-	-	59,200.60
Receivable from County Treasurer	101,256.58	-	95,893.54	-	23,840.69	220,990.81
Total Assets	<u>\$ 4,164,285.15</u>	<u>\$ 273,167.79</u>	<u>\$ 1,782,072.97</u>	<u>\$ 1,044,179.34</u>	<u>\$ 51,015.70</u>	<u>\$ 7,314,720.95</u>
Liabilities						
Accounts Payable	\$ 46,014.90	\$ 52,829.93	\$ -	\$ 44,467.09	\$ 27,175.01	\$ 170,486.93
Due to SARIA	-	-	-	-	23,840.69	23,840.69
Prepaid assessments	-	44,679.81	-	-	-	44,679.81
Total Liabilities	<u>46,014.90</u>	<u>97,509.74</u>	<u>-</u>	<u>44,467.09</u>	<u>51,015.70</u>	<u>239,007.43</u>
Fund Balances	<u>4,118,270.25</u>	<u>175,658.05</u>	<u>1,782,072.97</u>	<u>999,712.25</u>	<u>-</u>	<u>7,075,713.52</u>
Liabilities and Fund Balances	<u>\$ 4,164,285.15</u>	<u>\$ 273,167.79</u>	<u>\$ 1,782,072.97</u>	<u>\$ 1,044,179.34</u>	<u>\$ 51,015.70</u>	<u>\$ 7,314,720.95</u>

See selected information and the summary of significant assumptions.

Blackstone Metro District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending May 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
Property taxes	\$ 1,382,495.00	\$ 844,666.36	\$ 537,828.64	\$ 944,355.23
Specific ownership taxes	76,037.00	34,914.22	41,122.78	42,715.25
Interest Income	100,000.00	58,314.90	41,685.10	55,377.90
Other Revenue	-	516.14	(516.14)	625.47
Total Revenue	<u>1,558,532.00</u>	<u>938,411.62</u>	<u>620,120.38</u>	<u>1,043,073.85</u>
Expenditures				
Accounting	70,000.00	29,366.24	40,633.76	29,898.85
Auditing	7,500.00	-	7,500.00	-
County Treasurer's Fee	20,737.00	12,672.73	8,064.27	14,167.61
Directors' fees	6,000.00	2,500.00	3,500.00	1,800.00
Director and meeting expense	2,000.00	1,191.59	808.41	-
Insurance	40,000.00	40,435.00	(435.00)	36,837.00
Legal	110,000.00	56,495.98	53,504.02	67,412.20
Miscellaneous	2,000.00	527.81	1,472.19	1,731.56
Payroll taxes	459.00	191.25	267.75	137.70
Election	-	79.95	(79.95)	23,999.87
Website	5,000.00	1,956.00	3,044.00	1,500.00
Contingency	29,304.00	-	29,304.00	-
Total Expenditures	<u>293,000.00</u>	<u>145,416.55</u>	<u>147,583.45</u>	<u>177,484.79</u>
Other Financing Sources (Uses)				
Transfers to other fund	(1,807,301.00)	(259,979.34)	(1,547,321.66)	(256,413.66)
Total Other Financing Sources (Uses)	<u>(1,807,301.00)</u>	<u>(259,979.34)</u>	<u>(1,547,321.66)</u>	<u>(256,413.66)</u>
Net Change in Fund Balances	(541,769.00)	533,015.73	(1,074,784.73)	609,175.40
Fund Balance - Beginning	3,373,763.00	3,585,254.52	2,506,697.48	2,752,776.59
Fund Balance - Ending	<u>\$ 2,831,994.00</u>	<u>\$ 4,118,270.25</u>	<u>\$ 1,431,912.75</u>	<u>\$ 3,361,951.99</u>

Blackstone Metro District
Special Revenue Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending May 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
Operations fee (homeowners)	\$ 608,304.00	\$ 300,352.43	\$ 307,951.57	\$ 330,515.97
Working capital	-	20,686.85	(20,686.85)	-
Design review fees	2,000.00	990.00	1,010.00	255.00
Legal collection fees	30,000.00	7,671.52	22,328.48	7,895.00
Violations and late fees	10,000.00	3,993.77	6,006.23	2,110.00
Interest Income	800.00	387.26	412.74	555.22
Other Revenue	10,000.00	13.03	9,986.97	2,583.35
Total Revenue	<u>661,104.00</u>	<u>334,094.86</u>	<u>327,009.14</u>	<u>343,914.54</u>
Expenditures				
Facilities management - contract	58,800.00	25,112.50	33,687.50	23,300.00
Facilities management - costs	30,000.00	6,734.53	23,265.47	15,719.89
Miscellaneous	5,000.00	50.00	4,950.00	30.00
Security	24,000.00	500.00	23,500.00	-
Irrigation repairs and improvements	60,000.00	9,023.18	50,976.82	3,606.82
Landscape improvements	50,000.00	5,625.00	44,375.00	-
Landscape maintenance - contract	408,000.00	139,923.34	268,076.66	167,050.00
Tree and shrub maintenance	25,000.00	14,695.00	10,305.00	-
Snow removal	35,000.00	-	35,000.00	-
Grounds maintenance	25,000.00	2,555.22	22,444.78	2,878.39
Holiday lighting	25,000.00	747.50	24,252.50	106.50
Lighting	10,000.00	7,587.38	2,412.62	7,133.33
Playground inspection and repairs	10,000.00	11,390.39	(1,390.39)	-
Water	180,000.00	12,928.89	167,071.11	14,100.24
Gas and electric	22,000.00	5,600.49	16,399.51	6,813.71
Community activities	60,000.00	2,594.19	57,405.81	8,650.17
Design review	10,000.00	1,668.75	8,331.25	-
Legal - collections	30,000.00	15,377.17	14,622.83	14,453.20
Trash collection	180,000.00	63,300.86	116,699.14	76,082.37
Contingency	33,200.00	-	33,200.00	-
Total Expenditures	<u>1,281,000.00</u>	<u>325,414.39</u>	<u>955,585.61</u>	<u>339,924.62</u>
Other Financing Sources (Uses)				
Transfers from other funds	620,096.00	62,089.47	558,006.53	104,752.77
Total Other Financing Sources (Uses)	<u>620,096.00</u>	<u>62,089.47</u>	<u>558,006.53</u>	<u>104,752.77</u>
Net Change in Fund Balances	200.00	70,769.94	(70,569.94)	108,742.69
Fund Balance - Beginning	19,700.00	104,888.11	(56,251.11)	28,848.85
Fund Balance - Ending	<u>\$ 19,900.00</u>	<u>\$ 175,658.05</u>	<u>\$ (126,821.05)</u>	<u>\$ 137,591.54</u>

SUPPLEMENTARY INFORMATION

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Blackstone Metro District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending May 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior TYD</u>
Revenues				
Property taxes	\$ 1,327,195.00	\$ 810,878.86	\$ 516,316.14	\$ 769,473.98
Specific ownership taxes	72,996.00	26,763.56	46,232.44	28,269.50
Interest Income	50,000.00	27,488.65	22,511.35	35,617.83
Total Revenue	<u>1,450,191.00</u>	<u>865,131.07</u>	<u>585,059.93</u>	<u>833,361.31</u>
Expenditures				
County Treasurer's Fee	19,908.00	12,165.79	7,742.21	11,544.00
Paying agent fees	450.00	-	450.00	-
Bond interest	1,035,775.00	517,887.50	517,887.50	524,062.50
Bond principal	565,000.00	-	565,000.00	-
Contingency	14,867.00	-	14,867.00	-
Total Expenditures	<u>1,636,000.00</u>	<u>530,053.29</u>	<u>1,105,946.71</u>	<u>535,606.50</u>
Net Change in Fund Balances	(185,809.00)	335,077.78	(520,886.78)	297,754.81
Fund Balance - Beginning	1,442,698.00	1,446,995.19	1,621,586.81	1,617,840.88
Fund Balance - Ending	<u>\$ 1,256,889.00</u>	<u>\$ 1,782,072.97</u>	<u>\$ 1,100,700.03</u>	<u>\$ 1,915,595.69</u>

Blackstone Metro District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending May 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
Interest Income	\$ 30,000.00	\$ 16,150.73	\$ 13,849.27	\$ 13,250.16
Total Revenue	<u>30,000.00</u>	<u>16,150.73</u>	<u>13,849.27</u>	<u>13,250.16</u>
Expenditures				
Legal	5,000.00	-	5,000.00	-
Capital outlay	365,000.00	-	365,000.00	-
Entryways/roundabouts	-	3,325.39	(3,325.39)	1,706.46
Pavilion	500,000.00	4,389.28	495,610.72	-
Monument	130,000.00	40,077.81	89,922.19	-
Total Expenditures	<u>1,000,000.00</u>	<u>47,792.48</u>	<u>952,207.52</u>	<u>1,706.46</u>
Other Financing Sources (Uses)				
Transfers from other funds	1,187,205.00	197,889.87	989,315.13	151,660.89
Total Other Financing Sources (Uses)	<u>1,187,205.00</u>	<u>197,889.87</u>	<u>989,315.13</u>	<u>151,660.89</u>
Net Change in Fund Balances	217,205.00	166,248.12	50,956.88	163,204.59
Fund Balance - Beginning	814,149.00	833,464.13	636,773.87	656,089.00
Fund Balance - Ending	<u>\$ 1,031,354.00</u>	<u>\$ 999,712.25</u>	<u>\$ 687,730.75</u>	<u>\$ 819,293.59</u>

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Blackstone Metro District
Fund Financials - Capital Projects - Regional Improvement Fund
Fund Balances - Budget and Actual
For the Period Ending May 31, 2026

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
ARI - Aurora Regional Improvement Tax	\$ 348,887.00	\$ 213,159.81	\$ (135,727.19)	\$ 218,320.42
Other Revenue	5.00	-	(5.00)	-
Total Revenue	<u>348,892.00</u>	<u>213,159.81</u>	<u>(135,732.19)</u>	<u>218,320.42</u>
Expenditures				
County Treasurer's Fee	5,233.00	3,198.07	(2,034.93)	3,275.34
Regional mill levy - Payment to SARIA	343,659.00	209,961.74	(133,697.26)	215,045.08
Total Expenditures	<u>348,892.00</u>	<u>213,159.81</u>	<u>(135,732.19)</u>	<u>218,320.42</u>
Net Change in Fund Balances	-	-	-	-
Fund Balance - Beginning	-	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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Blackstone Metropolitan District
Schedule of Cash Position
May 31, 2026
Updated as of June 11, 2026

	General Fund	Special Revenue Fee Fund	Debt Service Fund GO Bonds	Capital Projects Fund	Capital Projects Regional Imprvmt	Total
<u>1st Bank - Checking</u>						
Balance as of 05/31/2026	\$ 51,046.36	\$ 137,933.14	\$ -	\$ 44,467.09	\$ 27,175.01	\$ 260,621.60
Subsequent activity:						
06/03/26 - Bill.com Payment	(16,319.02)	(40,523.76)	-	(44,467.09)	(27,175.01)	(128,484.88)
06/03/26 - Public Storage Autopay	-	(299.00)	-	-	-	(299.00)
06/04/26 - Transfer from HOA	-	8,108.29	-	-	-	8,108.29
06/05/26 - Xcel Autopay	-	(632.68)	-	-	-	(632.68)
Anticipated Activity:						
<i>Anticipated Bill.com Payment</i>	(7,033.06)	(31,642.84)	-	-	-	(38,675.90)
<i>Anticipated Balance</i>	27,694.28	72,943.15	-	-	-	100,637.43
<u>Western Alliance - Checking</u>						
Balance as of 05/31/2026	\$ -	\$ 76,034.05	\$ -	\$ -	\$ -	\$ 76,034.05
Subsequent activity:						
06/04/26 - Transfer to 1st Bank	-	(8,108.29)	-	-	-	(8,108.29)
<i>Anticipated Balance</i>	-	67,925.76	-	-	-	67,925.76
<u>Colotrust - Savings Account</u>						
Balance as of 05/31/2026	\$ 4,011,982.21	\$ -	\$ 1,686,179.43	\$ 999,712.25	\$ -	\$ 6,697,873.89
Subsequent activity:						
06/10/26 - Property Taxes	101,256.58	-	95,893.54	-	23,840.69	220,990.81
Surplus fund	-	-	(1,000,000.00)	-	-	(1,000,000.00)
Anticipated Activity:						
<i>Anticipated Transfer to SARIA</i>	-	-	-	-	(23,840.69)	(23,840.69)
<i>Anticipated Balance</i>	4,113,238.79	-	782,072.97	999,712.25	-	5,895,024.01
<i>Total by fund</i>	<u>\$ 4,140,933.07</u>	<u>\$ 72,943.15</u>	<u>\$ 782,072.97</u>	<u>\$ 999,712.25</u>	<u>\$ -</u>	<u>\$ 5,995,661.44</u>

Yield Information:

Colotrust Prime (May 2026) - 3.5115%
Colotrust Plus (May 2026) - 3.7401%

See selected information and the summary of significant assumptions.

BLACKSTONE METROPOLITAN DISTRICT
Property Taxes Reconciliation
2026

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Senate Backfill	Net Amount	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
									Monthly	Y-T-D		Monthly	YTD
January	\$ 13,103.43	\$ -	\$ 13,226.24	\$ -	\$ (196.55)	\$ -	\$ -	\$ 26,133.12	0.43%	0.43%	\$ 20,578.69	0.24%	0.24%
February	1,208,470.45	-	10,678.03	-	(18,127.06)	-	-	1,201,021.42	39.51%	39.94%	1,307,678.55	41.61%	41.85%
March	193,075.75	-	14,234.38	124.05	(2,898.00)	-	-	204,536.18	6.31%	46.25%	161,632.69	4.71%	46.56%
April	241,865.74	-	11,754.04	75.26	(3,629.11)	-	516.14	250,582.07	7.91%	54.16%	325,935.60	9.97%	56.53%
May	212,189.66	-	11,785.09	201.93	(3,185.87)	-	-	220,990.81	6.94%	61.10%	159,261.62	4.69%	61.22%
June	-	-	-	-	-	-	-	-	0.00%	61.10%	1,164,972.35	37.05%	98.27%
July	-	-	-	-	-	-	-	-	0.00%	61.10%	66,214.60	1.64%	99.91%
August	-	-	-	-	-	-	-	-	0.00%	61.10%	14,842.43	0.00%	99.91%
September	-	-	-	-	-	-	-	-	0.00%	61.10%	18,402.79	0.10%	100.01%
October	-	-	-	-	-	-	-	-	0.00%	61.10%	14,002.17	0.00%	100.01%
November	-	-	-	-	-	-	-	-	0.00%	61.10%	17,591.98	0.09%	100.10%
December	-	-	-	-	-	-	-	-	0.00%	61.10%	14,842.10	0.00%	100.10%
	\$ 1,868,705.03	\$ -	\$ 61,677.78	\$ 401.24	\$ (28,036.59)	\$ -	\$ 516.14	\$ 1,903,263.60	61.10%	61.10%	\$ 3,285,955.57	100.10%	100.10%

Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
\$ 1,382,495.00	45.20%	\$ 844,666.36	61.10%
1,327,195.00	43.39%	810,878.86	61.10%
348,887.00	11.41%	213,159.81	61.10%
\$ 3,058,577.00	100.00%	\$ 1,868,705.03	

Property Tax

General Fund	\$ 1,382,495.00	45.20%	\$ 844,666.36	61.10%
Debt Service Fund	1,327,195.00	43.39%	810,878.86	61.10%
Regional	348,887.00	11.41%	213,159.81	61.10%
	\$ 3,058,577.00	100.00%	\$ 1,868,705.03	

Specific Ownership Tax

General Fund	\$ 76,037.00	51.02%	\$ 34,914.22	45.92%
Debt Service Fund	72,996.00	48.98%	26,763.56	36.66%
	\$ 149,033.00	100.00%	\$ 61,677.78	

Treasurer's Fees

General Fund	\$ 20,737.00	45.20%	\$ 12,672.73	61.11%
Debt Service Fund	19,908.00	43.39%	12,165.79	61.11%
Regional	5,233.00	11.41%	3,198.07	61.11%
	\$ 45,878.00	100.00%	\$ 28,036.59	

Due To SARIA From 2025	\$ -
Pledged Ptax Collected	209,961.74
Payments to SARIA	186,121.05
Due To SARIA	\$ 23,840.69

See selected information and the summary of significant assumptions.

**BLACKSTONE METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED MAY 31, 2026**

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Boards (“GASB”), which is the source of authoritative accounting principles generally accepted in the United States of America (“GAAP”), as applied to governmental entities. The District’s financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management’s discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management’s knowledge and belief, the District’s expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of November 18, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District’s operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

The December 31, 2025 financial statements are subject to an audit which is in progress as of June 10, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

**BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved on July 26, 2010.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2026. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority. The required mill levy after the twentieth year is 5.000 as adjusted. The adjusted mill levy for 2026 is 6.309.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.5% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

**BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The District anticipates infrastructure improvements as displayed on page 6 of the Budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

**BLACKSTONE METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

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**BLACKSTONE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$27,415,000 General Obligation Refunding Bonds
Series 2017, Dated June 6, 2017
Interest Rate Varying from 2.375% to 5.00%
Interest Payable June 1 and December 1,
Principal Due December 1

Bonds and Interest Maturing in the Year <u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 565,000	\$ 1,035,775	\$ 1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
Total	<u>\$ 25,015,000</u>	<u>\$ 13,926,750</u>	<u>\$ 38,941,750</u>

**BLACKSTONE METROPOLITAN DISTRICT
RESOLUTION TO AMEND 2025 BUDGET**

WHEREAS, the Board of Directors of Blackstone Metropolitan District (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held June 16, 2026, a public hearing was held regarding the 2025 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2025 as follows:

Capital Projects – Regional Improvement Fund	\$356,614
--	-----------

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2025; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2025 as follows:

Capital Projects – Regional Improvements Fund	\$356,980
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BE IT FURTHER RESOLVED that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED JUNE 16, 2026.

DISTRICT:

BLACKSTONE METROPOLITAN DISTRICT,
a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

STATE OF COLORADO
COUNTY OF ARAPAHOE
BLACKSTONE METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held at 7777 S. Country Club Parkway, Aurora, Colorado and via teleconference Tuesday, June 16, 2026, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ___ day of June, 2026.

Signature

[Signature Page to Resolution to Amend 2025 Budget]

Violation Detail

Properties: Blackstone Metropolitan District - 9351 Grant Street Ste 500 Thornton, CO 80229




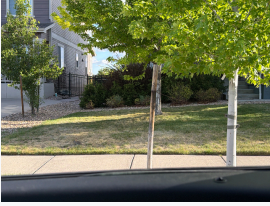

Homeowners: Active

Date Range: 05/11/2026 to 06/11/2026

Violation Status: In Progress, In Dispute, Corrected, and On Hold

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,089	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,084	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,095	06/10/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds. Please remove.	In Progress	06/10/2026, Violation Created	
10,094	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,068	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	






Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,096	06/10/2026	Lawn Maintenance - Mowing	It has come to our attention that the lawn in needing to be mowed. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,093	06/10/2026	Lawn Maintenance - Mowing	It has come to our attention that the lawn is needing to be mowed. Please take care of this.	In Progress	06/10/2026, Violation Created	
10,100	06/10/2026	Weeds on Lot	It has come to our attention that the lot has weeds. Please remove.	In Progress	06/10/2026, Violation Created	
10,099	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,056	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,067	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	



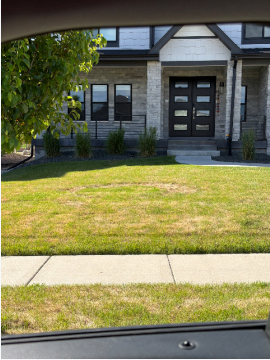

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,097	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,090	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,149	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,066	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,098	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
9,550	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	Corrected	05/11/2026, Violation Created; 05/14/2026, Unmarked for Escalation; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 05/26/2026, Status	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
					Updated to Corrected	
10,065	06/10/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds. Please take care of this.	In Progress	06/10/2026, Violation Created	
10,150	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing to be painted. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,064	06/10/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds. Please remove.	In Progress	06/10/2026, Violation Created	
10,055	06/10/2026	Weeds in Rock Bed	It has come to our attention that you have weeds in the rock bed. Please remove.	In Progress	06/10/2026, Violation Created	
10,062	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	






Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
9,549	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	Corrected	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 06/10/2026, Status Updated to Corrected	
9,553	05/14/2026	Paint Refresh Needed	On a recent inspection it was noted that the house is needing a paint refresh due to fading. Please follow the necessary steps to have this taken care of.	In Progress	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed	
10,063	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,130	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,102	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	



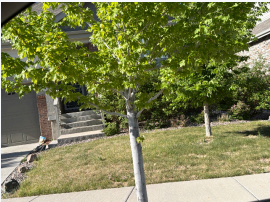
Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,140	06/10/2026	Lawn Maintenance - Mowing	It has come to our attention that the lot you owned is needing to be mowed. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,126	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,138	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,139	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,103	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created; 06/10/2026, Unmarked for Escalation	
10,137	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	






Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,104	06/10/2026	Unsightly Conditions	It has come to our attention that you have items on the driveway. Please remove and store out of sight.	In Progress	06/10/2026, Violation Created	
10,133	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
9,554	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	Corrected	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 05/26/2026, Status Updated to Corrected	
9,555	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	Corrected	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 06/10/2026, Status Updated to Corrected	
10,118	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	





Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,119	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,114	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,124	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn has deteriorated. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,117	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,121	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,115	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,116	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
9,551	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	Corrected	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 06/10/2026, Status Updated to Corrected	
10,060	06/10/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds. Please remove.	In Progress	06/10/2026, Violation Created	
10,061	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,057	06/10/2026	Weeds in Rock Bed	It has come to our attention the rock bed has weeds. Please remove.	In Progress	06/10/2026, Violation Created	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,079	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,155	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing to be painted. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,154	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing to be painted. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
9,552	05/14/2026	Paint Refresh Needed	On a recent inspection it has been noted that the house is needing a paint refresh due to fading. Please follow the necessary steps to have this taken care of.	In Progress	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed	




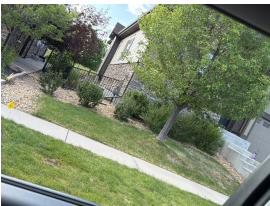


Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,078	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,076	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,059	06/10/2026	Dead/Dying Tree(s)	It has come to our attention that you have a tree in the yard that is needing to be removed and replaced. Please follow all necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,075	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,077	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,136	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,153	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing to be painted. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
9,908	05/26/2026	Unsightly Conditions	It has come to our attention that the shutter on the house is broke. Please follow the necessary steps to have this taken care of.	Corrected	05/26/2026, Violation Created; 05/26/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 06/10/2026, Status Updated to Corrected	
10,058	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing a paint refresh. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,074	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,152	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing to be painted. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,073	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,142	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,072	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,135	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,080	06/10/2026	Weeds on Lot	It has come to our attention that you have weeds on the lot. Please remove.	In Progress	06/10/2026, Violation Created	




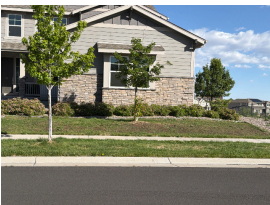


Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,081	06/10/2026	Lawn Maintenance - Mowing	It has come to our attention that the lawn in needing to be mowed. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,141	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,134	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,082	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,143	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,144	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,151	06/10/2026	Paint Refresh Needed	It has come to our attention that the house is needing to be painted. Please follow all the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
9,558	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	Corrected	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 05/26/2026, Status Updated to Corrected	







Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
9,557	05/14/2026	Weeds in Rock Bed	On a recent inspection it was noted that the rock bed has weeds. Please remove.	In Progress	05/11/2026, Violation Created; 05/14/2026, Blackstone - Courtesy Advisory Notice Letter Emailed	
10,131	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,123	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,132	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,122	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,120	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	







Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,083	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,085	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,127	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,113	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,128	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,129	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	






Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,086	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,125	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,087	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,088	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,112	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
9,810	05/20/2026	Lots to be Maintained	It has come to our attention that the lawn is starting to turn brown and the lawn is needing to be mowed. Please take care of this as soon as possible.	In Progress	05/20/2026, Violation Created; 05/20/2026, Violation Submitted to Mailing Partner; 05/20/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 06/03/2026, Violation Submitted to Mailing Partner; 06/03/2026, Continuous Violation & Fine Notification Letter	

Violation Detail

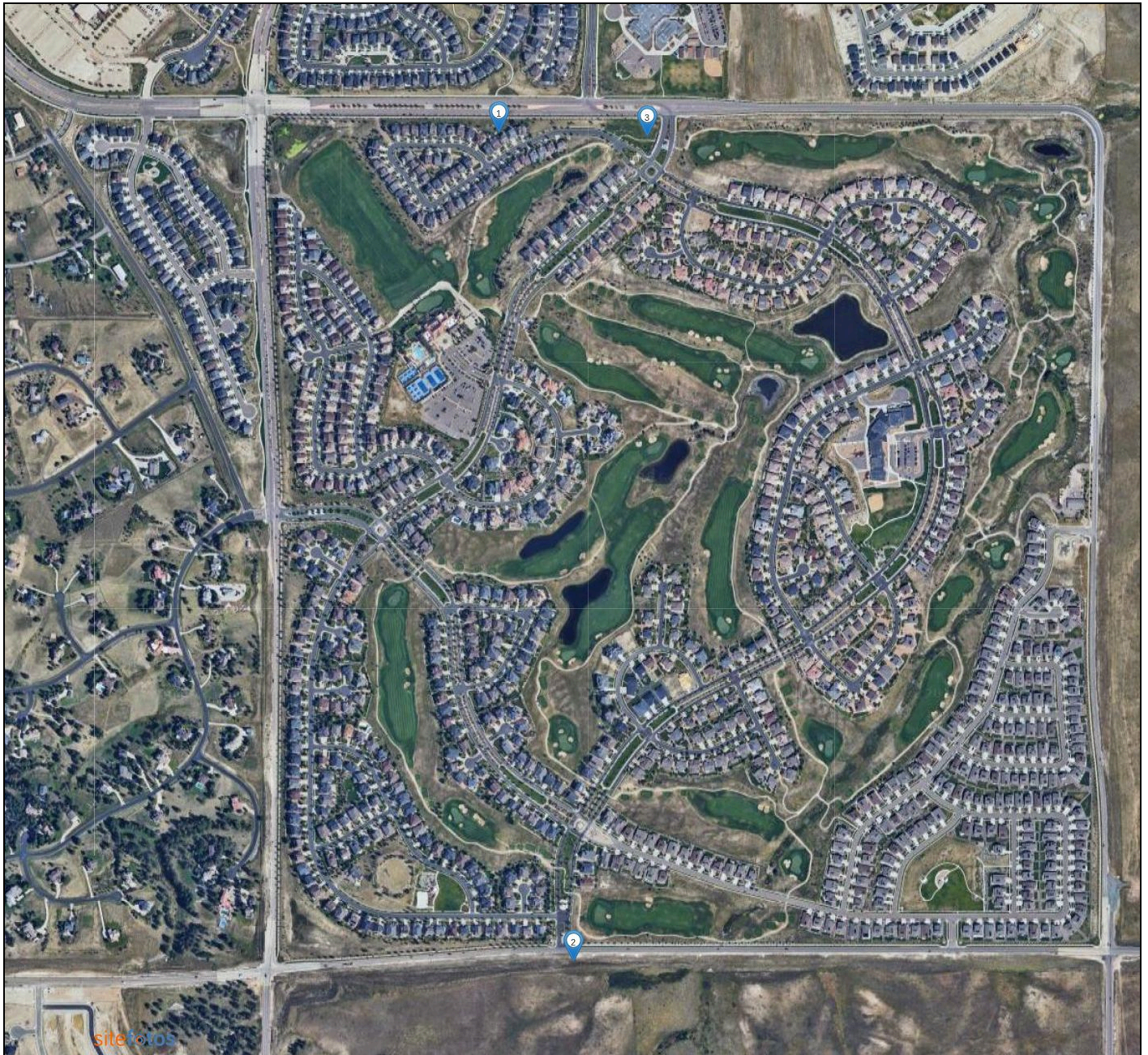
Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
					Emailed; 06/03/2026, Charge Created for \$50.00; 06/03/2026, Charge Created for \$15.00	
10,111	06/10/2026	Dead/Dying Landscaping	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,110	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,109	06/10/2026	Dead/Dying Tree(s)	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,108	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,107	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,101	06/10/2026	Dead/Dying Lawn	It has come to our attention that the lawn is starting to deteriorate. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,106	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,105	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,148	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,147	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,146	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History	Image
10,091	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,145	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,092	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	
10,156	06/10/2026	Paint Refresh Needed	It has come to our attention that the house in the back is needing to be painted. Please follow the necessary steps to have this taken care of.	In Progress	06/10/2026, Violation Created	
10,069	06/10/2026	Landscape Maintenance	It has come to our attention that the lawn is starting to turn brown in some spots. Please take care of this as soon as possible.	In Progress	06/10/2026, Violation Created	



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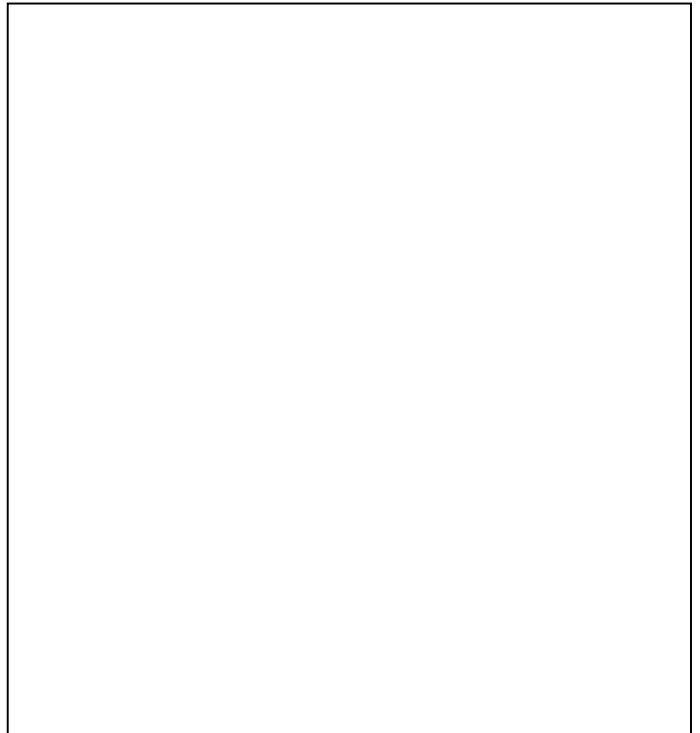


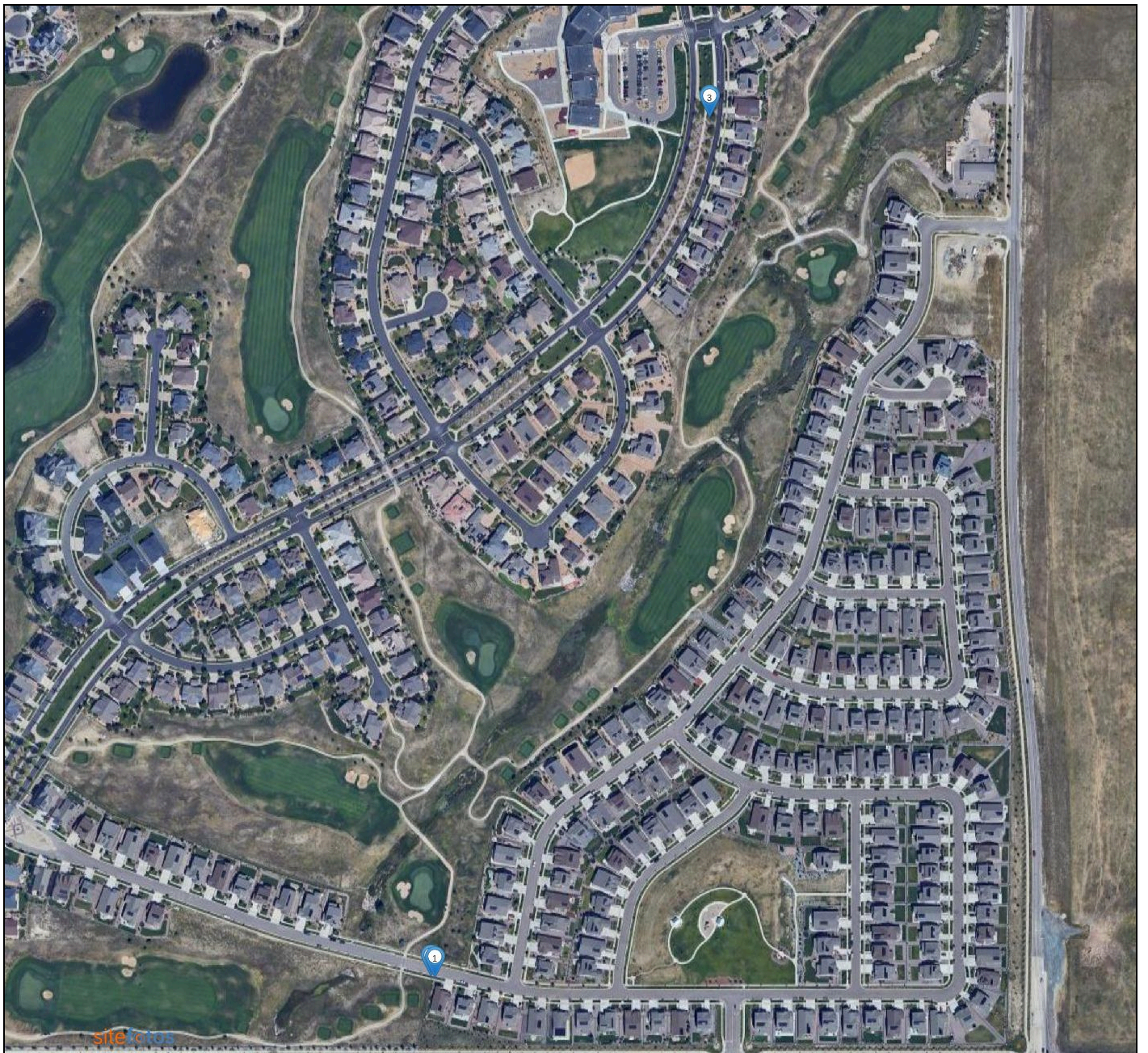


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**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD WEDNESDAY, MAY 6th, 2026 AT 6:00PM

VIA TELECONFERENCE

The special meeting of the Board of Directors of Blackstone Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Melanie Torno, Board Member

One seat on the Board is currently vacant.

Also present were Darah D. Fuller, Esq., WBA, PC, Attorney at Law, District General Counsel; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:09PM.

Conflict of Interest Disclosures

Ms. Fuller reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Fuller inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made by Director Monahan and seconded Director Morgan, the Board unanimously approved the agenda as amended.

Guest Presentation – THK Associates, Inc.

Hilltop Park Pavilion Presentation – Craig Karn from THK Associates, Inc. was in attendance and discussed the process for the designs his company had provided which began with siting the area with two Directors present. Mr. Karn reviewed Concept 1, which placed a rectangular pavilion in the southeast corner of Hilltop Park, and Concept 2, which utilized an octagonal pavilion centrally located to tie into the existing playground. Director Monahan expressed concerns regarding soil quality. Mr. Karn stated that soil quality should not significantly impact the viability of the project because the engineering drawings could be adapted accordingly. He also expressed wind load will need to be considered due to the area. Mr. Karn stated that Concept 2 is his recommendation for the park. Director Morgan expressed to all in attendance that this is a preliminary review with no timeline decided on and that funding for this type of project would be drawn from special project funds already set aside. She also states no plans were in place to add permanent bathrooms to the park as maintenance and upkeep costs would be too high. Director Liles asked that an aerial view of the park with dimensional measuring would be more illustrative of the project which Mr. Karn said he would be happy to provide.

Mr. McReavy from Materra Services was in attendance to advise on soil sampling. Director Liles asked Mr. McReavy about increasing the pavilion in size which Mr. McReavy stated would increase the pricing. Mr. Karn added that rectangular pavilions usually are lower in pricing than other options. Director Morgan asked if other concepts would be brought forth which Mr. Karn answered materials would be more of a concern than the actual design. Director Johnston discussed potential uses for the pavilion and asked if renting it could be rented. Ms. Fuller advised it could be and discussed possible rental policies.

Public Comment

Members of the public addressed the Board. Topics raised included opposition to the pavilion being constructed, potentially enhancing the existing playground instead, traffic and litter concerns, past water well locations, and increased congestion if the pavilion was installed.

Director Monahan reiterated this was a preliminary step and that soil samples needed to be taken before any further decisions are made.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan, seconded by Director Morgan, and unanimously carried, the Board determined to adjourn the meeting at 7:14PM.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of June, 2026.

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD TUESDAY, MAY 19th, 2026 AT 6:00 P.M.

*Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016*

The regular meeting of the Board of Directors of Blackstone Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Martin Liles, Secretary

One seat on the Board is currently vacant.

Also present were Clint C. Waldron, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgoquin, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00PM.

Conflict of Interest Disclosures

Mr. Nishimoto reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Confirmation of Posting of Meeting Notice

Mr. Nishimoto confirmed the meeting notice was posted by Brightstar District Management, as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Director Monahan proposed moving the Social Committee portion of the agenda to before Public Comment. Following discussion, upon a motion duly made by Director Monahan and seconded by Director Liles, the Board unanimously approved the agenda as amended.

Committee Reports

Social Committee – Committee members discussed the upcoming July 4th planned event covering restroom rentals, vendors hired for activities, and food truck accommodations. The committee also discussed costs relating to marketing flyers and suggested deploying these door-to-door to bolster attendance. Mr. Nishimoto was advised that water hookups for the restrooms would need to be arranged as well as electric being activated in the gazebo. Director Liles motioned to approve a 20% contingency overage in costs for this event which was seconded by Director Monahan. The Board unanimously approved this measure.

Public Comment

A homeowner discussed a recent charge to their account for an architectural review. Mr. Nishimoto advised he would correct the issue discussed.

Financial Matters

Unaudited Financial Statements for the Period Ending April 30th, 2026 – Mr. Bourgozin reviewed the unaudited financial statements for the period ending April 30th, 2026 with the Board.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of May 19th, 2026, there were twelve (12) architectural requests and twenty-five (25) active violations. The Connexion Group has completed four (4) architectural requests. Director Liles advised Mr. Nishimoto that the number of violations was low compared to the need for enforcement which will be addressed with Brightstar's compliance team.

Fencing Project Update – Mr. Nishimoto discussed the original proposal submitted by Masterful Construction for \$689,000 covering S Monaghan Road and E County Line Road. The Board requested an RFP be formed for proposal gathering on this project. Linear feet of the total project needs to be established prior to this. Mr. Waldron stated that there are two parts to this work, first the stone columns need to be mapped and any outstanding repairs should be identified. Second, the metal fencing will need to be repaired or replaced at some point.

Canyon Park Equipment Replacement Update – Mr. Nishimoto discussed current vendors that have been contacted to replace the entire setup of this park.

Mailbox Lighting Update – Mr. Nishimoto discussed the prior history of this project after being advised by Full Spectrum Lighting that the permitting and right of way is still in question. The Board advised that this is necessary and that a proposal including these potential costs would be needed.

Landscaping Report – Mr. Nishimoto discussed EDI's current schedule of daily operations which began May 14th, 2026, in addition to a mainline repair completed on County Line and Waterloo. He then discussed a power issue with four controllers in the community that has since been fixed. Mr. Nishimoto then moved on to cover SavATree's efforts in the community including waterings pushed due to recent weather events and passing along that the Board would need to decide soon if they want to plant any trees this year. The Board advised this is to be tabled and that they would like a proposal from EDI to take over tree care and arborist duties. The Board then asked if dog stations can be repainted which Mr. Nishimoto will look into.

Republic Services Contract Update Proposal – Mr. Nishimoto discussed a recent proposal update that would price extra trash or recycling cans for homes at \$48 each per can requested and include one cleanup day per year with six 30-yard roll off dumpsters for the community. Director Liles motioned to approve this proposal for a 3-year maximum term with no more than 3% increase in pricing for years 2 and 3 which was seconded by Director Johnston. The Board unanimously approved the proposal with these new stipulations.

Discussion regarding upcoming May 27th, 2026, Special Meeting to interview Patrol Service Providers – Mr. Nishimoto discussed this meeting would be virtual and held with representatives from Front Range Patrol, Metropolitan District Public Safety Group, and Citadel Security Group.

Consent Agenda

Mr. Waldron reviewed the items on the consent agenda with the Board. Upon a motion duly made by Director Morgan and seconded by Director Monahan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval February 17th, 2026, Regular Meeting Minutes;
2. Approval February 25th, 2026, Special Meeting Minutes;
3. Approval April 21st, 2025, Regular Meeting Minutes;
4. Approval and Ratification of Claims paid from April 17th, 2026 through May 11th, 2026 in the amount of \$289,992.04;
5. Ratification of Independent Contractor Agreement with Environmental Designs, Inc., for Detention Pond Maintenance Services;
6. Ratification of Work Order No. 1 with Environmental Designs Inc., for Turf Enhancement;
7. Ratification of Work Order No. 1 with Environmental Designs Inc., for Meter Reading.

Committee Reports

Landscape Committee – Director Liles discussed working with EDI with proposals to be sent to Mr. Nishimoto as a result shortly as well as possibly introducing a second contact for tree care and arborist service for the district. Mr. Waldron discussed the need for the district to adopt

preapproved xericaping options for owners to utilize to remain in compliance with the City of Aurora. The Board will work on getting designs in place for the next meeting in June. Mr. Nishimoto informed the Board that permitting is now being pursued for the district's monument sign.

Architectural/Design Review – Director Monahan discussed a new paint scheme that has been designed for use in the community. The new scheme, designated scheme 20, was motioned for approval by Director Liles and seconded by Director Morgan. The Board unanimously approved the new color scheme. The Board discussed a time to cure for painting violations from the district. Director Monahan motioned to approve allowing 90 days from the time of violation to paint the home which was seconded by Director Morgan. The measure was unanimously approved. Director Monahan requested Mr. Nishimoto obtain other proposals from law firms for covenant enforcement and collections.

Technology Committee – Director Morgan requested Mr. Nishimoto obtain an Owl for hybrid meetings to better accommodate the option.

Legal Matters

Discuss and Consider Park Pavilion Rental Policy - Mr. Waldron reviewed the draft Park Pavillion Rental Policy. The Board discussed occupancy limits, pricing, and inspection procedures. Director Monahan motioned to approve the Park Pavilion Rental Policy subject to revision to include the following: 1) a \$0 resident/\$75 non-resident rental fee with \$250 security deposit for residents and a \$500 security deposit for non-residents; 2) a requirement that deposits be received no later than 14 days before the event; and 3) 7 day notice requirement for refunds in the event of cancellation, which was seconded by Director Johnston. The Board unanimously approved the Park Pavilion Rental Policy with these changes and approved a July 1st, 2026 start date for rentals.

Other Legal Matters – The Board requested that WBA draft a sports use agreement for parks in the district.

Director's Items

Consider Appointment of New Board Member – Leslie Fangman and Melanie Torno presented their reasons for wanting to join the Board of Directors for a seat that expires in May 2027. After presentations concluded, Director Monahan motioned to appoint Ms. Torno to the Board of Directors which was seconded by Director Morgan. Ms. Torno's appointment was unanimously approved. Director Liles officially resigned from the Board of Directors and was thanked by all in attendance for his efforts. Mr. Nishimoto will send out a letter of interest to the district to fill Director Liles' seat. Brian Drees was confirmed to the landscaping committee through a motion from Director Monahan seconded by Director Morgan before being unanimously approved.

Discuss Project at Hilltop Park – Craig Karn with THK Associates, Inc., presented two design concepts for pavilions in Hilltop Park. The Board requested proposals for soil sampling in this location prior to anything further being decided on.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously adjourned the meeting at 8:38PM.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of June, 2026.

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD WEDNESDAY, MAY 27, 2026 AT 6:00PM

VIA TELECONFERENCE

The special meeting of the Board of Directors of Blackstone Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Melanie Torno, Board Member

One seat on the Board is currently vacant.

Also present were Darah D. Fuller, Esq., WBA, PC, Attorney at Law, District General Counsel; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:02PM.

Conflict of Interest Disclosures

Mr. Nishimoto reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Nishimoto inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made by Director Torno and seconded Director Johnston, the Board unanimously approved the agenda as amended.

Guest Presentations

Front Range Patrol – Alan Wells, Field Operations Manager for Front Range Patrol (FRP), was in attendance to review the proposal submitted on behalf of his company for security patrols covering the district and the Blackstone Country Club clubhouse area. Mr. Wells discussed the company's history, free dispatch for additional calls, officer training under FRP's tutelage, and maintaining security credentials and certifications. Mr. Wells also discussed equipment used by FRP personnel while on duty including body cameras, GPS-tracked radios, and operations tracked remotely by a computer-aided dispatch (CAD) system. Director Johnston asked Mr. Wells about what FRP's patrols will entail which Mr. Wells answered by covering their methodology and experience in metropolitan districts.

Metropolitan District Public Safety Group – Andrew Carroll, Owner of Metropolitan District Public Safety Group (MDPSG), was in attendance to review the proposal submitted on behalf of his company for security patrols covering the district and the Blackstone Country Club clubhouse area. Mr. Carroll discussed the company's history and added they work exclusively with metropolitan districts including nearby South Shore. Director Johnston asked about planning for afterhours incidents for community parks in the district. Mr. Carroll discussed analyzation of reports of the area from Aurora Police Department and that all clients of MDPSG are within 4 miles of each other allowing for seamless patrols and response. Director Monahan asked about the frequency of patrols in MDPSG's proposal for the district. Mr. Carroll said these would be on a continuous loop dependent on call volume and weather. Director Monahan asked if MDPSG would maintain contact with residents in the district. Mr. Carroll answered this would be a constant presence wherein their officers would be in near constant contact.

Citadel Security Group – Kai-Syliece Harris, Business Development Manager for Citadel Security Group (CSG), was in attendance to review the proposal submitted on behalf of his company for security patrols covering the district and the Blackstone Country Club clubhouse area. Ms. Harris discussed the company's scale and scope of coverage with 150 clients ranging in small to national in size. She added that CSG's approach is highly client-focused that facilitates direct contact with personnel. Ms. Harris went on to explain their methodology including branded vehicles and uniforms, community educational handouts, and a large support center in Northern Colorado. Director Johnston asked about their location and nearby clients. Ms. Harris answered they have clients spanning the entire Denver area as well as the Front Range with a nearby office in Northfield. Territories serviced by CSG are separated into districts to allow service calls to be properly dispatched as needed.

Board Discussion

Discussion Regarding Presentations and Q&A Period – Director Monahan commented that this is a fact-finding process to determine needs, if any, for security in the community. She also added that the financial part of this potential addition of service would have a 30% coverage from the Blackstone Country Club to aid in payment. Director Morgan commented that the district had historically chosen vendors based on price and that she was in favor of CSG.

General Safety and Security Discussion – The Board of Directors asked Mr. Nishimoto to obtain crime statistics from Aurora Police Department online resources for the upcoming June regular meeting. Director Monahan added that this began due to the replacement and cleaning costs of common areas amenities damaged by vandalism.

Public Comment

Members of the public addressed the Board. Topics raised included a jurisdiction of security companies if hired by the district, legalities of carrying firearms if hired, and if hiring a security patrol service would increase costs for owners.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan, seconded by Director Morgan, and unanimously carried, the Board determined to adjourn the meeting at 7:02PM.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of June, 2026.

**Blackstone Metropolitan District
Claims Paid (05/11/2026 - 06/10/2026)**

Vendor	Invoice Number	Process Date	Amount
REPUBLIC SERVICES #535	0535-006757896	5/21/2026	\$ 15,637.86
Xcel Energy	53-8016149-9 26 MAY26	5/21/2026	0.44
Aurora Water	A116535 May26	5/29/2026	14.68
Aurora Water	A116540 May26	5/29/2026	14.68
Aurora Water	A116534 May26	5/29/2026	14.68
Aurora Water	A116539 May26	5/29/2026	14.68
Aurora Water	A116533 May26	5/29/2026	14.68
Aurora Water	A116537 May26	5/29/2026	46.15
Aurora Water	A116531 May26	5/29/2026	69.49
Aurora Water	A116529 May26	5/29/2026	116.17
Xcel Energy	53-0014753463-1 MAY26	5/29/2026	124.34
Altitude Community Law P.C.	1726 Apr26	6/3/2026	3,272.00
Brightstar District Management LLC	121	6/3/2026	5,872.84
CliftonLarsonAllen LLP	L261246620	6/3/2026	2,216.26
Environmental Designs	Multiple	6/3/2026	27,003.45
FastSigns	169-98425	6/3/2026	1,033.47
Flock Safety	INV-92682	6/3/2026	500.00
Kathleen Morgan	Reimbursement 05/01/26	6/3/2026	6.89
Kathleen Morgan	Reimbursement 05/12/26	6/3/2026	15.42
Kathleen Morgan	Refund 05/08/26	6/3/2026	16.39
Lisa Monahan	Multiple	6/3/2026	129.17
Pet Scoop, Inc.	Multiple	6/3/2026	795.00
Royal Restrooms Mountain West	1123	6/3/2026	1,122.00
South Aurora Regional Improvement Authority	46113	6/3/2026	27,175.01
The Connexion Group	005-0426	6/3/2026	925.00
THK Associates, Inc.	Multiple	6/3/2026	4,389.28
White Bear Ankele Tanaka & Waldron	48286	6/3/2026	13,934.89
YESCO LLC	INY-0626535	6/3/2026	40,077.81
Invoice Total			\$ 144,552.73
Card Purchase: Starbucks		5/1/2026	\$ 6.89
Card Purchase: Public Storage		5/3/2026	43.00
Card Purchase: FedEx		5/28/2026	304.11
Card Purchase: PF Changs		5/22/2026	57.13
Card Purchase: Walgreens		5/22/2026	187.95
Card Purchase: Infunity Events		5/28/2026	64.69
Card Total			\$ 663.77
Grand Total			\$ 145,216.50

**AMENDED AND RESTATED
RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
BLACKSTONE METROPOLITAN DISTRICT**

Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges

WHEREAS, Blackstone Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Board of Directors of the District (the “**Board**”) is authorized to fix and from time to time increase or decrease, fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District (collectively, the “**Fees**”) to properties within and without (each property individually referred to herein as the “**Property**”) the District’s boundaries; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., until paid, the Fees shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens; and

WHEREAS, by this Resolution (the “**Resolution**”), the District desires to set forth guidelines for the processing and collection of unpaid and/or delinquent Fees imposed by the District, together with any and all Late Fees, Interest, Penalties and Costs of Collections (each defined separately in this Resolution), (collectively, the “**Delinquent Fees and Charges**”); and

WHEREAS, notwithstanding anything in this Resolution to the contrary, the guidelines set forth in this Resolution are intended to create orderly and fair procedures for the processing and collection of Delinquent Fees and Charges and any deviation from the guidelines shall not affect the status of the Lien (as defined below) in any way; and

WHEREAS, on November 21, 2019, the Board adopted the Amended and Restated Resolution of the Board of Directors of the High Plains Metropolitan District Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (the “**Prior Policy**”), and the Board desires to adopt this Resolution to amend and restate the Prior Policy in its entirety.

NOW, THEREFORE, the Board hereby RESOLVES:

1. **Statement of Lien Guidelines:**

a. ***Perpetual Lien.*** Pursuant to § 32-1-1001(1)(j)(I), C.R.S., all Delinquent Fees and Charges shall constitute a perpetual lien on and against the Property served by the District (the “**Lien**”). All such Liens shall, to the fullest extent permitted by law, have priority over all other liens of record affecting the Property and shall run with the Property and remain in effect

until paid in full. All Liens contemplated herein may be foreclosed as authorized by law at such time as the District, in its sole discretion, may determine.

i. Notwithstanding the foregoing, the guidelines set forth in this Resolution are intended to create orderly and fair procedures for the processing and collection of Delinquent Fees and Charges and to provide additional notice to interested parties, including, but not limited to, title companies and the Property owner. In the event any or all of the guidelines set forth in this Resolution are not followed, such deviation shall not affect the status of the Lien in any way. Further, the Board may waive any guidelines set forth in this Resolution and may amend them from time to time as it deems necessary.

b. ***District's Manager Procedures.*** The District's Manager, Accountant or Billing Agent (any of which are referred to herein as the "**Manager**") is responsible for collecting Fees imposed by the District against the Property. In the event payment of Fees is delinquent, the Manager may perform the procedures listed below. The Fees are considered delinquent when they have not been paid by their corresponding due date (the "**Delinquent Account**"):

i. *Fifteen (15) Calendar Days Past Due:* A delinquent payment "Reminder Letter" may be sent to the address of the last known owner or occupant of the Property according to the Manager's records. In the event the above mailing is returned as undeliverable, the Manager may send a second copy of the Reminder Letter to: (1) the Property; and (2) the address of the last known owner of the Property as found in the real property records of the County Assessor's Office (the "**Assessor**") for the County in which the District is located (collectively, the "**Property Address**"). Said Reminder Letter may: (1) request prompt payment; (2) notify the Property owner that a Late Fee in the amounts set forth in this Resolution have been assessed; and (3) reference the url address of the District's webpage where this Resolution is displayed, if available and requested by the Board.

ii. *Thirty (30) Calendar Days Past Due:* A "Warning Letter" may be sent to the Property Address: (1) requesting prompt payment; and (2) referencing the url address of the District's webpage where this Resolution is displayed, if available.

iii. *Forty Five (45) Calendar Days Past Due:* A second "Warning Letter" may be sent to the Property Address: (1) requesting prompt payment; (2) warning of further legal action should the Property owner fail to pay the total amount due and owing; and (3) referencing the url address of the District's webpage where this Resolution is displayed, if available. Along with the Warning Letter, a copy of the most recent account ledger reflecting the total amount due and owing to the District according to the records of the Manager may also be sent.

iv. *Seventy Five (75) Calendar Days Past Due:* Once the total amount of Delinquent Fees and Charges owing on the Property has exceeded Two Hundred Fifty Dollars (\$250.00), regardless of whether the Manager has performed the tasks outlined in Section 1(b) of this Resolution, the Manager may refer the Delinquent Account to the District's General Counsel (the "**General Counsel**"). At the time of such referral, the Manager may be requested to provide General Counsel with copies of all notices and letters sent pursuant to Section 1(b), if any, as well as a copy of the most recent ledger for the Delinquent Account.

c. **General Counsel Procedures.** Upon referral of a Delinquent Account from the Manager, General Counsel may perform the following:

i. *Upon Referral of the Delinquent Account From the Manager:* A “Demand Letter” may be sent to the Property Address, notifying the Property owner that the Property has been referred to General Counsel for further collections enforcement, including the filing of a statement of lien against the Property. Along with the Demand Letter, a copy of the most recent account ledger reflecting the total amount due and owing the District according to the records of the Manager may also be sent.

ii. *No Sooner than Thirty (30) Calendar Days from the Postmark Date of the Demand Letter:* A Notice of Intent to File a Statement of Lien, along with a copy of the statement of lien to be filed, may be sent to the Property Address of the Delinquent Account notifying the Property owner that a statement of lien will be recorded with the clerk and recorder of the County where the Property is located (the “**Clerk and Recorder**”) within no sooner than ten (10) days from the postmark date of the Notice of Intent to File a Statement of Lien.

iii. *No Sooner than Ten (10) Calendar Days from the Postmark Date of the Notice of Intent to File a Statement of Lien:* A Statement of Lien for the total amount due and owing as of the date of the Statement of Lien may be recorded against the Property with the Clerk and Recorder no sooner than ten (10) days from the postmark date of the Notice of Intent to File a Statement of Lien is sent to the Property. Notwithstanding the amount due and owing reflected on the Statement of Lien, all Delinquent Fees and Charges will continue to accrue on the Delinquent Account and will run with the Property until the total amount due and owing the District is paid in full.

d. **Foreclosure or Bankruptcy.** In circumstances where the Property is being foreclosed upon or where the owner of the Property has declared or is declaring bankruptcy and notice of such bankruptcy action has been provided to the District, the Manager may be permitted, in his or her discretion, to refer the Delinquent Account directly to General Counsel in order to avoid unnecessary, costly and time consuming procedures. Upon referral of the Delinquent Account to General Counsel, General Counsel may, in his or her discretion, immediately file a Statement of Lien on the Property. Further, when a Delinquent Account has a balance of Five Hundred Dollars (\$500.00) or greater, General Counsel is authorized to commence foreclosure action against the Property.

2. **Late Fees:**

a. Late Fees are assessed on the Property for failure to make timely payments of Fees. Late Fees are applied, regardless of whether the Fees are assessed on a one-time, monthly, quarterly, semi-annual, annual, or any other basis.

b. Late Fees are assessed on the Property **Fifteen (15) calendar days from the payment due date.** Pursuant to § 29-1-1102, C.R.S., such Late Fee may be charged by either of the following two methods, whichever is greater:

i. One Late Fee of Fifteen Dollars (\$15.00) may be assessed on the Property per each assessment or installment of Fees not fully paid prior to the Fifteenth (15) calendar day following the payment due date; or

ii. In lieu of Section 2(b)(i) above, a Late Fee of Five Percent (5%) per month, commencing on the Fifteenth (15) calendar day following the payment due date, and each month thereafter, may be charged on unpaid Fees until the Late Fee equals Twenty Five Percent (25%) of all outstanding Fees.

c. Partial payment of any outstanding Delinquent Fees and Charges will not prevent the imposition of Late Fees pursuant to this Section 2.

d. Payments received will be applied to the balance due in the following order of priority: (1) Late Fees; (2) Interest; (3) Costs of Collections; (4) Legal Fees and Costs; (5) the earliest imposed and unpaid Fees; (6) any successive unpaid Fees in chronological order from the earliest unpaid Fees to the most recently imposed Fees.

e. No penalty will be assessed on the Property for a credit balance resulting from the prepayment and/or overpayment of Fees. Such credit balances will be carried forward on the account with all subsequent Fees and Delinquent Fees and Charges being deducted until such time as the credit balance is depleted. A Property carrying a credit balance may be assessed Late Fees as provided herein at such time as the credit balance is insufficient to pay the entire amount of Fees due and owing the District.

3. **Interest:** Interest charges accrue on all delinquent Fees at the maximum statutory rate of Eighteen Percent (18%) per annum. Interest shall not accrue and be charged on Late Fees, Interest or Costs of Collections. §29-1-1102, C.R.S.

4. **Penalties:** May be charged on Delinquent Accounts at a rate determined by the Board and may include, but are not limited to, pro-rated costs associated with collection efforts on behalf of the District for all Delinquent Accounts combined.

5. **Costs of Collections:**

a. Include, but are not limited to, attorneys' fees and all costs, fees and charges associated with the processing and/or collection of Delinquent Fees and Charges, including the following fixed rates and hourly fees and costs:

i. *Action Fees.* The following fixed rate fees are charged to a Delinquent Account once the corresponding action has been taken by either the Manager or General Counsel:

- ◆ *Reminder Letter Fee:* Zero Dollars (\$0.00) per Reminder Letter. This action is typically performed by the Manager.
- ◆ *Warning Letter Fee:* Thirty Dollars (\$30.00) per Warning Letter sent. This action is typically performed by the Manager.

- ◆ *Payment Plan with Manager Fee:* One Hundred Dollars (\$100.00) Payment Plan prepared by the Manager. This action is performed by the Manager.
- ◆ *Return Check Fee:* Twenty Dollars (\$20.00) per returned payment.
- ◆ *Attorney Transfer Fee:* Fifty Dollars (\$50.00) per Delinquent Account transferred from the Manager to General Counsel. This action is performed by the Manager.
- ◆ *Demand Letter Fee:* One Hundred Fifty Dollars (\$150.00) per Demand Letter sent. This action is performed by General Counsel.
- ◆ *Follow up Demand Letter Fee:* Fifty Dollars (\$50.00) per Follow up Demand Letter sent. This action is performed by General Counsel.
- ◆ *Notice of Intent to File a Statement of Lien Fee:* One Hundred Twenty Dollars (\$120.00) per Notice of Intent to File a Statement of Lien sent. This action is performed by General Counsel.
- ◆ *Lien Recording Fee:* One Hundred Fifty Dollars (\$150.00) per each lien recorded on the Property. This action is performed by General Counsel.
- ◆ *Payment Plan with General Counsel Fee:* Two Hundred Fifty Dollars (\$250.00) per Payment Plan prepared by General Counsel. This action is performed by General Counsel.
- ◆ *Default Letter Fee:* Seventy Dollars (\$70.00) per Default Letter prepared. This action is performed by General Counsel.
- ◆ *Monitoring Bankruptcy Fee:* One Hundred Dollars (\$100.00) for monitoring Chapter 7 bankruptcies. Three Hundred and Fifty Dollars (\$350.00) for monitoring Chapter 13 or Chapter 11 bankruptcies. These actions are performed by General Counsel.
- ◆ *Monitoring Public Trustee Foreclosure Fee:* Two Hundred Dollars (\$200.00) per Public Trustee Foreclosure action monitored. This action is performed by General Counsel.
- ◆ *Attorney Reminder Letter Fee:* One Hundred Dollars (\$100.00) per Reminder Letter. This action is performed by General Counsel.
- ◆ *Certificate of Status Fee:* One Hundred Dollars (\$100.00) per Status Letter prepared. This action is performed by General Counsel.

- ◆ *Foreclosure Warning Letter Fee:* One Hundred Dollars (\$100.00) per Foreclosure Warning Letter prepared. This action is performed by General Counsel.
- ◆ *Lien Release Fee:* One Hundred Fifty Dollars (\$150.00) per lien that is released. This action is performed by General Counsel. It is recommended that the Lien Release Fee be charged to the Delinquent Account at the same time as the Lien Recording Fee.

ii. *Attorney Hourly Fees and Costs.* Upon transfer of a Delinquent Account to General Counsel, all hourly attorneys' fees and costs, including, but not limited to, litigation and expert witness fees and costs, litigation guarantees, service of process and/or publications incurred by the District to collect or defend the Delinquent Fees and Charges are assessed to the Delinquent Account and become part of the perpetual Lien on the Property. All such hourly attorneys' fees and costs shall be reasonable.

iii. *Recovery of Costs of Collections.* In accordance with § 29-1-1102(8), C.R.S., nothing in this Resolution shall be construed to prohibit the District from recovering all Costs of Collections whether or not outlined above.

6. Waiver of Late Fees, Interest and Costs of Collections:

a. The Manager and General Counsel each have authority and discretion to waive or reduce portions of the Delinquent Account attributable to Late Fees and Interest. Such action is permitted if either the Manager or General Counsel, in its discretion, determines that such waiver or reduction will facilitate the payment of Delinquent Fees and Charges. Notwithstanding the foregoing, neither the Manager nor General Counsel shall have the authority to waive Late Fees and Interest which, in the aggregate, exceeds One Thousand Dollars (\$1,000.00). In such case, the person or entity owing in excess of One Thousand Dollars (\$1,000.00) in Late Fees and Interest combined and requesting such a waiver shall first submit a request, in writing, to the Board, and the Board may make the determination in its sole discretion.

b. Neither the Manager nor General Counsel is authorized to waive any portion of the Fees or Costs of Collections. Should the Property owner desire a waiver of such Fees and/or Costs of Collections, s/he may submit a written request to the Board and the Board may make the determination in its sole discretion.

c. Any waiver or reduction of Late Fees or Interest granted pursuant to Sections 6(a) or (b) hereof shall not be construed as a waiver or reduction of future Late Fees and Interest, or as the promise to waive or reduce future Late Fees or Interest. Nor shall any such waiver or reduction be deemed to bind, limit, or direct the future decision making power of the Board, Manager, or General Counsel, whether related to the Property in question or other properties within the District.

7. Payment Plans: The Manager and General Counsel each have the authority to enter into or establish payment plans for the repayment of a Delinquent Account. Should the Manager or General Counsel elect not to enter into a payment plan with the Property owner, the

Property owner may submit a written request to the Board and the Board may make the determination in its sole discretion.

8. **Acceleration and Decelerations of Fees:** The District reserves the right to accelerate and call due an entire unpaid annual Fee on any delinquent account. Such acceleration shall result in the entire unpaid annual Fee being due to the District immediately. The District also reserves the right to decelerate any accelerated Fee.

9. **Ratification of Past Actions:** All acts, omissions, waivers and/or payment plans heretofor undertaken by the Manager or General Counsel that would otherwise have been authorized by or not required by this Resolution are hereby affirmed, ratified and made effective as of the date said acts, omissions, waivers and/or payment plans occurred.

10. **Additional Actions:** The Board directs its officers, staff and consultants to take such additional actions and execute such additional documents as are necessary to give full effect to the intention of this Resolution.

11. **Deviations:** The District may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

12. **Supersedes Prior Resolutions:** This Resolution shall supersede and replace in their entirety all prior resolutions addressing the processing and/or collection of Delinquent Fees and Charges, including the Prior Policy. To the extent that any term or provision in this Resolution conflicts with any term or provision in a previously enacted and valid resolution of the District, the term or provision in this Resolution shall prevail.

13. **Severability:** If any term, condition or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such term, condition or provision shall not affect any other provision contained in this Resolution, the intention being that such provisions are severable. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

14. **Savings Provision:** The failure to comply with the procedures set forth herein shall not affect the status of the Delinquent Fees and Charges as a perpetual Lien subject to foreclosure in accordance with law. Failure by the Manager, General Counsel or other authorized representative to take any action in accordance with the guidelines provided herein shall not invalidate subsequent efforts to collect the Delinquent Fees and Charges.

[Remainder of page intentionally left blank, signature page follows.]

ADOPTED this 22nd day of February, 2022.

BLACKSTONE METROPOLITAN
DISTRICT

By: Shawn P. McGoff
Shawn P. McGoff (Feb 28, 2022 13:15 MST)

Officer of the District

Attest:

By: Richard Schroder
Richard Schroder (Feb 28, 2022 13:42 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Richard Schroder
General Counsel to the District



Orten Cavanagh
Holmes & Hunt, LLC
ATTORNEYS AT LAW

Proposal for
Collection and Covenant
Enforcement Services for

BLACKSTONE METROPOLITAN DISTRICT

June 8, 2026



June 8, 2026

Via E-mail (lnishimoto@brightstarcolorado.com)

Board of Directors
Blackstone Metropolitan District
c/o Lucas Nishimoto
Brightstar District Management, LLC
9351 Grant Street, #500
Thornton, CO 80229

Re: Collection and Covenant Enforcement Legal Services Proposal of Orten Cavanagh Holmes & Hunt, LLC

Dear Members of the Board:

Thank you for your interest in the legal services of Orten Cavanagh Holmes & Hunt, LLC. We understand that Blackstone Metropolitan District is seeking legal counsel for collection and covenant enforcement matters. Based on this request, we are providing our proposal.

Legal Services

Our firm's extensive collection team provides a full range of legal remedies available under the law. The department is headed by attorney Hal Kyles. Mr. Kyles has 20 years' experience in collection work and prosecuting judicial foreclosures throughout Colorado. He is well-versed in Colorado foreclosure law, including C.R.S. § 38-22-101, which is the enabling statute for special districts to foreclose their statutory liens.

Our firm also has extensive experience in covenant and rule enforcement matters, from the demand letter stage through trial and appeal.

We have a dedicated litigation/covenant enforcement department consisting of attorneys and paralegals. The department is headed by managing partner Jonah G. Hunt.

Our covenant enforcement team as well as our transactional attorneys regularly counsel clients on covenant matters even before the manager sends initial contact to the alleged violator. We have found that these initial discussions help our clients identify potential roadblocks to enforcement so that they may be addressed proactively rather than as a defense in a litigation matter.

Districts enforce covenants through their own district declarations or through an assignment from a common interest community. We are familiar with the statutory frameworks applicable to both situations.

Our operating philosophy in these matters is to seek or induce voluntary compliance from the owner if at all possible. When voluntary compliance is not obtainable, we prosecute each case diligently to trial in order to obtain compliance.

Engagement of Our Law Firm

Collection services are provided on a fixed fee basis. A schedule of fees is included with this proposal. In the event a lawsuit is contested, hourly rates apply. Covenant enforcement services are provided on an hourly basis.

Our hourly rates for 2026 for our principal attorneys range from \$390 - \$480 per hour, and the hourly paralegal rate is \$225.

To engage our firm, the District should sign and return the enclosed engagement agreement.

We welcome any questions regarding our services or our proposed engagement agreement and are available to meet or interview with you to discuss the same. We look forward to the opportunity to assist you with your collection and covenant enforcement needs.

Sincerely,



Jonah G. Hunt
ORTEN CAVANAGH HOLMES & HUNT, LLC

JGH/tls
Encl.

Orten Cavanagh Holmes & Hunt recognizes that districts and their managers desire effective and expeditious resolution of delinquency cases.

Our collection department has recovered over 3 million dollars in the preceding 12 months on behalf of our clients. This success is predicated on processes and procedures which have been refined over the years as well as a dedicated team of employees.

Our firm has an established track record of success in debt collection, including cases involving unusual or complex nuances, as well as those involving acrimonious owners.

Collection Services

- Consultation with the board and/or management
- Document review and interpretation
- Collection policy preparation or revisions
- Credit reports or skip traces
- Demand letters
- Notices of lien – recorded against the owner’s real property
- Settlement stipulations - after demand letter
- District Court lien foreclosure lawsuits
- Coordination with Sheriff and scheduling of foreclosure sales
- Deed preparation and recording
- Eviction
- Collection of monetary awards obtained
- Monthly status reports (no charge)
- Other miscellaneous collection services

Foreclosure of Lien

- Intent to Foreclose Letter – \$200
- Judicial Foreclosure Lawsuit & Lis Pendens – \$1,200
- Clerk’s Default/Dismissal – \$95 per Defendant
- Settlement Stipulation to Suspend Foreclosure – \$350
- Stipulated Motion Regarding Lien Priority – \$270
- Final Judgment and Decree – \$850
- Sheriff’s Sale Package – \$750
- Bid Letter – \$300
- Eviction Notice – \$150
- Eviction Lawsuit – \$460
- Deed Preparation – \$250
- Service by Publication – \$210
- Other Motions –Hourly
- Appearances – Hourly
- Cure Statement – \$250
- Court Ordered Case Status Report – \$150

Demand Letters and Notice of Lien

- Intake on Referrals – No Charge
- Review Title Report – \$50
- Notice of Lien – \$215
- Demand Letter – \$175
- Combined Demand Letter, Notice of Lien and Ownership & Encumbrance Report – \$405
- Payment Plan – \$150 (Limited to term of 3 months)

County Court Lawsuits

- Lawsuit – \$490
- Settlement Stipulation:
 - Term 12 Months or Less – \$250
 - Term Over 12 Months – \$350
- Combination Settlement Stipulation & Lawsuit – \$600
- Interrogatories or Contempt Citation – \$190
- Wage Garnishment – \$300
- Bank Garnishment – \$300
- Issuance of Bench Warrant – \$190
- Notice of Bench Warrant – \$100
- Obtaining Transcript of Judgment – \$90
- Appoint Military Counsel – \$210
- Entry of Default Judgment – \$180
- Contested Matters – Billed Hourly

Receiverships in Foreclosure

- Receivership – \$500
- Court Ordered Case Status Report – \$150
- Monitor Receiver Compliance – Hourly

Public Trustee Foreclosures by First Lien Lenders

- Monitor Lender Foreclosure – Hourly
- Bank as New Owner Notice Letter – \$95
- Intent to Redeem – \$300

Owner Bankruptcies

- Transfer of Claim – \$200
- Review of Bankruptcy and Ongoing Monitoring – \$350
- Proof of Claim – \$290
- Objection – \$330
- Relief from Automatic Stay – \$520
- Dismissal – \$390
- Entry of Appearance – \$110
- Appearances – Hourly

Miscellaneous Legal Services

- Lien Payoff – \$175
- Pending Sale Payoff – \$260
- Revised Payoff Letter – \$150
- Debt Verification Letter – No Charge
- Credit Reports or Skip Trace – \$85
- Response to a Fair Debt Collection Practices Act Dispute or DORA Dispute – Hourly
- Ledger Rebuilding – Hourly
- Release of Notices of Liens Filed by Others – \$110
- Monthly Status Reports – No Charge for Online Access
- Lien Assignments – \$500

Collection Costs

Costs are borne by the District.

Orten Cavanagh Holmes & Hunt recognizes that districts and their managers desire effective and expeditious resolution of covenant and rule violations.

Attorneys at our office have extensive experience in the covenant enforcement process. At every stage, our firm seeks compliance from the owner when possible. Sometimes, it only takes the act of handing the matter over to our attorneys to let the owner know that a district is taking the violation very seriously. A demand letter from our attorneys, which puts the owner on notice, frequently brings the matter to an early conclusion. Effective enforcement starts with communicating with the violator to try to get the violation corrected voluntarily.

Yet, a demand letter and/or notice of covenant violation is not always enough to accomplish compliance. At this stage we consult with the board and management on additional enforcement steps, including filing suit in either county or district court.

Our firm has an established track record of success in covenant enforcement lawsuits, including cases involving unusual or complex nuances, as well as those involving acrimonious owners.

We charge reasonable fees for preparation of demand letters, and when desired, to prepare and record notices of violation or to take the owner to court. We seek to collect attorney fees from the owner whenever possible, if appropriate given the context of the violation. However, compliance is first and foremost our main objective.

Covenant and Rule Enforcement Services

- Consultation with the board and/or management
- Document review and interpretation
- Covenant enforcement policy preparation or revisions
- Demand letters
- Notice of covenant violation – recorded against the owner’s real property
- Settlement stipulation - after demand letter
- County or District court lawsuits (typically injunctive in nature)
- Collection of monetary awards obtained in covenant enforcement litigation
- Credit reports or skip traces by the law firm
- Monthly Status Reports – No Charge
- Other miscellaneous covenant enforcement services

The District's engagement is based on the enclosed Terms of Engagement. Terms and fees of the Law Firm may be updated upon written notice from the Law Firm.

Electronic Delivery of Statements: Monthly statements are delivered to the District electronically.

Billing email address: _____

Check here to opt out of electronic delivery. If opted out, statements will be mailed to the billing address.

Billing Address	Mailing Address (if different)
Address, City, State and Zip Code	Address, City, State and Zip Code
Management Company (if applicable)	District Manager (if applicable)

This Agreement is effective upon receipt by the Law Firm.

Agreed to and accepted on _____
Date

BLACKSTONE METROPOLITAN DISTRICT

By: _____
Authorized Agent Title

How did you hear about us (select all that apply):

Search Engine (Google, Yahoo, etc.) Social Media Referred by _____ Other: _____

Thank you for selecting Orten Cavanagh Holmes & Hunt, LLC (the “Law Firm”) to provide covenant enforcement legal services as requested by the District. Requests for services may be made by the District’s manager or staff, the President, or a designated board member liaison. The following includes the District’s terms of engagement of the Law Firm. Please note that this agreement becomes effective when the Law Firm receives a duly signed copy of the agreement, and the Law Firm is not required to provide professional services until such receipt.

As required to be set forth by Colorado House Bill 2025-1090, we hereby advise you that the total price of services under this agreement may vary based on the hourly rates and the time required by the persons performing the services as set forth within this agreement, and any costs or other expenses that may be incurred.

TERMS

Representation of the District - The Law Firm represents the District. The Law Firm’s professional responsibilities, and those of its attorneys and paralegals, run to the District. The Law Firm does not represent the board of directors, any individual board members or officers, the manager, the management company, or owners within the District, unless expressly authorized by the District and agreed to by the Law Firm.

Law Firm Responsibilities - The Law Firm will provide legal counsel and assistance on matters referred to us. We will rely upon information and guidance the District provides. We will keep the District reasonably informed of progress and developments and respond to its inquiries.

District Responsibilities - In order to enable the Law Firm to provide legal services, the District is to disclose fully and accurately all facts and keep our Law Firm apprised of all developments relating to matters referred. The parties agree that the Law Firm has the right to rely on information and documents provided by the District or its agents. The District is responsible for any damages incurred that result from providing inaccurate information or documents.

The District agrees to cooperate fully as needed and to be available to attend meetings, conferences, hearings, and other proceedings on reasonable notice, and stay reasonably informed on all developments relating to matters referred.

Fees of the Law Firm - For services not covered by a specific flat fee, hourly rates apply. The hourly rates for the Law Firm’s professionals range from \$390 - \$480 for principals, \$310 - \$390 for associates, and \$225 for paralegals.

Costs - The District authorizes the Law Firm to advance costs and expenses on its behalf, as the Law Firm deems advisable. These advanced costs will be billed to the District monthly for reimbursement. Example expenses may include court costs, fees, service of process costs, title company costs, recording fees, or other expenses. Photocopy costs for litigation services or extraordinary projects will be billed at \$.15 per copy. Mailing costs for extraordinary projects will be billed per item.

Travel - Travel time is billed at ½ the hourly rate from the Law Firm’s Denver or Colorado Springs office. In the event travel extends beyond the Denver metropolitan area and Colorado Springs, mileage is charged at IRS rates.

Billing and Payment - Our fees are not contingent unless the Law Firm is engaged under an agreement providing for contingent payment. If the Law Firm has not received any comment about a statement within 30 days of its receipt, it assumes the District found it acceptable.

Payment is due 30 days from the date of the statement. Services are billed based on hourly rates or specific fee agreements. Invoices for hourly services will show the time spent performing services billed in tenth-of-an-hour increments, with a minimum charge of one-tenth.

Interest, at the rate of 18% per annum, is payable after 60 days.

In the event the Law Firm files suit to recover unpaid legal fees, the prevailing party is entitled to its attorney’s fees.

Attorney-Client Communication - Our communications and statements generally contain information protected by the attorney-client privilege. As the privilege could be deemed to have been waived if someone other than the District, board members, officers, and any

manager or management company sees the privileged material, we recommend that you keep all such communications and statements in a separate file marked "Attorney-Client Privileged Materials" and keep the file in a secure place.

Estimates of Fees for Services - From time to time, the District may ask the Law Firm to make an estimate of the fees for completing all or part of a matter. Because it is often difficult to estimate how much time it will take to complete it, the Law Firm treats any estimate as an "educated guess" and not as an assurance that we will be able to do the work for the estimated price. When an estimate is given, we will advise the District when nearing the estimated price and will also advise if we become aware that the estimate may be exceeded. At that time, the District may decide whether to terminate work on the matter, modify the referral, or proceed to completion with a different cost estimate.

Usage of Artificial Intelligence (AI) - The Law Firm is not currently utilizing artificial intelligence (AI) for legal drafting, research, or administrative tasks. The Firm reserves the right to employ any AI tools it deems necessary to assist in its work and any client work produced by AI will be reviewed by one of the Firm's attorneys.

Files at the Law Firm - The Law Firm maintains the District's files in electronic format. The District authorizes the Law Firm to digitize documentation received and destroy paper versions of any document if, at the discretion of the firm, it is no longer necessary to retain. The Law Firm will retain and will not destroy original documents specifically entrusted to us for continued retention as a part of our services.

The District further agrees that the Law Firm may retain, destroy, or otherwise dispose of all or any portion of the files 10 years after services were provided on that matter without further notice, provided there are no pending or threatened legal proceedings known to the Law Firm's attorneys that relate to the matter, and its attorneys have not agreed to the contrary. If the District desires to have the electronic file returned to it, please notify the Law Firm of this request within 90 days of execution of this agreement.

Upon request, once all of the Law Firm's fees and costs are paid, the Law Firm will transfer files to another law firm or return files to the District.

No Guarantee - The Law Firm will perform professional services on the District's behalf to the best of its ability but cannot make and have not made any guarantees regarding the outcome of the work. Any expressions by the Law Firm or its employees about the outcome are our best professional views only and are limited by our factual knowledge at the time they are expressed. For litigation matters, although the Law Firm may offer an opinion about a possible or probable amount, the Law Firm does not and cannot represent or guarantee any particular result, as litigation is inherently unpredictable.

Completion of Matter - After a particular matter is completed, the Law Firm does not (unless the District specifically requests in writing that we do so) undertake to continue to review that matter and update the District concerning legal developments, such as changes in applicable laws or regulations. If the District does ask us to review a specific matter on which we have previously worked, we consider that to be a new representation. Thus, while we may, from time to time, call to your attention issues or legal developments that might be relevant, we are not undertaking to do so as a part of our representation.

Termination of the Law Firm - The District's engagement of the Law Firm may be terminated at any time, by either party. Upon termination, all amounts due and owing and incurred in withdrawing from representation of the District are to be paid upon receipt.



Introduction to the WesternLaw Group Law Firm

About the Firm

WesternLaw Group LLC is a Colorado-based law firm specializing in Community Association and Metro District and law.

A Metro District acts as a governing entity. As such, the Metro District has the structure and processes of a small governing body. Therefore, legal guidance is encouraged and sometimes necessary for a Board of Directors to govern the Metro District per the required procedures, rules, and restrictions documented in the Metro District's Service Plan while also acting within the restraints of municipal, county, state, and federal law. As this can be a daunting task, we provide guidance to the Boards of Directors in navigating the various responsibilities and restrictions which come with acting on behalf of this unique type of entity.

Services Provided

As general legal counsel for Metro Districts we provide legal representation and legal advice to our clients regarding:

1. Drafting, amending and interpreting the Service Plan.
2. Drafting, negotiating, and/or reviewing contracts between the Metro District and third parties to ensure that the Metro District's interests are protected and legal rights maintained.
3. Acting as the Metro District's collection agent and taking the necessary steps to collect on delinquent homeowner accounts.
4. Acting on behalf of the Metro District to enforce their adopted covenants, rules, and regulations, if applicable. This can include sending legal notices, recording covenant enforcement liens against the property, and/or filing injunctive actions against the owners.
5. Overseeing and advising our clients about the procedural requirements of the Metro District.
6. Ensuring the Metro District's compliance with the requirements of all local, state and federal statutes.
7. Drafting specific Policies as requested by the Metro District.

Our Team

Gabriel Stefu, Esq.: Gabriel is the founder and a senior attorney for WesternLaw Group. As a community association attorney, he specializes in litigation, transactional work, and collections. Gabriel is also a civil engineer specializing in forestry engineering and environmental protection. Born in Romania, Gabriel has a Master's degree in Environmental Protection and a Bachelor's degree in Civil Engineering from Transylvania University. Gabriel obtained his Juris Doctorate from St. John's University School of Law, New York, in 2001 and, after practicing with other community association law firms, founded WesternLaw Group in 2008. Gabriel is admitted to the Colorado State Bar and the New York State Bar and New Jersey State Bar.

Angela Hopkins, Esq.: Angela is a community association attorney specializing in transactional work and has been representing community associations since 2017. Angela assists community association boards to draft, review, amend, and interpret their governing documents, applicable Colorado and federal laws, contracts, and insurance policies. Angela also practices in covenant enforcement and collections. Angela is admitted to the Colorado State Bar and Boulder Bar Association.

Carmen Stefu: Carmen is the Chief Operating Officer and has 27 years of experience in the HOA industry, having managed multiple condominiums, townhomes, single-family homes, high rises, and residential/commercial communities in her professional life. She also owned & operated her own HOA management company for over 14 years and has experience in HOA management, business development, marketing, client relations, and customer service. Ms. Stefu has been very active in the CAI Rocky Mountain Chapter, having served on numerous committees, CLAC, and the Board of Directors, and has served as President for two years, from 2015 to 2017.

Crystal Del Grosso: Crystal is a litigation paralegal with diverse experience in Client Relations, Finance, and Litigation. She moved to Colorado from South Dakota in 2022 to support the growing legal team at WesternLaw Group. Crystal graduated from the University of South Dakota with a degree in Mathematics.

Diana Luna: Diana is a litigation paralegal with a background in criminal defense, family and immigration law. She also has experience in finance and client relations. Bringing in a diverse background to support WesternLaw Group. Diana was born and raised in Colorado and is a proud daughter of immigrant parents.

Michaela Fox: Michaela is the accountant and the personnel manager of the office. Michaela has been a practicing accountant in Colorado for over fifteen years and handles all aspects of the firm's accounting. As personnel manager, she advises how office procedures and communication can be improved and provides administrative services as needed.

Monica Grigorescu: Monica is the office administrator, and she has extensive experience in computer sciences, accounting, and office & operations management. Monica moved to Colorado and joined our law firm in 2019. As office administrator, she manages the daily tasks, communicates with managers, Board members, and homeowners, and helps with administrative tasks as needed.



2026 FEE SCHEDULE

NOTE ON FEES LISTED HEREIN: District Managers and Boards: most of the charges listed herein may be applied to an Owner's account – and are normally recovered by the District through the collection process, pursuant to the Service Plan and Collection and Covenant Enforcement policies adopted by the District.

Charges for governing document amendments and rewrites, new policies, etc., are examples of expenses that cannot be charged to a particular Owner.

2026 HOURLY RATES

Paralegals	\$150.00/hour
Accounting	\$285.00/hour
Administrative	\$125.00/hour
Client Relations	\$160.00/hour
Associate Attorneys	\$345.00/hour
Senior Attorneys	\$360.00/hour

- **Case Intake.** *No Charge.*
- **Opening File.** *\$60.00:* Open the file review of the ledger.
- **Bankruptcy/Foreclosure Verification.** *\$50.00:* Verify online records for Bankruptcy and public trustee foreclosure. If we discover a Bankruptcy or Ownership discrepancy in the course of the research, hourly rates will be billed.
- **Demand Letter.**
 - *\$175.00:* Prepare and send a standard Demand Letter and the ledger received from the District.
 - *\$225.00:* Accelerated Demand Letters.
 - *\$225.00:* Demand Letters to Bank-Owned Properties.
 - *\$120.00:* Follow up letter when partial payment is received from the Demand Letter, or similar situation.
- **Notice of Assessment Lien.** *\$150.00:* Prepare and record a Notice of Assessment Lien. This fee includes the cost for the Release of the Notice of Assessment Lien. Fees are subject to change without notice if Court costs are increased mid-agreement period.
- **Lien Verification Costs.** *\$100.00:* Review of liens filed by other parties for accuracy.

- **Release of Lien Recorded by Other Parties.** *\$150.00 Plus Costs:* Draft and record a Release of Assessment Lien for a Lien which was not originally drafted and recorded by our office, plus additional administrative fees.
- **Residential Property Profile.** *\$55.00:* Verify current property ownership information with the County Assessor.
- **First-Class Mail for Demand Letter.** *\$10.00 First-Class Mailings, plus postage costs*
- **Certified Mail for Demand Letter.** *\$40.00 Certified Mailings, plus postage costs*
- **Ownership and Encumbrance Report.** *\$75.00:* Verify ownership and obtain information from a Title Company regarding the Deed of Trust and possible foreclosure or encumbrance issues. If a bankruptcy is found or ownership discrepancies are found and require more investigation, hourly rates will be billed.
- **Notice Letters.** *\$125.00:* Notice of Default on a Payment Plan, a Notice of non-sufficient funds payment, or partial payment notification, plus applicable mailing costs and fees. (Other communication to the Owner, as requested by the Board, will be billed hourly.)
- **Correspondence with Owner.** *Hourly After First ½ Hour:* Reasonable communication with an Owner relating to a collection matter.
- **Payment Plan Negotiation.** *\$260.00.00:* Our office will negotiate with the Owner and the District as to the terms and length of a payment plan. The cost may be higher if the negotiations require a lot of back and forth with the Owner or if such a payment plan also needs to cover covenant violations.
- **Draft and Monitor Payment Plan Agreement.** *\$260.00 to Draft; \$25.00 per Month to Monitor; \$50.00 for Final Payment:* Will draft the terms of the Payment Plan Agreement for the Owner's signature. The cost may be higher if the conditions include covenant violation terms as well as payment terms.
- **Files Transferred From Prior Counsel.** These costs will be billed to the District.
 - *Hourly:* All cases prior to Judgment, review file, verify the information and inform owners of new counsel.
 - *Hourly:* All cases with a judgment already entered, as such transfer shall include the preparation and filing of Motion for Substitution of Counsel.
- **Administration Fee.** *\$15.00:* Fee for any document that needs to be filed with the Court or recorded with the County Recorder.

COURT LAWSUIT:

- **Court Lawsuit Preparation.** *\$450.00 Plus Costs:* This charge includes preparing the Summons and Complaint, filing the initial pleadings with the Court, and conducting reasonable negotiation and telephone conferences with the Owner prior to the Court Date.
- **Updated Court Lawsuit.** *\$100.00 Plus Costs:* This charge includes preparing the updated Court Pleadings for re-attempting service on the Owners.

- **Service of Process.**
 - *\$30.00: Administrative Fee to Prepare the Trip Sheets and Send Them to the Process Server to Serve the Court Documents to all Owners.*
 - *Actual Cost of Service Upon Persons Served, Including Publication if Needed, Plus Applicable Mailing Costs and Fees.*
- **Communication With Opposing Counsel or Defendant.** *Hourly.*
- **Appearance at Return Date.**
 - *\$175.00: Appearing at the return date and requesting Default Judgment.*
 - *Additional \$200.00: For counties that require a Motion for Entry of Default Judgment. Includes preparation of Affidavit of Attorney Fees for Judgment.*
- **Court Trial Preparation and Trial.** *Hourly:* Prepare notices involved with court settings, Pre-Trial conferences, and Status Hearings; prepare for travel to and attendance at Court in response to an Answer or Motion filed by the Owner.
- **Interrogatories.** *\$210.00:* Preparation and filing of a Motion with the Court to request the Court to order an Owner to answer a series of questions about the Owner's assets. Arrange for service of the order on the debtor and monitor and evaluate answers from the Owner.
- **Contempt Citation.** *\$210.00:* Prepare and file the necessary paperwork to require an Owner who fails to submit the Interrogatories to appear before the judge to explain why the Interrogatories were not answered.
- **Preparation for Contempt Hearing and Hearing.** *\$260.00:* Preparing for and appearing at the contempt hearing.
- **Motion for Bench Warrant and Notice to Defendant.** *\$210.00:* Prepare a Motion for Bench Warrant and provide the Court with a Defendant's physical description. Provide Notice to the Defendant of the outstanding Bench Warrant.
- **Garnishments.** *\$260.00 Plus Costs:* Identify entities (banks, employers, tenants) that owe or have money from the Owner and prepare documentation for filing with the Court to order the entity to release to the District all or a portion of the money they hold for or are obligated to pay to the Owner. We will arrange for service of the necessary documentation and will monitor for responses. Monitoring for Garnishment checks & processing of the checks will be billed hourly.
- **Credit Report.** *\$80.00:* Typically obtained after Judgment; however, it is sometimes necessary prior to Judgment in order to locate an Owner for the service of Court documents.
- **Mortgage Guarantee.** *\$150.00 To Obtain, Plus Cost To Access (\$115+); \$160 to \$260 Review of Mortgage Guarantee:* Typically obtained after Judgment if the Board is considering a foreclosure option on the property. Additional hourly cost could be incurred for multiple communications with the Title company.
- **Stipulation Negotiation.** *\$210.00:* Our office will negotiate with the Owner and the District as to the terms and length of a stipulation. The cost may be higher if the

negotiations require a lot of back and forth with the Owner or if such Stipulation also needs to cover covenant violations.

- **Draft and Monitor Stipulation.** *\$260.00 to Draft; \$25.00 per Month to Monitor; \$50.00 for Final Payment:* Draft and monitor the Owner's payment plan. The monitoring fee is determined based upon the length of the Stipulation and is included in the Stipulation.
- **Transcript of Judgment.** *\$185.00:* Drafting and filing of a transcript of Judgment.
- **Release of Transcript of Judgment.** *\$100.00.*
- **Preparation of Satisfaction of Judgment.** *\$110.00.*
- **Preparation of Motion to Dismiss.** *\$110.00.*
- **Administration Fee.** *\$15.00:* Cost for any document that needs to be filed with the Court or recorded with the County Recorder.

FORECLOSURE OF DISTRICT LIEN:

- **Analysis for Foreclosure and Obtain Board Permission to Proceed.**
 - *Cost to Access Credit Report \$75.00:* Obtain Credit Report(s) to determine the Owner's status with their mortgagee(s), if any.
 - *Cost to Access Mortgage Guarantee \$150.00 To Obtain, Plus Cost To Access (\$115+); \$160 to \$260 Review of Mortgage Guarantee:* Typically obtained after Judgment if the Board is considering a foreclosure option on the property. Additional hourly cost could be incurred for multiple communications with the Title company.
 - *Bankruptcy Administrative Review \$100.00:* Perform administrative review to verify whether or not the Owner has filed for Bankruptcy;
 - *Foreclosure Administrative Review \$100:* Perform administrative review to verify whether or not the Owner is in a Mortgagee Foreclosure;
 - *Active Military Administrative Review \$100:* Perform administrative review to verify whether or not the Owner is in Active Military service.
 - *\$350.00:* Review the Mortgage Guarantee, Owner Credit Report(s), and information from the administrative review and Draft a Foreclosure Analysis of the risks to the District to proceed with a Foreclosure action against the property.
 - *\$350.00: Foreclosure Authorization:* Draft a Foreclosure Authorization Form for the Board's consideration and Board Member's signature. This is a legal document that certifies that the Board has voted to proceed with a foreclosure, as required by Colorado law.
 - *\$50.00: Property Valuation Review:* Review of current property to determine equity.
- **Intent to Foreclose Letter to Owner(s) and All Interested Parties.** *\$300.00:* Draft a final warning notice to the Owner(s) and all Interested Parties before proceeding with the foreclosure action. Applicable mailing costs and fees will also be charged.
- **Review of Signed Foreclosure Authorization by Board and Save.** *\$55.00*

- **Communication With Opposing Counsel or Defendant.** *Hourly.*
- **Service of Process.**
 - *\$30.00: Administrative Fee to Prepare the Trip Sheets and Send Them to the Process Server to Serve the Court Documents to all Owners.*
 - *Actual Cost of Service Upon All Defendants, Including Publication if Needed, Plus Applicable Mailing Costs and Fees.*
- **Stipulation to Lien Priority.** *Hourly:* Draft Stipulation to Lien Priority between District and Mortgagee if such document is requested by the mortgagee's counsel.
- **Communication with Opposing Counsel or Defendant.** *Hourly.*
- **Review Stipulation to Lien Priority.** *\$100.00:* Review, approve, and sign the Stipulation to Lien Priority provided by Mortgagee.
- **Provide Documents to Mortgagee.** *\$100.00:* Provide the client(s)' W9 and Owner(s)' ledger to the mortgagee, if requested.
- **Judicial Foreclosure.** *Fees Below, Plus Court Costs (Varies) and Title Company Costs (Typically \$600.00 to \$700.00).*
 - *Hourly:* Preparation of the Summons, Complaint, Proposed Order, Foreclosure Authorization Form, and *Lis Pendens*. Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.
 - *Hourly:* Foreclosure Calculations.
 - *\$900.00:* Preparation of a Motion for Default Judgment and Accompanying Affidavits.
 - *\$750.00, Plus Costs for Publication or Mailing:* Preparation for a Motion for Service by Publication or Mail. This occurs if the Process Server is unable to serve a Defendant after four (4) attempts or if we are otherwise unable to locate a Defendant. The cost for Publication may vary depending on the County and options for Publication.
 - *\$160.00: Motion of Default Judgment:* Fee to obtain new ledger, review ledger and legal fees, and to draft the calculation and breakdown for the Motion for Default Judgment for the Judicial Foreclosure.
 - *Hourly:* Preparation of Motion to Dismiss.
 - *Hourly:* Satisfaction of Judgment of the Foreclosure Lawsuit. Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.
 - *\$95.00 Plus Court Costs:* Draft release of Lis Pendens for Country or District Court.

SHERIFF'S SALE:

- **Sheriff's Sale.**
 - *\$700.00 Plus Costs:* Preparation of all documents required for the Sheriff's Sale.
 - *\$500.00: Sheriff's Sale Package:* 8 packets – Additional packets \$25.00 per packet. Printed documents required for each packet, envelopes, and required postage.

- *\$100.00 Plus Cost of Publishing of New Sale Date:* To Continue a Sheriff's Sale includes getting permission from the Board, contacting the Sheriff's Office, and Publishing the new sale date. The cost for Publication may vary depending on County and options for Publication.
 - *\$700.00:* Preparation of all Post-Sale documents, including Certificate of Purchase, Deed, and Final Report.
 - *\$450.00:* Additional fees for closing the case with the Sheriff's Office, County and District Court (contingent upon changes in costs).
 - *Hourly:* Any other work or communication needed in relation to the Sheriff's Sale.
 - *Mailings:* Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.
 - *Additional Sheriff's Office Costs: Cost*
 - *Delivery of Sheriff's Sale Bid and any required documents or payments: \$350.00 each trip.*
- **Communication with Opposing Counsel or Defendant.** *Hourly.*
 - **Administration Fee.** *\$15.00:* Fee for any document that needs to be filed with the Court or recorded with the County Recorder.

RECEIVERSHIP (IF APPLICABLE):

- **Analysis For Receiver, Preparation Of Receivership Authorization Form, And Obtaining Board Permission To Proceed.** *\$350.00*
- **Receivership.** *\$575.00:* Prepare Oath of Receivership; Motion for Receivership; Affidavit of Bond; appear at return date to obtain order appointing Receiver.
- **Service of Process.**
 - *\$30.00: Administrative Fee to Prepare the Trip Sheets and Send Them to the Process Server to Serve the Court Documents to all Owners.*
 - *Actual Cost of Service Upon Owners, including Publication if needed, plus applicable mailing costs and fees.*
- **Communication with Opposing Counsel or Defendant.** *Hourly.*
- **Administration Fee.** *\$15.00:* Fee for any document that needs to be filed with the Court or recorded with the County Recorder.

PUBLIC TRUSTEE FORECLOSURE:

- **Monitor Lender Foreclosure.** *Hourly:* We will send a letter to the District advising of the Public Trustee Foreclosure and of any redemption rights. We will further advise and follow up regarding the demand for Super Lien funds.
- **Intent to Redeem.** *Hourly:* Prepare Notice of Intent to Redeem.

- **Preparation/Amendment of Notification of Address.** *\$110.00:* Prepare Notice of the District's address to the accommodating law firm or Management Company for purposes of notification by entities regarding Public Trustee Foreclosures in compliance with the revised Foreclosure statute effective January 1, 2008, and recording of said Notice.
- **Inquiry With Management Company of Foreclosure Notices of Files Not in Collections.** *Hourly:* Fee for inquiries with Management Companies of Foreclosure Notices received for files not in collections.
- **Mailings:** Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.

BANKRUPTCY:

- **Draft and File Entry of Appearance and Request for Judicial Notice.** *\$160.00*
- **Monitor Bankruptcy.**
 - *\$400.00:* Chapter 7. Monitor through discharge.
 - *\$550.00:* Chapter 13. Review plan and ensure it provides for payment of pre-and post-petition assessments and determine if the property has been abandoned.
- **Letter to Bankruptcy Attorney Regarding Post-Petition Delinquency.** *\$250.00*
- **Further Communication With Opposing Counsel or Defendant.** *Hourly.*
- **Stipulation for Post-Petition Payments.** *Hourly to Draft and File Stipulation:* Requires correspondence with the Trustee, Bankruptcy Attorney, Defendant, and District. *\$30.00* per month for monitoring payments.
- **Objection to Confirmation of Plan.** *\$285.00*
- **Bankruptcy Calculations.** *Hourly*
- **Prepare and File a Proof of Claim.** *\$260.00*
- **Motion to Dismiss.** *\$395.00 Plus Administrative & Mailing Costs:* Prepare the Motion to Dismiss Bankruptcy and either a Certificate of Contested or Non-Contested Matter.
- **Motion for Relief of Stay.** *\$495.00 Plus Administrative & Mailing Costs:* Prepare the Motion for Relief of Stay, file the Motion with the Bankruptcy Court, and send Notice to the required parties.
- **Follow Up Quarterly for Post-Petition Payments.** *\$115.00:* This fee will be billed to Defendant if delinquent. If current, the District will be responsible for the fee.
- **Mailings:** Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.

GENERAL COLLECTIONS:

- **Verified Balance Owed.** *\$85.00:* This is calculated in response to an Owner's inquiry as to what their current balance is. The amount calculated includes the amount owed on the

ledger and any additional legal fees not yet on the ledger. A balance verification does NOT include the costs to fully close the file.

- **Negotiate Payoffs.** \$260.00: Payoffs that require unusual amounts of communication with the Manager and Owner(s) to reach an agreement between the two parties.
- **Payoffs.** \$260.00; \$375.00 for ***Rush Requests (Less Than Five Days)***; \$100.00 to Review ***Final Payment***: Obtain updated ledger, review attorney fees, calculate payoff, and prepare formal payoff to the District or its agents in the preparation of closing or short sale or to an Owner if an Owner requests such payoff. Payoffs include the legal fees to formally close the matter.
- **Assign District's Lien to Investor (If Applicable).** \$750.00 Plus Any Applicable Costs: Negotiate with the investor(s) the sale price of the District's Lien; obtain permission from the manager/Board of Directors to sell the Lien; prepare necessary documents for the investor; forward payment to the District; and advise the District when the foreclosure action is complete.
- **Final Closure of Collection Action Email.** \$35.00: Sending an email to the Manager and Owner advising of the final closure of collection action so that the Owner may begin making payments to the District via the Management Company's processes. If applicable, the Manager will also be advised to release the Lien filed by the Management Company and forward a copy of the released Lien to law firm. Additional communication with Management Company to obtain a copy of the released Lien will be charged at the hourly rate.
- **Mailings:** Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.
 - *First Class Mail: \$10.00 each, plus applicable postage*
 - *Certified Mail: \$40.00 each, plus applicable postage*
 - *Registered Mail: \$60.00 each, plus applicable postage*
 - *Courier Mail: Cost*

COVENANT ENFORCEMENT FEES

- **Covenant Enforcement Demand Letter.** *Hourly*: Review District's Documents and prior violation letter(s) sent to the Owner to determine that the Covenant Enforcement Policy has been complied with. Prepare and send a Covenant Enforcement Demand Letter to the Owner(s). This includes follow-up with the District to determine if the violation has been resolved. Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.
- **Covenant Enforcement Lien.** \$250.00 Plus Costs to Record: Prepare and record a Notice of Covenant Violation Lien with the County Clerk and Recorder. Also includes the Release of Covenant Violation Lien. Fees are subject to change without notice if Court costs are increased mid-agreement period. Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties.
- **Residential Property Profile.** \$75.00: Verify with the County Assessor's current property ownership information.

- **Ownership and Encumbrance Report.** *\$75.00:* Verify ownership and obtain information from the Title Company regarding the Deed of Trust and possible foreclosure or encumbrance issues. If ownership discrepancies are found and require more investigation, the billing will be hourly.
- **First-Class Mail for Demand Letter.** *\$10.00 each, plus applicable postage*
- **Certified Mail for Demand Letter.** *\$40.00 each, plus applicable postage:* Verify that the District's policies requires the initial Demand Letter to be sent certified and send the Demand Letter via both Regular and Certified Mail.
- **Correspondence with Owner.** *Hourly After First ½ Hour:* Reasonable communication with the Owner relating to the covenant enforcement matter.
- **Covenant Lawsuit for Injunctive Relief.** *Hourly:* Verify with the District that violations have not been cured from the Demand Letter and that the unit remains non-compliant. Prepare and file a Summons and Complaint for Injunctive Relief. Attend court hearings and negotiate the Owners' timelines for compliance.
- **Communication With Opposing Counsel or Defendant.** *Hourly.*
- **Service of Process.**
 - *\$30.00: Administrative Fee to Prepare the Trip Sheets and Send Them to the Process Server to Serve the Court Documents to all Owners.*
 - *Actual Cost of Service Upon Owners, including Publication if needed, plus applicable mailing costs and fees.*
- **Entry of Judgment Post Hearing.** *Hourly:* Verify with the District which remedies and actions are required to ensure the Owner is in compliance with the District's policy. Prepare Motion and Order for Entry of Judgment.
- **Escrow Agreement.** *\$900.00:* Prepare Escrow Agreement for completion of the property's sale to include funds for any and all violations that are still incomplete during the sale of the property. This fee includes all follow-ups and revisions after the Agreement has been completed.
- **Administration Fee.** *\$15.00:* Fee for any document that needs to be filed with the Court or recorded with the County Recorder.

POLICY FEES

- **Draft Legally Required Policies:** *Hourly rate unless otherwise indicated.*
- **Recommended Policies:** *Hourly rate unless otherwise indicated.*

OTHER SERVICES

- **Ownership Changes Report.** *Hourly:* Obtaining unit ownership changes, communicating and providing a copy of the Deed to the Management company. This fee will be charged to the District.

- **Board Member Education.** *Hourly*
- **Contract Drafting or Contract Review.** *Hourly*
- **Service Plan Amendments.** *Hourly*
- **Resolution Drafting or Review.** *Hourly:* This applies to drafting or reviewing of special resolutions.
- **Special Project Requests.** *Hourly*
- **Mailings:** *\$10.00 each, plus applicable postage & \$40.00 each, plus applicable postage:* Applicable mailing costs and fees will also be charged for any mailed document to Owner(s) or other parties. This fee includes copies, envelopes and time to prepare & mail the documents. *\$60.00 for Registered Mail, plus applicable postage; Courier Mail: Cost.*



2026 ENGAGEMENT AGREEMENT

The Terms and Conditions of our Engagement Agreement are incorporated by reference.

Hourly Rates: The hourly rates for legal services on our non-retainer fee schedule are as follows:

Paralegals	\$150/hour
Accounting	\$285/hour
Administrative	\$125/hour
Client Relations	\$160/hour
Associate Attorneys	\$345/hour
Senior Attorneys	\$360/hour

Rate Adjustment: The above-listed amounts may be adjusted annually upon a thirty (30) day written notice by the Firm. As a matter of practice, the Firm usually adjusts rates on January 1, so notice is normally given before December 1 of the previous year.

Status Report: At no extra charge, clients will receive monthly Status Reports of all collections, foreclosure, and covenant enforcement matters.

The Client has read and understands the Engagement Agreement and it elects to engage WesternLaw Group LLC.

Agreed to and accepted this ____ day of _____, 20__.

Name of Client

Signature & Title of Signer



ENGAGEMENT AGREEMENT TERMS AND CONDITIONS

Thank you for selecting WesternLaw Group LLC (“Law Firm”) to represent your Metro District (“Client”).

DUTIES OF THE LAW FIRM

The Law Firm agrees to perform such legal services for the Metro District, handle Metro District matters in a professional and appropriate manner and keep the Metro District informed of the services performed.

DUTIES OF THE CLIENT

The Metro District agrees with the content of this Agreement and retains this Law Firm to provide legal services for the Metro District. The Metro District further agrees to pay the Law Firm the fees and expenses incurred on behalf of the Metro District except if otherwise agreed.

Please note that the Law Firm represents the Metro District and does not represent any individual Board member, Metro District member, manager, or management company.

DISCLAIMER ON PUBLICATIONS

Unless otherwise stated, the information contained in publications and on our website is general in nature and is not intended to provide specific legal advice to any Client. Specific legal advice is limited to those issues the Metro District brings to our attention and for which the Client authorizes our involvement.

GENERAL TERMS & CONDITIONS FOR BILLING

Billing will include any actual out-of-pocket expenses/costs incurred, such as title work, court costs, courier fees, service of process, outside copying costs, costs to obtain recorded or filed legal documents, computerized legal research, and long-distance phone call fees. All travel time will be charged at half of the hourly rate. Invoices will show the time spent performing services billed in tenth-of-an-hour increments, with a minimum charge of one-tenth. Certain services, particularly in the assessment or tax collection area, are billed on a flat or fixed fee basis based on the product and the experience necessary to produce it. Billing entries on the monthly invoices for fixed or flat services will show the amount of the charge and will not reflect a specific amount of time.

COLLECTION OF FEES

WesternLaw Group LLC is billing its Clients on a monthly basis except if otherwise agreed. Payment is due within 30 days of the date of the bill. We reserve the right to charge interest at the rate of 15% per annum on bills outstanding over 60 days. In the unlikely event you do not make full and timely payment as provided in this Agreement, we may, if we so choose, stop performing legal services for your Metro District, collect the amounts due and withdraw from representing you. If it is necessary for the Law Firm to take action to collect any past dues and



legal fees owed by the Metro District, the prevailing party shall be awarded its attorney's fees as so deemed by the Court.

TERMINATION OF ENGAGEMENT/WITHDRAWAL

The Metro District may terminate this Agreement at any time by notifying the Law Firm. If permission for withdrawal, based upon the Metro District's request, is required by the Court, the Law Firm shall withdraw upon permission from the Court. All legal fees owed to this Law Firm must be paid by the Metro District before any files will be closed and transferred to any new law firm.

The Law Firm may terminate this Agreement by notifying the Metro District in writing. Upon such notice of termination, the Law Firm will prepare all files for transfer and stop all legal billing. Legal fees owed to the Law Firm must be paid by the Metro District before any files will be transferred.

FEE DISPUTE

In the event a dispute arises between the Metro District and the Law Firm, which results in either arbitration or litigation, it is understood and agreed that the jurisdiction and venue under this Agreement shall be Adams County, State of Colorado. Colorado law shall be the law applied to any dispute.

DISCLAIMER

The Metro District recognizes that the Law Firm has no direct, personal knowledge of any fines (if applicable), tax or assessments the Metro District or its agents have assessed against a particular unit owner. By retaining the Law Firm, the Metro District affirms that any balances provided to the Law Firm, or its agents, have been verified and are correct.

The Law Firm has the right to rely on information provided to it by the Metro District and/or its agents. The Metro District is responsible for any damages incurred for providing inaccurate information.

ASSOCIATED COUNSEL

The Law Firm may sometimes hire other attorneys to assist in handling a particular case or matter of the Metro Districts. This attorney is called an associated counsel. Associated counsel may be used in instances including, but not limited to, illness or time conflict. In this event, the Firm shall contact you to obtain permission to make these contacts and for the accrual of any associated costs. You are free to consult with other attorneys or firms regarding your case at your discretion.

THE CLIENT/FIRM RELATIONSHIP

It is very important to the Law Firm that the Metro District is satisfied with the services provided to it. In the event that the Metro District becomes concerned about the way the Law



Firm is handling a particular legal matter, please contact the Law Firm immediately in writing, and provide a list of any questions and concerns. If the Metro District does not raise its concerns immediately, it may be difficult, or even impossible, for the Law Firm to take any meaningful steps to address them. At no time will the Metro District be charged for time spent by the Law Firm discussing such matters with it.

Finally, by signing this Agreement, the Metro District acknowledges that the Law Firm has not made and cannot make any guarantees regarding the successful resolution or determination of any legal matter. Any estimation made regarding a matter is a preliminary opinion based on the Law Firm's current understanding of the subject matter and facts of the Metro District's case. These estimations may change drastically, pending further research, factual investigation, or even legislative change. To the best of its ability, the Law Firm will keep the Metro District informed about how a case progresses but cannot make any guarantees regarding the outcome of any case.

CONCLUSION

Please read this Agreement carefully and feel free to contact our office regarding any questions or concerns you may have regarding this Agreement.

If this Agreement meets your approval, please sign your name in the space provided below. This Agreement shall be in effect from the date that both the Metro District and the Law Firm have signed the Agreement, and it constitutes a binding Engagement Agreement from that time forward.

ENGAGEMENT OF WESTERNLAW GROUP LLC, BY AND THROUGH THE METRO DISTRICT.

Agreed to and accepted this _____ day of _____, 20__.

Signature & Title of Signer for Metro District

Name of Metro District

Signature & Title of Signer
WESTERNLAW GROUP LLC

BLACKSTONE METROPOLITAN DISTRICT PARK FIELD AND TURF RENTAL POLICY

Permit Requirements

Use of the Blackstone Metropolitan District (the “District”) turf fields and other designated athletic field areas (collectively, “Fields”) for organized or group activities requires the prior written approval of the District in the form of a completed and signed Field Use Application and Permit (“Permit”). Organized or group activity includes, without limitation, any sports practice, game, scrimmage, clinic, camp, league play, or similar activity involving three (3) or more participants acting in a coordinated or scheduled manner, regardless of whether an admission or participation fee is charged.

Fields are otherwise available for informal, spontaneous recreational use by the general public on a first-come, first-served basis, subject to the restrictions set forth in this Policy. Any group or organization that regularly or repeatedly uses a Field in a manner that constitutes organized or group activity -- even if each individual occurrence is characterized as informal -- is required to obtain a Permit.

Permits will only be issued to applicants 18 years of age or older. Applications should be submitted no less than fourteen (14) days prior to the requested reservation date. The District, in its sole discretion, reserves the right to deny, restrict, or place additional conditions on any application, including activities the District deems likely to create an undue impact on field conditions, neighboring residents, or the general public's use of the parks. Approval of an application does not create any property right or vested interest in the use of District facilities.

The following must be submitted with each application in order to be considered for a Permit:

- A completed and signed Field Use Application and Permit;
- A formal roster of all team players, with their addresses or the addresses of schools they attend within the District;
- A Sports Field Release Waiver and Indemnification signed by a parent or guardian for each player;
- A Sports Field Release Waiver and Indemnification signed by each coach; and
- A Sports Field Release Waiver and Indemnification signed on behalf of the sponsoring organization.

Unauthorized Use; Removal

Any person or group using a Field for organized or group activity without a valid, current Permit is in violation of this Policy. The District’s management company, its authorized agents, and any law enforcement officer may direct any person or group in violation of this Policy to immediately cease use of the Field and vacate District property. Failure to comply with a direction to vacate may result in removal from District property, citation, or such other lawful action as the District may determine appropriate.

The District may post signs at Field locations stating that organized or group use requires a Permit and that unauthorized users are subject to removal. Posted signs constitute notice to all persons

using or seeking to use the Fields. The presence or absence of posted signage does not limit the District's authority to enforce this Policy.

A holder of a valid Permit has the right to exclusive use of the permitted Field during the permitted time. The District's management company or its authorized agents may, at the request of a Permit holder, ask unauthorized users to vacate the Field during the Permit holder's permitted time. The District does not guarantee that Fields will be clear of unauthorized users at the time of a Permit holder's reservation, and the District shall not be liable for any loss or inconvenience resulting from unauthorized use by third parties.

Payment and Deposit Requirements

Reservations are accepted on a first-come, first-served basis. District residents pay no rental fee but must submit a completed application, the applicable damage deposit, all required rosters, and all required release waivers. Non-resident applicants and organizations (whether or not resident-affiliated) must also pay a \$25 applicable rental fee. Fees and deposits must be paid by check or money order payable to "Blackstone Metropolitan District," or by such other method as the District may authorize.

All fees and deposits must be received by the District no later than fourteen (14) days prior to the reservation date. Reservations are not confirmed until payment is received.

The damage deposit, less any amounts retained for cleaning or repair, will be returned within fourteen (14) business days following the permitted use. If damages or cleanup costs exceed the deposit, the applicant agrees to pay any additional amounts invoiced by the District within thirty (30) days. Unpaid invoices shall accrue interest at eighteen percent (18%) per annum from the thirtieth day following the invoice date.

Refunds will only be granted if written cancellation notice is received by the District no less than seven (7) days prior to the reservation date. Refunds are subject to a \$5.00 processing fee. If the District cancels a permitted use due to field conditions or turf concerns under the Field and Turf Conditions section below, the applicant may request a pro rata refund of the usage fee paid for the cancelled date(s). In the event the District cancels, relocates, or closes a Field due to weather, emergency, public health order, force majeure, or other cause beyond the applicant's control (other than field condition closures addressed above), the applicant shall be entitled to either reschedule to a mutually agreeable date or a full refund of all fees and deposits paid, without deduction of the processing fee.

Insurance Requirements

All organizations -- including youth sports leagues, clubs, associations, and any other entity that is not a natural person acting in an individual capacity -- must, at their own expense, obtain and maintain General Liability Insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate. Coverage shall be placed with an insurance carrier authorized to do business in the State of Colorado and holding an A.M. Best rating of A- VII or better, and shall be primary and non-contributory with respect to any insurance maintained by the District.

The applicant shall deliver to the District, no less than fourteen (14) days prior to the first permitted use date, a certificate of insurance naming the Blackstone Metropolitan District, its Board of Directors, officers, employees, agents, and its management company (Brightstar District Management, LLC) as additional insureds. No Permit shall be issued to an organization until the

required certificate of insurance is received by the District. A single certificate of insurance may cover multiple permitted dates within the same policy period if it is valid for all such dates.

For events involving commercial or vendor use, amplified sound, or attendance above fifty (50) persons, individual applicants are also subject to the insurance requirements set forth above.

Field and Turf Conditions

The District reserves the right to close any Field or cancel any Permit at any time if, in the District's sole judgment, field conditions are unsafe, unplayable, or at risk of damage from continued use. Applicants are responsible for knowing the status of field conditions prior to use. It is the applicant's obligation to assess conditions before the permitted activity begins. The District will use reasonable efforts to notify Permit holders of Field closures but cannot guarantee advance notice.

Fields may not be used, and activities must be cancelled, when any of the following conditions exist:

- Water is standing on the infields of ball fields or at goal mouths or midfield of multipurpose fields;
- One-half (1/2) inch or more of moisture has fallen within the previous twenty-four (24) hours, causing ground saturation;
- Snow covers the field (snow removal by user groups is not permitted);
- Grass is sparse or the field is worn badly and the ground is saturated;
- Frost is visible on the turf;
- Turf can be displaced or dislodged from the ground;
- Mud cakes or clings to shoes;
- Steady rain is falling; or
- Dirt infield areas are muddy.

Motorized vehicles are prohibited on Fields and turf areas (including vehicles used for loading or unloading equipment) unless prior written approval of the District is obtained. Temporary structures, goals, portable netting, or other equipment may not be staked into the turf without prior written approval of the District. The applicant is responsible for any damage to turf, goals, fencing, irrigation systems, or other infrastructure caused by the applicant or the applicant's participants, guests, or invitees, and agrees to pay for all costs of repair.

Alcohol Policy

Possession or consumption of alcoholic beverages on or adjacent to the Fields is prohibited. Consumption of alcoholic beverages on the premises shall be cause for immediate revocation of the Permit and expulsion from District property. Glass containers are prohibited.

General Conditions

A Permit covers only the specific Field, date(s), and time(s) stated on the Permit. The applicant is responsible for the conduct of all participants, spectators, and other persons in attendance. Use of the Field may not unreasonably interfere with the general public's enjoyment of surrounding park areas.

A copy of the Permit must be in the possession of the on-site contact or approved coach at all times during the permitted use and must be produced upon request by District personnel, the District's management company, or law enforcement.

Permits are non-assignable. A Permit may not be transferred, sublet, or assigned to any other person, team, or organization.

Upon completion of the permitted activity, the Field and surrounding area shall be restored to a litter-free condition. The applicant agrees to be responsible for all cleanup costs incurred by the District.

Amplified sound is prohibited without the prior written approval of the District. Amplified sound may also trigger additional permit requirements under the Aurora Municipal Code; the applicant is responsible for obtaining any required City permits. All amplified sound shall cease no later than 9:00 p.m. Sunday through Thursday and 10:00 p.m. Friday and Saturday.

Destruction, damage, or removal of any vegetation, or defacement of property, is prohibited. Disorderly conduct or abusive language is prohibited and shall be grounds for immediate revocation of the Permit and removal from the premises.

Violation of any Permit condition or any District policy may result in immediate revocation of the Permit.

District parks and facilities are subject to patrol by local law enforcement. Use of the Fields is subject to all applicable state, county, and municipal laws and regulations, including the Aurora Municipal Code.

Users must vacate the Field at the time designated on the Permit. Permit holders who have not vacated by the permitted end time may forfeit their damage deposit and may be subject to additional charges.

The District may amend this Policy at any time. The version of the Policy in effect at the time a Permit is issued shall govern that Permit.

District Contact and Reservations

Reservations: Lucas Nishimoto, Brightstar District Management, District Manager

Phone: (303) 551-8890

Email: lnishimoto@brightstarcolorado.com

Mailing Address: 9351 Grant Street, Ste 500, Thornton, CO 80229

District Website: <https://www.blackstonemetro.org/>

Adopted: June 16, 2026

APPLICATION AND PERMIT FOR FIELD AND TURF USE

Reservations: Lucas Nishimoto, Brightstar District Management | Phone: (303) 551-8890 | Email: Inishimoto@brightstarcolorado.com

INSTRUCTIONS: Complete all fields. Submit this application with all required items (see Section 4) at least fourteen (14) days before the requested date. This Application becomes a binding Permit upon signature by the District Manager.

1. APPLICANT INFORMATION

APPLICANT NAME	
MAILING ADDRESS / CITY / STATE / ZIP	
DAYTIME PHONE	
CELL PHONE	
EMAIL ADDRESS	
ON-SITE CONTACT (IF DIFFERENT)	
ON-SITE CONTACT PHONE	
ORGANIZATION / GROUP NAME	
APPLICANT IS A DISTRICT RESIDENT?	<input type="checkbox"/> YES <input type="checkbox"/> NO
APPLICANT IS AN ORGANIZATION?	<input type="checkbox"/> YES <input type="checkbox"/> NO (If yes, insurance certificate required -- see Section 7)

2. ACTIVITY INFORMATION

PURPOSE / DESCRIPTION OF ACTIVITY	
SPORT / ACTIVITY TYPE	
AGE GROUP(S)	
NUMBER OF RESIDENT PLAYERS	
NUMBER OF NON-RESIDENT PLAYERS	

APPROXIMATE NUMBER OF SPECTATORS	
RECURRING RESERVATION?	<input type="checkbox"/> YES -- list all dates below <input type="checkbox"/> NO -- single date
DATE(S) OF USE (LIST ALL)	
START TIME (INCL. SETUP)	<input type="checkbox"/> AM <input type="checkbox"/> PM
END TIME (INCL. CLEANUP)	<input type="checkbox"/> AM <input type="checkbox"/> PM
AMPLIFIED SOUND?	<input type="checkbox"/> YES <input type="checkbox"/> NO
TEMPORARY STRUCTURES / EQUIPMENT?	<input type="checkbox"/> YES -- describe: <input type="checkbox"/> NO

3. FIELD SELECTION AND FEES

Select the park and field you wish to reserve. Resident status is determined by property ownership within the Blackstone Metropolitan District boundary. A team may qualify for resident status if a majority of its players are residents of the District.

	PARK / FIELD	RESIDENT		NON-RESIDENT / ORG	
SEL.	PARK	RENTAL FEE	DEPOSIT	RENTAL FEE	DEPOSIT
<input type="checkbox"/>	Canyons Park Field	\$ 0.00	\$ 0.00	\$25.00	\$100.00
<input type="checkbox"/>	Hilltop Park Field	\$ 0.00	\$ 0.00	\$25.00	\$100.00
<input type="checkbox"/>	Country Club Park Field	\$ 0.00	\$ 0.00	\$25.00	\$100.00
<input type="checkbox"/>	[OTHER FIELD]	\$ 0.00	\$ 0.00	\$25.00	\$100.00

Enter the applicable fees for the park/field selected above in the totals box below.

RENTAL FEE (\$)	DAMAGE DEPOSIT (\$)	TOTAL DUE (\$)

The damage deposit will be refunded (less any amounts retained for cleaning or damage) within fourteen (14) business days following the permitted use.

4. REQUIRED SUBMISSIONS

The following must be submitted with this Application:

- Completed and signed Application and Permit.
- Rental fee (if applicable) -- check or money order payable to "Blackstone Metropolitan District."
- Damage deposit -- District Management will contact you for a credit card payment after approving reservation. Reservation will not be deemed complete until receipt of payment.
- Formal roster of all team players, with their addresses or the addresses of schools they attend within the District.
- Sports Field Release Waiver and Indemnification signed by a parent or guardian for each player (use the waiver form attached to this Application).
- Sports Field Release Waiver and Indemnification signed by each coach (use the waiver form attached to this Application).

- Sports Field Release Waiver and Indemnification signed on behalf of the sponsoring organization (use the waiver form attached to this Application).
- For organizations: certificate of insurance naming the District, its Board of Directors, officers, employees, agents, and its management company as additional insureds (see Section 7).
- Copies of any required City of Aurora permits, if applicable (amplified sound, etc.).

5. APPLICANT ACKNOWLEDGMENTS

INITIAL _____	I have received, read, and agree to abide by the Blackstone Metropolitan District Park Field and Turf Rental Policy.
INITIAL _____	I understand that the District, in its sole discretion, may deny, restrict, or place additional conditions on this application.
INITIAL _____	I understand that if my group or I are found to be using a District Field without a valid Permit, the District or its authorized agents may direct us to leave District property immediately, and that failure to comply may result in removal by law enforcement.
INITIAL _____	I understand that I must have a copy of the Permit in my possession at all times during the permitted use and must produce it upon request by District personnel, the District's management company, or law enforcement.
INITIAL _____	I understand that this Permit is non-assignable and may not be transferred, sublet, or assigned to any other person, team, or organization.
INITIAL _____	I understand that cancellation refunds require written notice at least seven (7) days before the reservation date.
INITIAL _____	I understand that failure to vacate the Field by the permitted end time, or failure to restore the area to a clean and undamaged condition, may result in forfeiture of my damage deposit and billing for additional costs.
INITIAL _____	I understand that the District may close Fields or cancel Permits due to field conditions, weather, or other factors, and that a field condition closure entitles me only to a pro rata refund of the usage fee paid for the cancelled date(s).
INITIAL _____	I understand that possession or consumption of alcoholic beverages on or adjacent to the Fields is prohibited and is grounds for immediate revocation of this Permit and expulsion from District property.
INITIAL _____	I understand that violation of any Permit condition or District policy may result in immediate revocation of this Permit.

6. INDEMNIFICATION AND WAIVER OF LIABILITY

Applicant, for itself and its successors and assigns, assumes all liability and risk associated with the use of District facilities and hereby releases and agrees to indemnify and hold harmless the Blackstone Metropolitan District (the "District"), its directors, officers, employees, agents, consultants, licensees, invitees, successors, and assigns from any and all injuries, losses, claims, liability, damages, and costs -- including court costs and reasonable attorneys' fees -- arising in any way out of the use of District facilities by the Applicant and the Applicant's guests, licensees, invitees, agents, contractors, subcontractors, employees, successors, and assigns. This release and indemnification is intended to be as broad and inclusive as permitted by the law of the State of Colorado; if any part is held invalid, the remainder shall continue in full force and effect.

7. INSURANCE -- ORGANIZATIONS AND QUALIFYING EVENTS

All organizations (see Section 1) must, at their own expense, obtain and maintain General Liability Insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate, placed with a carrier authorized in Colorado holding an A.M. Best rating of A- VII or better, primary and non-contributory to any District insurance. Individual applicants whose events involve commercial or vendor use, amplified sound, or attendance above fifty (50) persons are subject to the same requirement. Applicant shall deliver a certificate of insurance naming the Blackstone Metropolitan District, its Board of Directors, officers, employees, agents, and its management company (Brightstar District Management, LLC) as additional insureds no less than fourteen (14) days before the first permitted date.

8. APPLICANT SIGNATURE

By signing below, Applicant certifies that the information above is true and correct and agrees to be legally responsible for compliance with all conditions outlined in the Field Use Policy and this Permit.

Signature of Applicant	Date
Printed Name and Title (if applicable)	

FOR DISTRICT USE ONLY

APPLICATION RECEIVED BY		DATE RECEIVED	
RENTAL FEE PAID -- \$ / CHECK #		DAMAGE DEPOSIT PAID - - \$ / CHECK #	
TOTAL PAID (\$)		DATE DAMAGE DEPOSIT RETURNED	
ROSTER RECEIVED?	<input type="checkbox"/> YES <input type="checkbox"/> NO	WAIVERS RECEIVED? (# _____)	<input type="checkbox"/> YES <input type="checkbox"/> NO
INSURANCE CERT. RECEIVED?	<input type="checkbox"/> YES <input type="checkbox"/> N/A	APPROVAL SIGNATURE (DISTRICT MANAGER)	
DATE APPROVED		SPECIAL CONDITIONS	

**BLACKSTONE METROPOLITAN DISTRICT
SPORTS FIELD RELEASE WAIVER AND INDEMNIFICATION**

This Release Waiver and Indemnification (“**Waiver**”) is executed in connection with the use of athletic fields and turf areas owned by the Blackstone Metropolitan District (the “**District**”) pursuant to a Field Use Application and Permit issued by the District.

WAIVER TYPE (check one):

<input type="checkbox"/> Player Waiver (signed by parent/guardian)	<input type="checkbox"/> Coach Waiver (signed by coach)	<input type="checkbox"/> Organization Waiver (signed on behalf of organization)
--	---	---

Organization / Team Name:

Player Name (if player waiver):

In consideration of being permitted to use the District's athletic fields and turf areas, the undersigned, for themselves, their heirs, executors, administrators, and assigns (and, if a parent or guardian signing on behalf of a minor, on behalf of the minor and the minor's heirs, executors, administrators, and assigns), hereby: (1) assumes all risks associated with participation in athletic activities on District property, including but not limited to risks of personal injury, property damage, and death; (2) releases and forever discharges the Blackstone Metropolitan District, its Board of Directors, officers, employees, agents, and management company (Brightstar District Management, LLC) (collectively, the “**Released Parties**”) from any and all claims, demands, damages, costs, expenses, and causes of action arising out of or related to such participation; and (3) agrees to indemnify and hold harmless the Released Parties from any and all claims, demands, damages, costs, expenses, and causes of action, including reasonable attorneys' fees, arising out of or related to the undersigned's participation or the participation of the minor on whose behalf this Waiver is signed. This Waiver is intended to be as broad and inclusive as permitted by the law of the State of Colorado.

Signature	Date
Printed Name	
Title / Relationship to Player (if signing on behalf of org or as parent/guardian)	
Address / Email / Phone	

-- END OF APPLICATION --

Citadel Security Group is the strongest overall choice for Blackstone Metro District based on:	Citadel Security Group	MDPS - Metropolitan District Public Safety Group	Front Range Patrol
Professional structure and accountability			
Technology driven reporting (TrackTik)	Structured, professional, community focused approach	Specializes exclusively in Title 32 Special Districts ("Since our origin in 1989 to today, it's all we have done. ")	Highly visible, traditional patrol model
Clear scope alignment with district needs	Emphasis on de escalation , policy enforcement, and resident interaction	Provides shared patrol officer on call 8pm–4am	Offers 1-6 nightly patrol visits
Competitive pricing	Offers proactive patrols , incident response, and reporting	Emphasizes small patrol areas (no more than 3 communities within 5 miles)	Heavy emphasis on tactical appearance , K 9, marked vehicles, and "authoritative" presence
Strong organizational depth and training standards	Large, well organized company with 24/7 Operations Center	Very high retention of staff and clients	Officers have extensive firearms and tactical training ("40 hours basic/marksmanship firearm training...")
	Uses TrackTik for GPS verified patrols, analytics, and reporting ("TrackTik provides a powerful platform for capturing and reporting KPIs...")	More boutique, less scalable	More paramilitary than community oriented
If the District wants premium, hyper localized patrol specialization , MDPS is the best fit. If the District wants the lowest cost , Front Range Patrol is the budget option—but with notable trade offs.			
Reporting & Accountability	Most advanced reporting system	Incident reports reviewed by supervisor and forwarded to client	Reports emailed next day
	TrackTik: GPS checkpoints, incident templates, analytics, heat maps, client portal	No mention of GPS tracking or digital reporting	No digital platform or analytics
	24/7 SOC for monitoring and escalation	Traditional reporting workflow	Officers record audio/video via badge cam
	Strong documentation and audit trail ("Timestamped incident reports... secure video evidence capture...")		
	Best in this category: Citadel		
Training & Personnel Quality	Comprehensive training academy	Claims high staff retention	Extensive tactical and firearms training
	De escalation, conflict resolution, emergency response, legal awareness, customer service	No detailed training curriculum provided	Officers often prior law enforcement or military
	Nationally aligned standards (ASIS, NASCO, IACP)		Monthly training required
	Background checks via Verified First ("FCRA compliant background checks...")		More force oriented than community oriented
	Best in this category: Citadel Runner up: Front Range Patrol (strong tactical training but less suited for residential district culture)		
Pricing	\$440/month for 1 nightly patrol	\$5,600/month	\$1,000-\$2,000/month depending on # of nightly visits
	\$1,320/month for 3 nightly patrols	Highest cost	Lowest cost
	\$2,200/month for 5 nightly patrols	Includes on call overnight patrol officer	Unlimited call response included
	Competitive and scalable		
	Best value: Citadel Lowest cost: Front Range Patrol Premium tier: MDPS		
Fit for Blackstone Metro District	Professional, structured, accountable security	A vendor deeply experienced in special districts	Very low cost
	Strong reporting and transparency	A premium, boutique patrol model	Highly visible, tactical style deterrence
	Scalable patrol options	Overnight coverage with a dedicated officer	Simple nightly patrols
	A community appropriate presence		
	Integration with management and law enforcement		

Final Recommendation: Citadel Security Group

Citadel offers the best balance of **professionalism, accountability, technology, training, and cost efficiency**. Their proposal aligns closely with the needs of a residential metropolitan district and provides the most modern, transparent, and scalable security program.

Their TrackTik system, structured reporting, and 24/7 SOC provide a level of oversight that neither MDPS nor Front Range Patrol can match.

If Blackstone wants a **long term, reliable, and professional security partner**, Citadel is the strongest choice.

FRONT RANGE PATROL

COMMERCIAL & RESIDENTIAL PROTECTION
WWW.FRONTRANGEPATROL.COM



C O V E R S H E E T

April 23rd 2026

Property: Blackstone Metro District

ATTN: Lucas Nishimoto

EMAIL: lnishimoto@brightstarcolorado.com

PHONE: 303-551-8890

KYLE M. ARUNDALE 303-429-5061 OFFICE

FRONT RANGE PATROL 303-298-1250 FAX

SECURITY PROPOSAL

Number of pages including cover sheet: 7

Message

- WE FEEL CONFIDENT THAT WE CAN PROVIDE YOUR PROPERTY WITH THE MOST EFFECTIVE TYPE OF SECURITY OFFERED TODAY FOR AN AFFORDABLE PRICE.
- WE FEEL THAT WE CAN PROVIDE IMMEDIATE RESULTS ON YOUR PROPERTY THAT WILL PROVIDE A MORE SECURE ENVIRONMENT FOR YOUR RESIDENTS / CUSTOMERS.
- PLEASE ADVISE OF WHICH OPTION YOU WOULD LIKE FOR THE PROPERTY .
- OUR 24 HOUR DISPATCH NUMBER IS (303) 591-9027.

IF YOU SHOULD HAVE ANY QUESTIONS , AT ALL PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE AT (303)-429-5061.

SINCERELY

Kyle M Arundale

KYLE M . ARUNDALE
PRESIDENT



FRONT RANGE PATROL

COMMERCIAL & RESIDENTIAL PROTECTION

PROPOSAL

Blackstone Metro District

FRONT RANGE PATROL IS A LOCALLY OWNED COMPANY DEDICATED TO PROVIDING PROFESSIONAL AND COURTEOUS SERVICE TO IT'S CLIENTS AND THE GENERAL PUBLIC.

Call for a free quote today !

(303) - 429-5061



FRONT RANGE PATROL

COMMERCIAL & RESIDENTIAL PROTECTION

DEAR: Lucas

WE WOULD LIKE TO INTRODUCE OUR PROFESSIONAL AND COURTEOUS SERVICE TO YOUR PROPERTY.

ENCLOSED ARE THE FOLLOWING DOCUMENTS THAT WE HAD DISCUSSED IN OUR PRIOR CONVERSATION.

IF THIS SERVICE IS SOMETHING YOUR PROPERTY MAY BE INTERESTED WITH OR CONSIDERING NOW OR IN THE FUTURE, PLEASE GIVE US A CALL AND WE WOULD BE MORE THAN HAPPY TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE.

WE FEEL CONFIDENT THAT WE CAN PROVIDE THE MOST PROFESSIONAL PROTECTION POSSIBLE AT A REASONABLE RATE.

SHOULD YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT OUR OFFICE AT (303)-429-5061.



FRONT RANGE PATROL

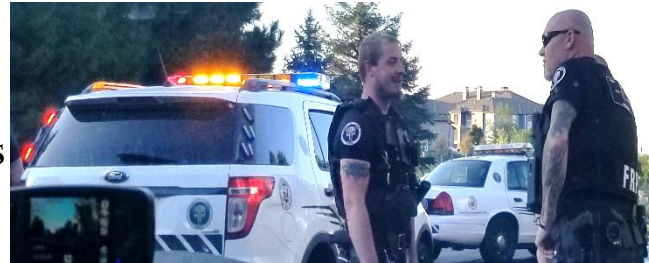
COMMERCIAL & RESIDENTIAL PROTECTION

ABOUT OUR SERVICE:

FRONT RANGE PATROL IS A DEDICATED PRIVATE SECURITY SERVICE WHICH PROVIDES SPECIALIZED PROTECTION TO COMMERCIAL AND RESIDENTIAL PROPERTIES. UNLIKE ANY OTHER SERVICE, FRONT RANGE PATROL IS A HIGHLY VISIBLE AND EFFECTIVE PRIVATE SECURITY AGENCY.

SERVICES INCLUDE:

- **PERSONAL PROPERTY PROTECTION AND SURVEILLANCE**
- **UNLIMITED CALL RESPONSE (24HOURS / 7 DAYS PER WEEK)**
- **ENFORCE PROPERTY REGULATIONS**
- **ENFORCE VEHICLE PARKING REGULATIONS**
- **FACILITY LOCKUPS**
- **EXTERIOR LIGHT INSPECTIONS**
- **NIGHTLY ACTIVITY REPORTS**
- **DETER UNWANTED OR SUSPICIOUS SUBJECTS**
- **FOOT PATROLS OF COMMON AREAS**
- **ALARM MONITORING & RESPONSE**



TRAINING AND EXPERIENCE :

FRONT RANGE PATROL OFFICERS ARE CAREFULLY SELECTED INDIVIDUALS WITH REQUIRED CREDENTIALS IN LAW ENFORCEMENT AND SECURITY TRAINING. OUR OFFICERS MUST BE MENTALLY AND PHYSICALLY CONDITIONED AND MUST SUCCESSFULLY COMPLETE A THOROUGH PRE-EMPLOYMENT BACKGROUND INVESTIGATION AS WELL AS SEVERAL WEEKS OF EXTENSIVE TRAINING. OUR OFFICERS ARE THEN REVIEWED ON OVERALL PERFORMANCE OF DUTIES, WHICH INCLUDES : REPORT WRITING , CLIENT PROTOCOL AND PROFESSIONAL DEMEANOR. FRONT RANGE PATROL OFFICERS MAINTAIN CURRENT KNOWLEDGE AND SKILLS BY CONTINUING EDUCATION AND TRAINING OFFERED BY THE COLORADO LAW ENFORCEMENT OFFICERS ASSOCIATION.

PATROL VEHICLES :

(FRP) VEHICLES ARE VISIBLY MARKED AND FULLY EQUIPPED WITH THE LATEST STATE OF THE ART EMERGENCY EQUIPMENT SUCH AS : DIGITAL 2 WAY COMMUNICATIONS - PDF - EMERGENCY FIRST AID KITS , FIRE EXTINGUISHERS AND LIGHTBARS.

(FRP) VEHICLES ARE WELL MAINTAINED AND AUTHORITATIVE IN LOOKS AN EXCELLENT DETERRENT IN FIGHTING CRIME ON YOUR PROPERTY.

(FRP) RECRUITMENT AND TRAINING STANDARDS ARE REVOLUTIONIZING THE WAY SECURITY SHOULD BE TODAY.

(FRP) ALSO USES SEVERAL UNMARKED VEHICLES USED FOR SURVEILLANCE AND TACTICAL NEEDS.

FRONT RANGE PATROL, WAS FOUNDED IN 1991 BY JOHN E. ARUNDALE. JOHN BELIEVED THAT HE COULD START A SECURITY AGENCY THAT WOULD SURPASS ALL OTHER SECURITY COMPANIES AND PROVIDE A LEVEL OF SERVICE TO CUSTOMERS THAT WOULD REVOLUTIONIZE THE WAY SECURITY SHOULD BE TODAY.

UNIFORM- A UNIFORM THAT IS AUTHORITATIVE IN APPEARANCE AND A BADGE/CAM THAT RECORDS EVENTS AND ACTIVITY (AUDIO & VIDEO) AND THEN IS EMAILED TO YOU THE CUSTOMER.

VEHICLES -PURCHASE AND DECAL VEHICLES THAT WERE AUTHORITATIVE IN APPEARANCE AND INSTALL ALL OF THE HIGHEST STATE OF THE ART EQUIPMENT INSIDE OF THEM.

- 2 WAY MOBILE AND PORTABLE COMMUNICATIONS
- FRONT AND REAR WIGWAGS AND LIGHTS
- CELLULAR COMMUNICATIONS
- FIRST AID KIT
- BASIC CPR KIT
- TACTICAL AND K-9 EQUIPPED
- SURVEILLANCE EQUIPMENT
- GPS TRACKING -VERIFY TIMES OF OFFICERS STOPS AND LOCATION FOR **QUICK RESPONSE TIME TO CALLS**

EMPLOYEES- HIRE ONLY PERSONAL THAT HAD CURRENT / PRIOR LAW ENFORCEMENT - MILITARY POLICE OR A HIGH LEVEL OF SECURITY EXPERIENCE.

TRAINING-ALL OF OUR EMPLOYEES CONTINUE TRAINING ON A MONTHLY BASIS.

- 40 HOURS BASIC/MARKSMANSHIP FIREARM TRAINING
- HANDGUNS-RIFLES AND SHOTGUNS TRAINING
- PUBLIC RELATIONS
- REPORT WRITING SKILLS
- PHYSICAL FITNESS
- HANDCUFFING SKILLS
- HAND-TO-HAND SELF DEFENSE
- URBAN TACTICAL TRAINING
- BATON AND CHEMICAL TRAINING
- TERRORISM THREAT AND FIRST RESPONDER TRAINING
- MOBILE PATROL TRAINING AND DRIVING SKILLS

REPORTS -THE OFFICERS IN THE FIELD COLLECTS INFORMATION AND DATA WHILE ON YOUR PROPERTY AND ISSUES THAT DATA TO OUR DISPATCH CENTER VIA 2 WAY RADIO - PDF OR BY COMPUTER , WHICH IS THEN EMAILED TO YOUR OFFICE THE FOLLOWING DAY.

THE REASON THIS IS DONE IN THIS PROCESS IS SO YOU THE CUSTOMER GETS A COMPLETE AND LEGIBLE REPORT AND THE OFFICER ON YOUR PROPERTY CAN DEDICATE ALL OF HIS TIME PROVIDING SERVICE ON YOUR PROPERTY.

CALL RESPONSE TIME - OUR CALL RESPONSE TIME IS LESS THAN 15 MINUTES WITHIN THE DENVER METRO AREA.



FRONT RANGE PATROL

COMMERCIAL & RESIDENTIAL PROTECTION

SERVICES INCLUDED

FRONT RANGE PATROL, INC. IS POSITIVE THAT WE CAN SUCCESSFULLY PROVIDE YOUR PROPERTY WITH THE LEVEL OF SECURITY THAT YOUR PROPERTY NEEDS.

FRONT RANGE PATROL, INC. **WILL PROVIDE THE FOLLOWING SERVICES** WHILE ON YOUR PROPERTY:

- SUSPICIOUS SUBJECTS & VEHICLE CONTACTS
- FIELD INTERVIEWS
- VEHICLE & FOOT PATROL
- INSPECTION OF ALL EXTERIOR / INTERIOR DOORS AND WINDOWS
- DETER ANY UNWANTED SUSPICIOUS ACTIVITY
- PROPERTY SIGNS POSTED
- PARKING CONTROL
- FACILITY LOCKUPS
- LIGHTS OUT REPORT
- CALL RESPONSE
- SURVEILLANCE
- TACTICAL SERVICES



TACTICAL TEAM :

OUR TACTICAL TEAM IS USED WITH HIGH VOLUME OF DRUG TRAFFICKING -DRINKING -LOITERING - SEXUAL AND UNWANTED ACTIVITIES IN UNWANTED AREAS OF YOUR PROPERTY.

(A PROBLEM THAT JUST DOESN'T GO AWAY)

THIS IS WHERE OUR TACTICAL TEAM COMES IN USEFUL.

THEY WILL BE ON FOOT AND IN VEHICLES **MAKING CONTACT WITH ANY SUSPICIOUS INDIVIDUALS ON YOUR PROPERTY** AND MAKING THEIR PRESENCE WELL KNOWN

PROPOSAL

ATTN: **Lucas**

THANK YOU FOR THE OPPORTUNITY TO SUBMIT A PROPOSAL FOR SECURITY SERVICE TO YOUR PROPERTY.

FRONT RANGE PATROL'S PHILOSOPHY IS TO PROVIDE AN UNSURPASSED LEVEL OF SECURITY SERVICE TO YOU THE CUSTOMER.

FRONT RANGE PATROL WILL PROVIDE A COPY OF THE FOLLOWING:

- GENERAL LIABILITY INSURANCE CERTIFICATE .
- WORKMAN'S COMPENSATION INSURANCE CERTIFICATE .
- COMMERCIAL AUTO INSURANCE CERTIFICATE .
- 10,000.00 DOLLAR INSURITY BOND AS REQUIRED .
- 10,000.00 DOLLAR EMPLOYEE THEFT BOND AS REQUIRED .
- COMPLETE NIGHTLY REPORTS .
- MONTHLY INVOICE OF OUR SERVICES .

TOTAL COST FOR SERVICE ARE AS FOLLOWS;

(OPTION # 1-)

FRONT RANGE PATROL, WILL PROVIDE (1) PATROL VISITS (7) DAYS PER WEEK, HOLIDAYS AND UNLIMITED CALL RESPONSE INCLUDED, FOR THE MONTHLY AMOUNT OF \$ 1,000.00

(OPTION # 2-)

FRONT RANGE PATROL, WILL PROVIDE (2) PATROL VISITS (7) DAYS PER WEEK, HOLIDAYS AND UNLIMITED CALL RESPONSE INCLUDED, FOR THE MONTHLY AMOUNT OF \$ 1,200.00

(OPTION # 3-)

FRONT RANGE PATROL, WILL PROVIDE (3) PATROL VISITS (7) DAYS PER WEEK, HOLIDAYS AND UNLIMITED CALL RESPONSE INCLUDED, FOR THE MONTHLY AMOUNT OF \$ 1,400.00

(OPTION # 4-)

FRONT RANGE PATROL, WILL PROVIDE (4) PATROL VISITS (7) DAYS PER WEEK, HOLIDAYS AND UNLIMITED CALL RESPONSE INCLUDED, FOR THE MONTHLY AMOUNT OF \$ 1,600.00

(OPTION # 5-)

FRONT RANGE PATROL, WILL PROVIDE (5) PATROL VISITS (7) DAYS PER WEEK, HOLIDAYS AND UNLIMITED CALL RESPONSE INCLUDED, FOR THE MONTHLY AMOUNT OF \$ 1,800.00

(OPTION # 6-)

FRONT RANGE PATROL, WILL PROVIDE (6) PATROL VISITS (7) DAYS PER WEEK, HOLIDAYS AND UNLIMITED CALL RESPONSE INCLUDED, FOR THE MONTHLY AMOUNT OF \$ 2,000.00

FRONT RANGE PATROL, ALSO OFFERS **ON-SITE SERVICES** FOR THE **HOURLY RATE OF \$ 50.00. PER OFFICER**

FRONT RANGE PATROL'S CALL RESPONSE CENTER OPERATES 24 HOURS PER DAY (7 DAYS PER WEEK) AT NO ADDITIONAL COST TO THE CLIENT.



**MDPS LLC
Metropolitan District Public Safety Group**

PROPOSAL FOR PATROL SERVICES

Prepared For;

**Brightstar Management Group, On
behalf of;
BLACKSTONE METROPOLITAN DISTRICT**

SERVICE OVERVIEW

MDPS LLC proposes to provide Patrol Services for the client at the location specified in the protective services agreement. Services shall include a patrol officer in a local shared capacity on call between the hours of 8pm and 4am, with structured patrols tailored to the Districts needs.

All activities, occurrences and incidents, if any, will be detailed on an Incident Report and will be submitted at the end of the shift to the on duty supervisor for review. The supervisor, upon approval, will forward the report to the client designated representative in the manner and frequency as agreed on by both parties. If any incident or occurrence poses a considerable life safety threat, involves death or serious bodily injury or major property damage, the designated contact(s) for the client will receive telephone notification as soon as reasonably possible after discovery.

COMPENSATION

Services will be invoiced at a rate of \$5600.00 per month on the first of each service month with net 30 terms. Dedicated onsite service and court appearances each bear an additional charge. MDPS recognizes 5 legal holidays per year each with a daily charge of 25.00.

REFERRALS

From time to time we receive requests for services that we feel may be beyond our expertise. In this event, we will provide you with contact information for qualified specialists who can more efficiently offer a solution. These referrals do not imply a guarantee on behalf of MPS LLC or any of its subsidiaries, nor does it obligate the client to use the services of the individual or firm whose name we provide. MDPS does not profit from these referrals. These referrals do not serve as ANY part of the agreement between the client and contractor.

TERMS

The term of the agreement is 12 months. Either party may cancel coverage at any time with at least 30 days notice.

THE MDPS ADVANTAGE

MDPS only operates in the southeast metro area. As shown in our references section, our client retention is long term and unequalled by anyone. Similarly, our staff retention is well beyond any of our competitors.

From a price point, MDPS is on the higher end of the market. The trade off is smaller patrol areas of no more than 3 communities within 5 miles. This allows less overworked staff members, less staff turnover, less wear on equipment, better response time and saturation. The practice of regularly assigned patrol officers allows them to know the neighborhoods and the people. Some of our competitors stack up to 30 properties on one patrol unit to offset low bidding. This is clearly a counterproductive practice for everyone involved.

MDPS is the only company specializing in Title 32 Special Districts and the entities that they are comprised of. Since our origin in 1989 to today, it's all we have done.

REFERENCES and CURRENT CLIENTS

Saddle Rock South Authority (28 Years) Ashley Frisbee,
WBA Local Government Law

Drake Asset Management (25 Years) Perry Radic

Murphy Creek Metropolitan District (28 Years) Shannon Torgerson,
Goodwin Management

Traditions HOA/Metropolitan District (16 Years) Ken Haldeman, Board
President

SouthShore Metropolitan District (4Years) Kevin Staddler Board Member

Tallyns Reach Metropolitan District (2 Years) (As a Consultant and Project
Manager on CPTED Projects and Improvements) BJ Pell, Board Member

Tollgate Crossing Metropolitan District (6 Years) Beau McMahon,
Brightstar Management

Citadel Security Group LLC



**Citadel Security : A Comprehensive Overview
For
Blackstone Metro District**



Beau McMahon
Senior District Manager
Brightstar District Management
9351 Grant Street, Ste 500
Thornton, CO 80229

Beau,

Thank you for the opportunity to provide a proposal for security services for Blackstone Metro District.

We understand that community-focused districts require a security presence that is both visible and proactive—focused on deterring unwanted activity, maintaining order, and supporting a safe and well-managed environment for residents, visitors, and staff. This type of environment requires consistency, professionalism, and a team that can confidently address issues without escalating situations unnecessarily.

Citadel Security brings extensive experience supporting districts and community properties where reliability, communication, and accountability are critical. Our approach is centered on reducing disturbances, protecting shared spaces, and providing a dependable presence that supports both the district and its stakeholders.

Our proposed approach includes:

- Dedicated coverage during identified peak hours
- Proactive patrols of common areas, parking areas, and access points
- Professional handling of disturbances, trespassing, and policy concerns
- Clear communication and coordination with district management
- Structured reporting and documentation of all activity
- On-demand response support for unexpected issues

Our officers are trained to operate in environments where professionalism, visibility, and consistency are key. The goal is simple—support your team, protect the property, and deliver reliable security services that enhance the overall environment of the district.

We appreciate the opportunity to partner with Brightstar District Management and support Blackstone Metro District. I look forward to connecting and reviewing the proposal with you.

Respectfully,

Kai-Syliece Harris
Business Development Manager/Client Success Manager
kharris@citadelsecurityusa.com
877.639.4301 Office
720.737.1525 Cell



The Citadel Standard: Structured Security for Blackstone Metro District

Citadel Security delivers structured, proactive protection designed to support district management and maintain a safe, well-controlled environment throughout Blackstone Metro District. Our role is not simply to provide coverage — it is to create visible deterrence, reduce unwanted activity, and reinforce standards that protect both the community and the district's assets.

This is disciplined, visible, and responsive security.

Results You Can Expect from the Citadel Presence

Community Oversight

Professional security presence during identified peak hours to maintain visibility, monitor activity, and ensure the district remains orderly and well-managed.

Active Deterrence & Patrol

Routine patrols of common areas, parking areas, amenities, and access points to deter loitering, trespassing, and disruptive behavior.

Policy Enforcement & Public Interaction

Professional handling of disturbances, unauthorized activity, and community concerns while maintaining respectful engagement with residents and visitors.

Rapid Incident Response

Immediate response to safety concerns, suspicious activity, or disturbances—ensuring issues are addressed quickly before escalating.

Clear Documentation & Reporting

Structured incident reporting and activity logs that provide district management with full visibility into issues encountered and actions taken.

Reliable Emergent Response Coverage

In addition to scheduled coverage, Citadel provides emergent response support, ensuring the district has rapid security response available when unexpected situations arise.

Our Approach: Visible Deterrence + Professional Control

- Strong, consistent presence during peak activity periods
- Proactive patrols to maintain order and deter unwanted behavior
- Professional enforcement of district standards and expectations
- Rapid response to incidents impacting safety or property
- Clear communication and coordination with district management




Our Commitment to Structured, Professional Oversight

Our commitment is simple: reduce disturbances, protect the district, and support a safe, well-managed environment.

Citadel Security will operate as a direct extension of the management team—reinforcing expectations, maintaining visible oversight, and ensuring Blackstone Metro District remains controlled, secure, and professionally supported.



References for Similar Projects:

<p>Client:</p> 	<p>Client: Bridgewater Apartments Contact Person : Dencie Rush, 817-201-6597 bridgewater@sares-regis.com Scope of Work:</p> <ul style="list-style-type: none"> • Provide unarmed patrol coverage throughout Bridgewater Apartments, ensuring a consistent and visible security presence. • Conduct randomized interior and exterior patrols, securing all access points and monitoring parking areas, entrances, and common spaces. • Engage with residents respectfully while observing for safety hazards or suspicious activity, responding promptly to any concerns or incidents. • Document all patrols and interactions in TrackTik to maintain accurate records and communication with management.
<p>Client:</p> 	<p>Client: East Range Crossing Contact Person: Kira Franklin, 720-259-3982 kira.franklin@dominiuminc.com Scope of Work:</p> <ul style="list-style-type: none"> • Provide unarmed patrols emphasizing resident safety, deterrence, and visibility in key areas. • Conduct randomized foot/vehicle patrols, securing restricted and shared spaces. • Engage residents and visitors with professionalism while monitoring for hazards or violations. • Respond quickly to concerns, disturbances, and emergencies; coordinate with management and authorities.
<p>Client:</p> 	<p>Client: Fellow at Fitz Contact Person : Briseida Rodriguez, 720-358-8200 manager@liveatfellow.com Scope of Work:</p> <ul style="list-style-type: none"> • Provide unarmed patrol services to maintain a safe and welcoming community. • Conduct randomized foot and vehicle patrols of parking areas, entrances, hallways, and shared spaces. • Deter unwanted activity while ensuring access points and restricted areas remain secure. • Respond promptly to resident concerns, disturbances, and emergencies; coordinate with management and law enforcement.



Citadel Security Overview

“Your Safety, Our Commitment”

Citadel Security USA is a mission-driven security provider focused on dependable, high-quality service. We partner with clients who expect professionalism, accountability, and a team that takes ownership from start to finish.

Our reputation is built on trust — trust that we will show up prepared, represent our clients well, and respond quickly when challenges arise. We deliver security programs tailored to each environment, whether it's a campus, public venue, manufacturing facility, or high-traffic community setting.

What sets Citadel apart is our hands-on leadership and field-first mindset. Every deployment is supported by accessible managers, clear communication, and the infrastructure to scale as needs change. We bring the reliability of a larger company with the responsiveness of a local partner.

Our Background: Experienced & Performance Driven

Founded in 2007, Citadel Security USA is a veteran-owned provider with the structure of a mature organization and the agility to adapt to each client's culture and pace. Headquartered in Missouri, we operate across multiple states and support clients in manufacturing, logistics, higher education, government, and event environments.

Our leadership comes from military, law enforcement, and private security backgrounds — experience that guides our professional, proactive approach. Strong field leadership and clear expectations are central to how we serve our clients and develop long-term partnerships.

Company Size & Capabilities

Citadel Security USA delivers large-scale reliability with hands-on, local accountability. Our organization is built to support complex programs, high-profile events, and multi-site operations with consistency and professionalism.

At a Glance

- **500+ trained and vetted security officers** across multiple regions
- **600+ active client accounts** spanning corporate, government, event, and critical-infrastructure environments
- **\$20M+ in annual revenue**, demonstrating financial stability and operational capacity
- **Fully in-house HR, Operations, Finance, Compliance, and Recruiting** to ensure quality control and rapid response
- **24/7 Operations Center and mobile field supervision** for real-time support and issue resolution
- **TrackTik digital reporting platform** for GPS-confirmed patrols, incident documentation, and client transparency

Citadel provides **fixed-post security, mobile patrols, and full event staffing**, supported by structured oversight and a responsive leadership team. We take pride in being a **dependable, service-driven partner**—delivering safety, professionalism, and reliability every day.



Team Behind Your Security Program



Justin Hale, Chief Executive Officer

- U.S. Army veteran with eight years of honorable service in high-risk environments, rising to Noncommissioned Officer.
- Former Director of Security for a U.S. Ambassador, coordinating with the State Department, federal agencies, and international partners to safeguard diplomatic personnel and assets.
- Founded Citadel Security USA in 2007 to raise the private security standard, building a company trusted by government, industrial, and critical-infrastructure clients.
- Provides executive oversight of all operations while staying actively engaged in client partnerships, industry associations, and compliance initiatives.

Walter Chi, Chief Operating Officer



- Executive leader with extensive experience overseeing multi-state security operations and complex service contracts in high-liability environments.
- Proven track record of building structured, compliance-driven organizations focused on accountability, operational discipline, and measurable performance.
- Leads enterprise strategy, financial stewardship, and scalable growth initiatives across all Citadel divisions.
- Provides executive oversight of contract performance, regulatory compliance, and risk management while remaining actively engaged in key client relationships and operational leadership development.

Brent Jagger, Vice President of Operations- West



- U.S. Army veteran with 20+ years of leadership and operational service; retired combat veteran in 2008
- 30+ years of combined military and private-sector expertise in event and community security
- Oversees large-scale event deployments, including festivals, parades, and public venues across Colorado
- Experienced in managing security operations for county courthouses, hospitals, and high-traffic community gatherings
- Certified instructor in de-escalation, emergency response, and event safety training for 250+ officers
-



Equipment and Uniform Provisioning – Unarmed Officers

Citadel Security USA equips all unarmed officers with professional uniforms and essential gear to ensure they maintain a strong presence, operate safely, and perform effectively at every post.

Professional Uniform Standards

Officers are issued standardized law enforcement-style uniforms designed to present a visible and authoritative security presence while maintaining a polished, professional appearance.

Essential Duty Gear

Each officer is equipped with a fully stocked duty belt that includes:

- OC spray
- Handcuffs
- Baton
- Flashlight
- Radio communication device (as required per post orders)

Optional Support Equipment

Depending on the assignment, officers can also be issued:

- Body-worn cameras for enhanced accountability
- Additional communications equipment
- Safety vests for high-visibility posts



Patrol Vehicles

- Clearly marked vehicles that project a strong, professional presence.
- Equipped with Samsara GPS and camera systems for real-time tracking and video monitoring.
- Enables accurate incident documentation and operational oversight.
- Provides both a visible deterrent and reassurance to residents, tenants, and staff.



Citadel Training Academy

Our officer training follows proven national standards to ensure readiness and professionalism. Modeled after the PACSCO framework and shaped by ASIS, NASCO, IASIR, and IACP guidelines, every program combines compliance, communication, and situational awareness—equipping our officers to perform with confidence in any environment.



At Citadel Security, we train for what matters most—real situations, real clients, real results.

Our officers complete focused instruction on the topics that protect people and property every day:

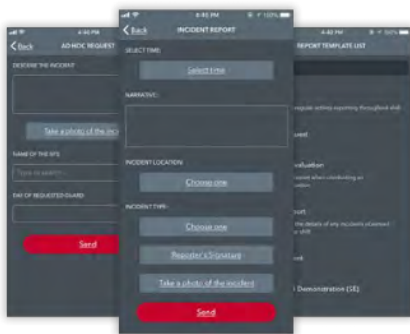
- **De-escalation & Conflict Resolution** – keeping situations calm and under control
- **Emergency Response** – reacting quickly and effectively when seconds count
- **Access Control & Visitor Management** – ensuring only the right people get in
- **Incident Reporting & Documentation** – accurate details that drive accountability
- **Professional Conduct & Communication** – representing our clients with respect and confidence

Because at Citadel, training isn't just preparation—it's performance.



Technology-Driven Accountability and Oversight

Citadel uses the TrackTik Guard Tour system to bring structure, visibility, and accountability to every patrol. We collaborate with clients to identify key priorities and build customized patrol routes with defined checkpoints. At each checkpoint, officers can log activity, receive instructions, complete reports, and trigger incident alerts—all in real time. Most importantly, TrackTik provides a powerful platform for capturing and reporting the KPIs that matter most to our clients. From patrol frequency and response times to incident trends and post compliance, every action is documented and made visible—ensuring our performance is measurable, reportable, and always aligned with contract expectations.

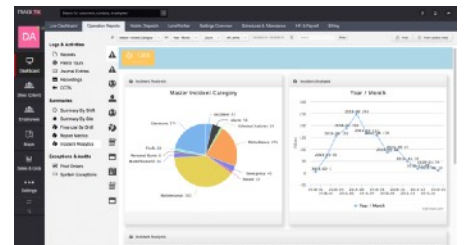


Customizable Reporting with TrackTik

TrackTik lets us build custom report forms based on incident type and severity. This ensures officers follow the right protocols and provide the exact info needed—every time

Actionable Insights with TrackTik Analytics

TrackTik turns patrol data into visual insights—like incident heat maps and trend charts—so you can spot patterns, pinpoint problem areas, and make smarter security decisions over time.



<p>Live dashboard</p>	<p>GPS tracking</p>	<p>Geofencing</p>	<p>Dynamic map view</p>
<p>Solitary worker</p>	<p>Panic button</p>	<p>Automated SMS and email alerts</p>	<p>Checkpoint tours</p>
<p>Post order acknowledgement</p>	<p>Watch mode</p>	<p>Message board</p>	<p>Client portal</p>

Security Operations Center (SOC)

24/7 Command, Monitoring & Response

Our Security Operations Center (SOC) serves as the centralized command hub for all security operations, delivering continuous oversight, real-time monitoring, and coordinated response support 24 hours a day, 365 days a year.

Staffed by trained surveillance professionals, the SOC enhances field operations, mobile patrol services, and camera monitoring through proactive threat detection and structured escalation protocols.

Continuous Monitoring & Threat Detection

- 24/7 live camera monitoring, including nights, weekends, and holidays
- AI-enhanced analytics to distinguish routine activity from potential threats
- Real-time detection of intrusions, loitering, perimeter breaches, and safety risks
- Event-based alert monitoring for motion triggers and rule violations

Our intelligent monitoring reduces false alarms while increasing detection accuracy and response speed.

Real-Time Response & Escalation

- Immediate action based on client-specific protocols
- Direct coordination with law enforcement, fire, EMS, or mobile patrol units
- Rapid notification to designated client representatives
- Structured escalation procedures for critical incidents

Every response is deliberate, documented, and aligned with your expectations.

Reporting, Documentation & Evidence Management

- Timestamped incident reports detailing actions taken and outcomes
- Secure video evidence capture and retention
- Complete audit trail of all monitored activity
- Transparent reporting with daily, weekly, or monthly summaries

You maintain full visibility into what occurred, how it was handled, and the resolution.

System Oversight & Technology Integration

- Camera health and uptime monitoring
- Alert zone and analytics configuration management
- Support for client-owned systems or leased solar, Wi-Fi, and cellular-enabled solutions
- Incident management software for consistent tracking and accountability

Operator Training & Quality Assurance

- Trained in threat assessment, de-escalation, and emergency protocols
- Knowledge of privacy and surveillance compliance standards
- Supervisor audits of response times and protocol adherence
- Strict data protection and limited access controls
-

The Value to Your Organization

The SOC adds an additional layer of accountability, transparency, and operational control. Through proactive monitoring and coordinated response, we extend your security presence beyond the physical site — ensuring your property is protected at all times.

Peace of mind, backed by structured oversight and measurable performance.



Our People Strategy and Commitment

Citadel Security believes people are our greatest asset. Our **dedicated Human Resources team**, with over 20 years of combined experience, leads our efforts to recruit top talent and support long-term career development. We focus on hiring individuals who meet high standards and align with our mission and values—ensuring every officer is a strong fit for both our team and the clients we serve.



Background Screening with Verified First

Citadel partners with **Verified First**, a nationally recognized provider of background screening solutions, to ensure every officer we hire meets the highest standards of safety, integrity, and compliance. Verified First delivers fast, FCRA-compliant background checks that help us make informed and responsible hiring decisions.

Key Features of Our Screening Process with Verified First:

- **Comprehensive Background Checks:** Criminal history, employment verification, education, reference checks, and more—tailored to security industry standards.
- **Work History Verification:** Confirms previous employment to ensure candidates meet experience requirements and client standards.
- **Integrated Screening Technology:** Verified First's platform allows us to initiate and manage background checks quickly and securely, accelerating hiring while maintaining compliance.
- **FCRA-Compliant & Trusted Nationwide:** Verified First adheres to all Fair Credit Reporting Act (FCRA) guidelines, ensuring every screening is thorough, accurate, and legally sound.
- **Adaptable to Client Requirements:** Their system allows us to meet unique screening criteria for public, private, or government-sector clients as needed.

Efficient Billing and Transparent Invoicing with TrackTik

At Citadel Security USA, we leverage the advanced capabilities of TrackTik, our state-of-the-art security management software, to ensure seamless reporting of billable hours and efficient monthly billing processes.

- **Streamlined Reporting:** TrackTik captures detailed hours worked through electronic reporting, ensuring accurate time tracking for contract employees.
- **Verified Accuracy:** Built-in validation and review workflows ensure reported hours are verified before invoicing.
- **Transparent Documentation:** Each invoice includes detailed reporting of hours worked for full transparency and accountability.
- **Timely Submission:** Automated reminders and scheduling tools help ensure invoices are submitted to Accounts Payable on time.
- **Clear Line-Item Billing:** Detailed job classifications and line-item descriptions support efficient invoice review and approval.
- **Responsive Communication:** TrackTik enables quick responses to client questions or requests, supporting a strong working partnership.



Coverage Locations	
Client Name:	Brightstar District Management
Client Main Point of Contact:	Name: Beau McMahon
	Phone: 303-551-8893
	Email: bcmahon@brightstarcolorado.com
Site Location:	Blackstone Metro District: 9351 Grant St STE 500 Thornton, CO, 80229
Scope of Work:	
<ul style="list-style-type: none"> - Conduct Patrol of Property to include, parking, and amenities - Ensure all exterior access points are secure - Officers will assist in monitoring property for illegal activities and loitering. - Notify Facilities manager of any security issues - Provide a visual presence to prevent illegal activities. 	<ul style="list-style-type: none"> - Follow instructions provided by the Facilities manager and local law enforcement. - Assist in enforcing property rules and regulations. - Daily Shift reports detailing assigned officers' activities during shift. - Communicate promptly with the Facilities manager and local law enforcement regarding any rule violations or incidents.
Service Pricing	
1 Nightly Patrol Stop:	\$440/Monthly
3 Nightly Patrol Stops :	\$1,320/Monthly
5 Nightly Patrol Stops:	\$2,200/Monthly
<p>Note: This quote is valid for 30 days from the date issued.</p> <ul style="list-style-type: none"> • This proposal is based on a 12-month agreement, with standard Net 30 payment terms. • The proposed hourly rate is fully inclusive of all labor, management, supervision, training, reporting, insurance, and administrative costs associated with delivering the security program outlined. • Citadel Security USA will bill 1.5x holiday premium for the following holidays: New Year's Day, Independence Day, Thanksgiving Day, and Christmas Day. 	

Issued Friday, March 27, 2026
 By: Kai-Syliece Harris
 Business Development Manager/Client Success Manager
 kharris@citadelsecurityusa.com
 877.639.4301 Office
 720.737.1525 Cell





Quote

ADDRESS

General Contractor

SHIP TO

Blackstone Metro District - Canyon Park
27575 E Canyon Pl Aurora, CO 80016

QUOTE # 36861

DATE 05/26/2026

EXPIRATION DATE 06/26/2026

SALES REP

Jesse Nieding

DESCRIPTION	QTY	RATE	AMOUNT
Little Tikes Commercial Little Tikes Commercial Composite Structure Solo Spinner Horse Rider	1	49,310.00	49,310.00T
Installation:Installation Installation	1	14,793.00	14,793.00
Freight Freight	1	4,500.00	4,500.00
Services Removing existing equipment. Push back existing EWF and reinstall it under a top off	1	7,950.00	7,950.00
Fibar:Bulk Fibar Bulk: IPEMA Certified engineered wood fiber safety surfacing by Fibar Systems, Inc. Includes delivery. 2140 sqft	1	4,632.52	4,632.52T

Please Note: It is the customer's responsibility to verify that the square footage and thickness of the safety surfacing being quoted is accurate according to the project plans and/or specifications. If changes are made to the size of the play area or the playground equipment being installed, this quote will need to be revised and the price per unit is subject to change based on the new specifications.

Fibar Felt & Fibar Drain rolls are Not Included but can be added for an additional cost.

Installation:Surfacing Installation of Safety Surfacing	1	2,655.00	2,655.00
---	---	----------	----------

Recreation Plus Terms:Recreation Plus Terms TERMS: Net % 30 days, 50% down payment required. Payment in full required on orders under \$5,000 (Does not apply to government customers). Financing available upon request. Tax Exempt/Resale Certificate Required. A 3% fee will be added for any payments by credit card on orders over \$5,000. Initial _____.	1	0.00	0.00T
---	---	------	-------

PLEASE NOTE: Customer is required to verify that quantities, colors, and mounting styles are accurate according to the project plans and/or specifications for all equipment and safety surfacing. Initial _____.

SHIPMENT: Shipment is approximately 12-16 weeks after order is received and approved. Installation date TBD (if included). Customer is responsible for offloading the truck if we are

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

not providing installation. Initial _____.

INSTALLATION: Please Note that installation is not included unless otherwise noted above. If installation is included, price assumes that the site has been prepared and that grade slope does not exceed 1 - 2% in any direction. Grade work and drainage improvements/lines are not included unless specifically listed above. Please turn off sprinkler systems 1 week prior to installation to avoid site damage due to wet ground. Installation is only available Monday-Friday during standard daytime business hours. Initial _____.

DISCLAIMER: Unless specifically listed in the quote above, payment/performance bonds, permits, prevailing wages, certified payroll reports, sealed engineered drawings, and 3rd party safety audits are Not Included in this agreement and, if required, are the responsibility of the customer. Initial _____.

ROCK CLAUSE: In the event that soil or rock conditions are such to prevent normal installation time and procedures, the customer will be responsible for additional equipment, labor expenses and delay costs required to complete the installation. Should the situation arise, the problem will be discussed with the customer prior to incurring any additional cost. Initial _____.

UNDERGROUND UTILITY CLAUSE: Customer is responsible for ensuring all underground utilities, irrigation lines, private lines, geothermal wells, and other subsurface improvements are properly located and clearly marked prior to the start of work, including contacting 811 and any private locating services as needed. Recreation Plus is not responsible for damage to unmarked or improperly marked utilities. Any repair costs, delays, or additional work resulting from unmarked utilities shall be the responsibility of the Customer and may be billed as a change order. Initial _____.

A purchase order or signed quote is required. Pricing quoted is based on our standard insurance certificate. Unless specifically listed in the quote above, installation, payment/performance bonds, permits, sealed engineered drawings, and 3rd party safety audits are Not Included in this agreement and, if required, are the responsibility of the customer. Customer is responsible for repair of any unmarked underground utility lines damaged during construction. Financing available upon request. A 3% fee will be added for payment by credit card.

SUBTOTAL	83,840.52
TAX	3,775.98
TOTAL	\$87,616.50

THANKS FOR CONSIDERING OUR PRODUCTS!

Accepted By

Accepted Date

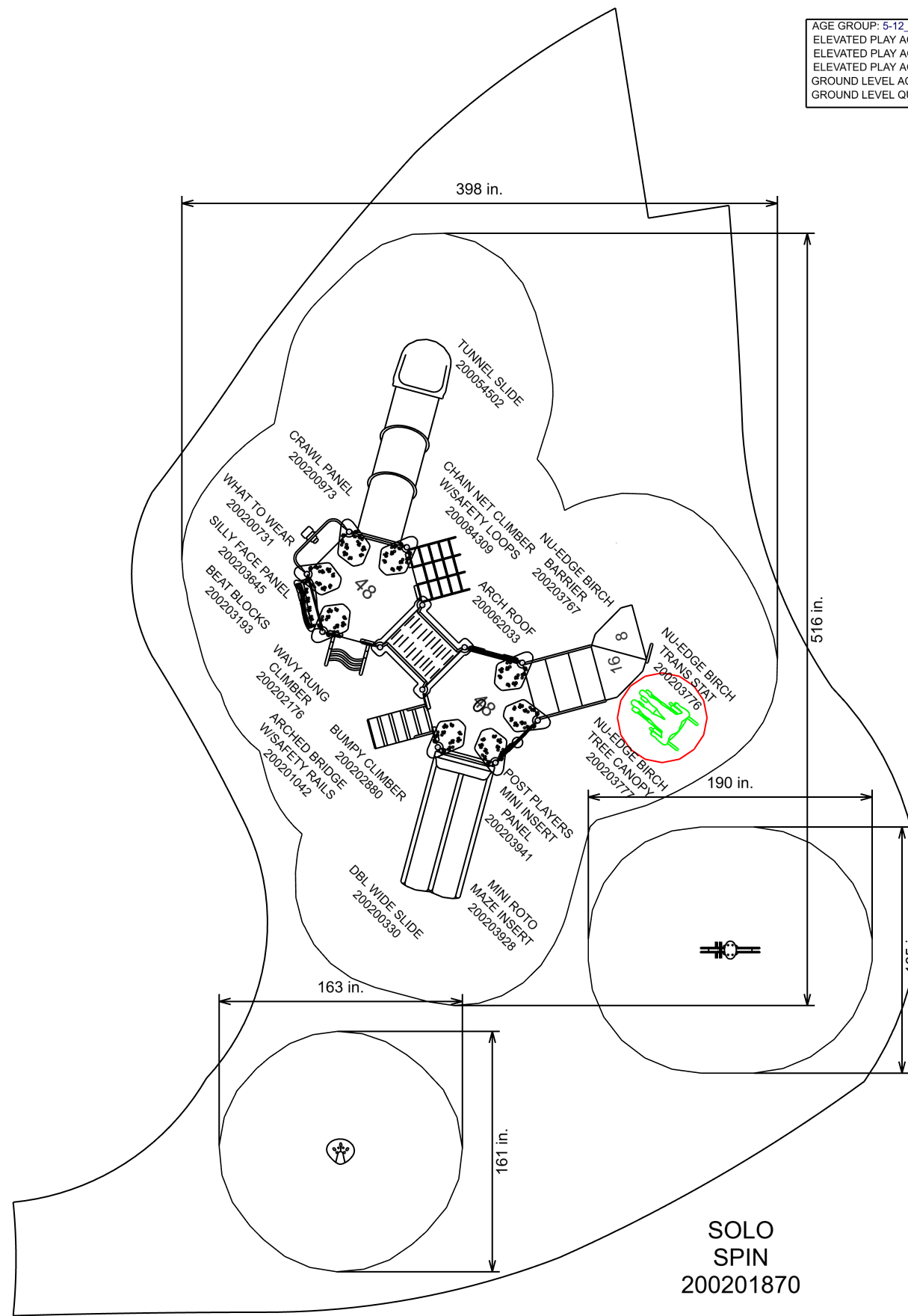
GENERAL NOTES

AGE GROUP

2-5YRS 5-12YRS 2-12YRS 13YRS

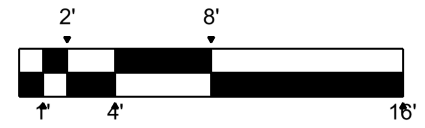
1. THE AMERICANS WITH DISABILITIES ACT (ADA) MAY REQUIRE THAT YOU MAKE YOUR PARK AND/OR PLAYGROUND ACCESSIBLE WHEN VIEWED IN ITS ENTIRETY. PLEASE CONSULT YOUR LEGAL COUNSEL TO DETERMINE IF THE ADA APPLIES TO YOU.
2. FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS.
3. ALTHOUGH A PARTICULAR PLAYGROUND DESIGN MY NOT MEET THE PROPOSED ACCESS BOARD REGULATIONS IN REGARDS TO THE APPROPRIATE NUMBER OF GROUND LEVEL EVENTS THE ACTUAL PLAYGROUND MAY BE IN COMPLIANCE WHEN CONSIDERING EXISTING PLAY COMPONENTS.
4. ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER.
5. FALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENT.
6. THE MINIMUM RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAYSTRUCTURE IS SHOWN. THIS ZONE IS TO BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS ROCKS BORDER MATERIAL ETC.).
7. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS I.E. 96 REPRESENTS A 96 INCH POST.
8. NOT ALL EQUIPMENT MAY BE APPROPRIATE FOR ALL CHILDREN. SUPERVISION IS REQUIRED.

AGE GROUP: 5-12_ASTM	
ELEVATED PLAY ACTIVITIES - TOTAL: 8	
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 8	REQ'D 0
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 8	REQ'D 4
GROUND LEVEL ACTIVITY TYPE: 4	REQ'D 0
GROUND LEVEL QUANTITY: 6	REQ'D 0



HORSE SPRING RIDER
W/C SPRING
IE200203728

SOLO
SPIN
200201870



PROJECT:
DENVER, CO
LTCPS REP:
Jesse Nieding
LEA PARK & PLAY INC.
Enter Phone No.

GROUND SPACE: 26'-6" x 46'-6"
PROTECTIVE AREA: 38'-6" x 58'

DRAWN BY: Jesse Nieding
DATE: 05/26/2026
PROJECT: 26010971

LTCPS - FARMINGTON
878 EAST HIGHWAY 60
MONETT MO 65708
VOICE: 1-800-325-8828
FAX: 417-354-2273

PLAYGROUND LAYOUT COMPLIANCE:

- ASTM F1487 - PLAYGROUND EQUIPMENT FOR PUBLIC USE
- CPSC HANDBOOK FOR PUBLIC PLAYGROUND SAFETY
- THIS PLAYGROUND DESIGN MEETS THE FINAL ACCESS BOARD REGULATION.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

Since 1988

PlayWell

Athletic, Park, and Playground Equipment

Arkansas | Colorado | Oklahoma | New Mexico | Texas



I apologize, I know our quotes can be confusing. I always feel it necessary to clarify. For an all-in price please add the following quotes together:

PlayWell Quote = Product

PlayWorks Quote = Install/Labor

Lump Sum = \$121,586.86

203A State Highway 46 East, Boerne, TX 78006
(972) 488-9355 or (800) 726-1816 | Fax (800) 560-9150

www.playwellgroup.com



Town of Windsor *Founders Green Park*

Tara Fotsch - (970) 674-3512
tfotsch@windsorgove.com

Products include: (5-12) Playground Structure, Swings and Poured in Place Surfacing - Total Project Cost: \$300K



City of Fort Morgan *Library Park*

Matt Underwood - (970) 370-6563
matt.underwood@cityoffortmorgan.com

Products include: (5-12) Playground Climber, GFRC, Fabric Shade and Synthetic Turf - Total Project Cost: \$250K



Douglas County **School District** *Platte River Academy*

Alan McQueen - (303) 221-1070
amcqueen@prak8.org

Products include: (5-12) Playground Structure, Freestanding Spinners/Climbers, EWF - Total Project Cost: \$265K

Quote #

28520

PlayWell

The PlayWell Group, Inc.

www.playwellgroup.com

800-726-1816

505-296-8900 (fax)

Athletic, Park, and Playground Equipment
Serving Colorado, Texas, New Mexico, Oklahoma, and Arkansas since 1988

Bill To:

Brightstar District Management
Accounts Payable
9351 Grant Street Suite 500
Thornton, CO 80229

Phone: (303) 551-8890

Ship To:

Brightstar District Management
Blackstone Canyon Park
Redwood's Landscaping-Scott
Humphrey
10630 Pronghorn Place
Franktown, CO 80116

Phone: (720) 384-5253

Quote Details:

Date: 5/26/2026

Terms: NET 30

Expiration: 6/25/2026

Sales Rep: JRG

PO #:

Item	Description	Qty	List Price	Disc. Price	Total
	PLAYCRAFT				
R50	R5 CUSTOM PLAY SYSTEM-R501C9F4A	1	70582.00	67,052.90	67,052.90
PC-2475	STAND-N-SPIN	1	2279.00	2,165.05	2,165.05
PC-1600	TILT MAZE GAME	1	1698.00	1,613.10	1,613.10
SHIP	SHIPPING & HANDLING	1	6202.66	6,202.66	6,202.66

Need Help?

Call: 800-726-1816
Mon - Fri: 8:00AM to 5:00PM
Email: invoice@playwellgroup.com
Please review our attached Terms & Conditions for complete detail regarding this Quote.

Subtotal	\$77,033.71
Sales Tax (0.0%)	\$0.00
Deposit	\$0.00
Total	\$77,033.71

Ways to Pay

Check
Remit Payment to:
The PlayWell Group, Inc.
203A State Highway 46 East
Boerne, TX 78006

Credit Card - Usage Fee 3.5%
Call: 800-726-1816
Mon - Fri: 8:00AM to 5:00 PM



Approval

Quote Valid for 30 days. Product will be ordered upon receipt of written approvals and/or deposit.

Signature: _____

Date: ___/___/___

Installation Quote #

14348

PlayWorks

PlayWorks, Inc.

www.playwellgroup.com

800-726-1816

505-296-8900 (fax)

Athletic, Park, and Playground Equipment
Serving Colorado, Texas, New Mexico, Oklahoma, and Arkansas since 1988

Bill To:

Brightstar District Management
Accounts Payable
9351 Grant Street Suite 500
Thornton, CO 80229

Phone: (303) 551-8890

Installation Site:

Brightstar District Management
Blackstone Canyon Park
Lucas Nishimoto
7949 S Blackstone Parkway
Aurora, CO 80016

Phone: (303) 551-8890

Quote Details:

Date: 5/26/2026

Terms: NET 30

Exp Date: 6/25/2026

Sales Rep: JRG

PO #:

Item	Description	Qty	List Price	Total
	DELIVERED AND INSTALLED BY REDWOOD'S PRECISION LANDSCAPING			
INSTALL-REDWO...	INSTALLATION OF R5 CUSTOM PLAY SYSTEM-R501C9F4A	1	22,768.39	22,768.39
INSTALL-REDWO...	INSTALLATION OF STAND-N-SPIN	1	735.16	735.16
INSTALL-REDWO...	INSTALLATION OF TILT MAZE GAME	1	547.74	547.74
	INSTALLED BY BEDROCK SLINGERS			
INSTALL-BEDRO...	DEMO AND REMOVAL OF ALL PLAYGROUND EQUIPMENT-EXCAVATION AND REMOVAL OF SURFACING TO NATIVE SOIL (MINIMUM OF 12" DEPTH)	1	14,139.78	14,139.78
INSTALL-BEDRO...	PURCHASE OF EWF	1	2,930.11	2,930.11
INSTALL-BEDRO...	DELIVERY OF EWF	1	410.22	410.22
INSTALL-BEDRO...	INSTALLATION OF 2,188 SQFT OF EWF AT A 12" COMPACTED DEPTH WITH THE BLOWER TRUCK	1	2,080.38	2,080.38
INSTALL-BEDRO...	PURCHASE OF FABRIC	1	352.90	352.90
INSTALL-BEDRO...	DELIVERY OF FABRIC	1	47.05	47.05
INSTALL-BEDRO...	INSTALLATION OF 2,188 SQFT OF FABRIC WITH PINS	1	541.12	541.12
INSTALL-BEDRO...	COLORADO RETAIL DELIVERY FEE	1	0.30	0.30

Need Help?

Call: 800-726-1816
Mon - Fri: 8AM to 5:00PM
invoice@playwellgroup.com

Please review our attached Terms & Conditions for complete detail regarding this Quote.

Total	\$44,553.15
Deposit	\$0.00
Balance Due	\$44,553.15

Ways to Pay

Check
Remit Payment to:
PlayWorks, Inc.
203A State Highway 46 East
Boerne, TX 78006

Credit Card - Usage Fee 3.5%
Call: 800-726-1816
Mon - Fri: 8:00AM to 5:00PM



Approval

Quote Valid for 30 days. Install will be ordered upon receipt of written approvals and/or deposit.

Date: ___/___/___

Signature: _____

Blackstone Canyon Park

SITE PLAN

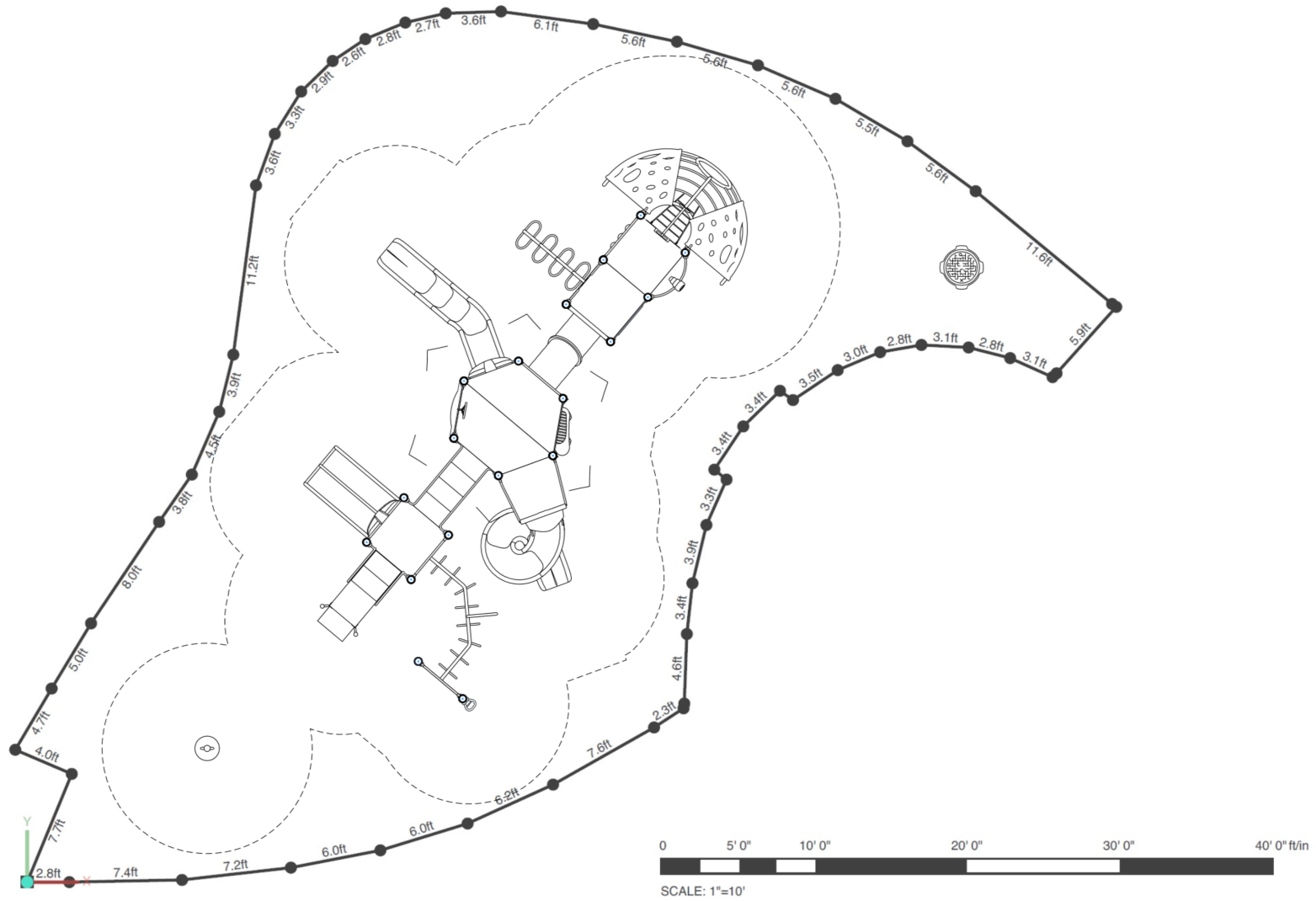
ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
12	12/6	0/0	6/4	7/3

R5

FOR KIDS
AGES
5-12

2,190 Sq Ft



GENERAL NOTES

This Preliminary Site Plan is based on measurements that were provided in the initial planning phase. All dimensions must be verified prior to the submission of a purchase order. Playcraft Systems will not be held responsible for any discrepancies between actual dimensions and dimensions submitted in the planning phase.

The Minimum Use Zone for a play structure is based on the product design at the time of proposal. Components and structure designs may be subject to change which may affect dimensions. Therefore, before preparing the site, we strongly recommend obtaining final drawings from the factory (available after the order is placed and included in the Assembly Manual).

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.

PROJECT # R501C9F4A
DATE 5/20/2026

The PlayWell Group, Inc.
MIN. USE ZONE 48' x 52' (14.539m x 15.698m)



Blackstone Canyon Park
SW VIEW

R5

FOR KIDS
AGES
5-12



STRUCTURE # R501C9F4A
PROJECT # R501C9F4A
DATE 5/20/2026

Blackstone Canyon Park
NE VIEW

R5

FOR KIDS
AGES
5-12



STRUCTURE # R501C9F4A
PROJECT # R501C9F4A
DATE 5/20/2026

Blackstone Canyon Park

TOP VIEW - 0

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
12	12/6	0/0	4/4	5/3
CHILD CAPACITY		101	MAX FALL HEIGHT 96	

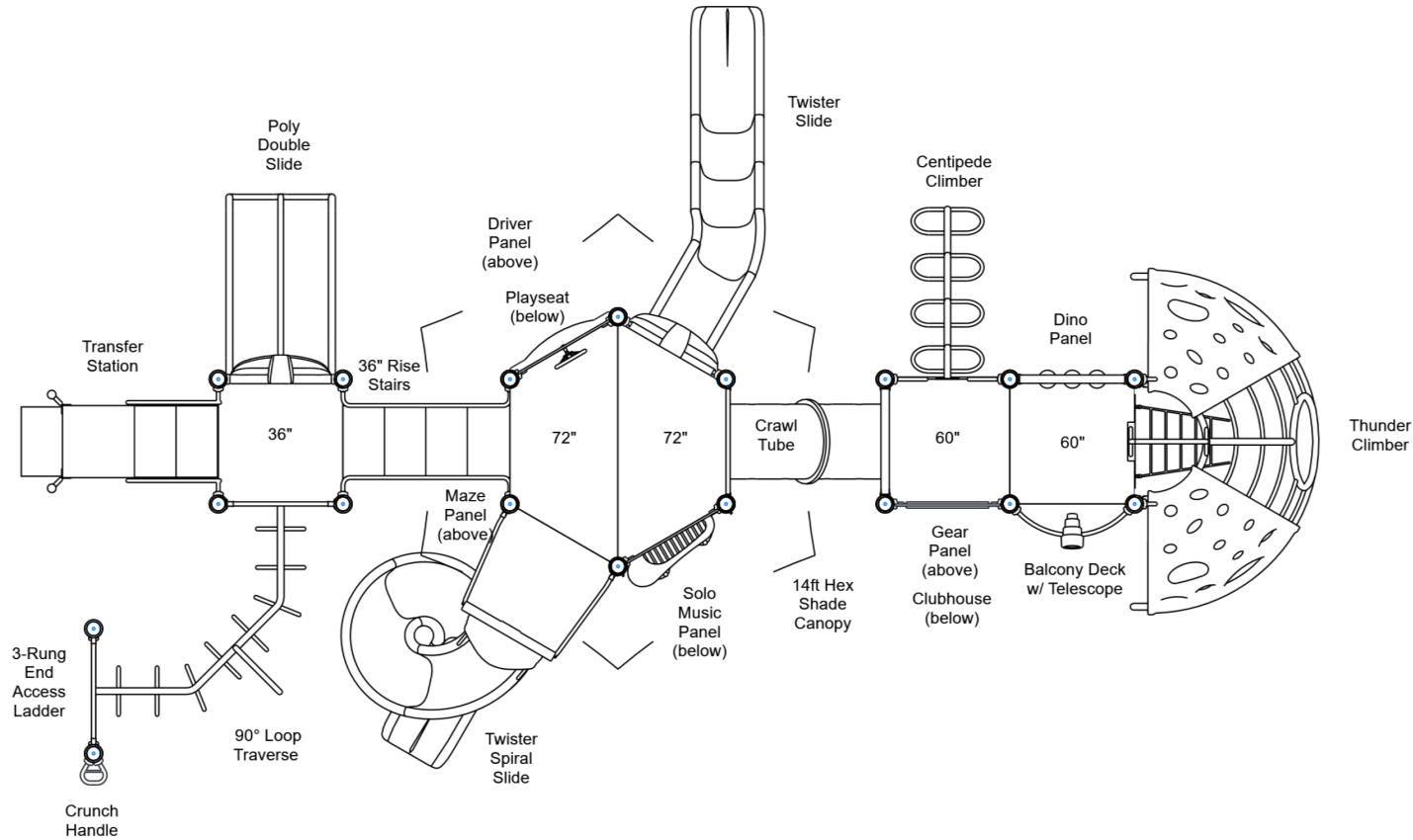
R5

FOR KIDS
AGES
5-12

GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



STRUCTURE # R501C9F4A
PROJECT # R501C9F4A
DATE 5/20/2026

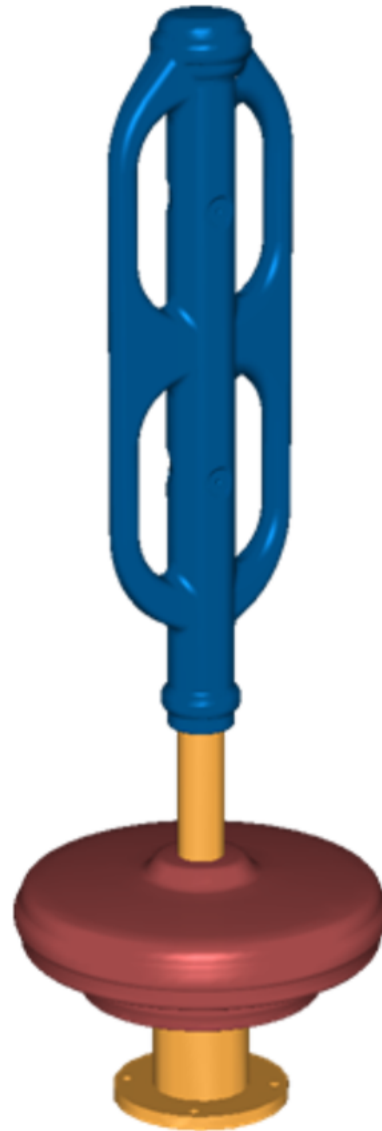
The PlayWell Group, Inc.

MIN. USE ZONE 52' x 36' (15.551m x 10.786m)



Blackstone Canyon Park
SW VIEW

FOR KIDS
AGES
5-12



STRUCTURE # asd
PROJECT # R501C9F4A
DATE 5/20/2026

Blackstone Canyon Park

TOP VIEW - 0

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

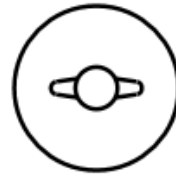
ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0/0	1/0	1/0
CHILD CAPACITY	3	MAX FALL HEIGHT	12	

FOR KIDS
AGES
5-12

GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



PC 2475 STAND- N-SPIN

STRUCTURE # asd
PROJECT # R501C9F4A
DATE 5/20/2026

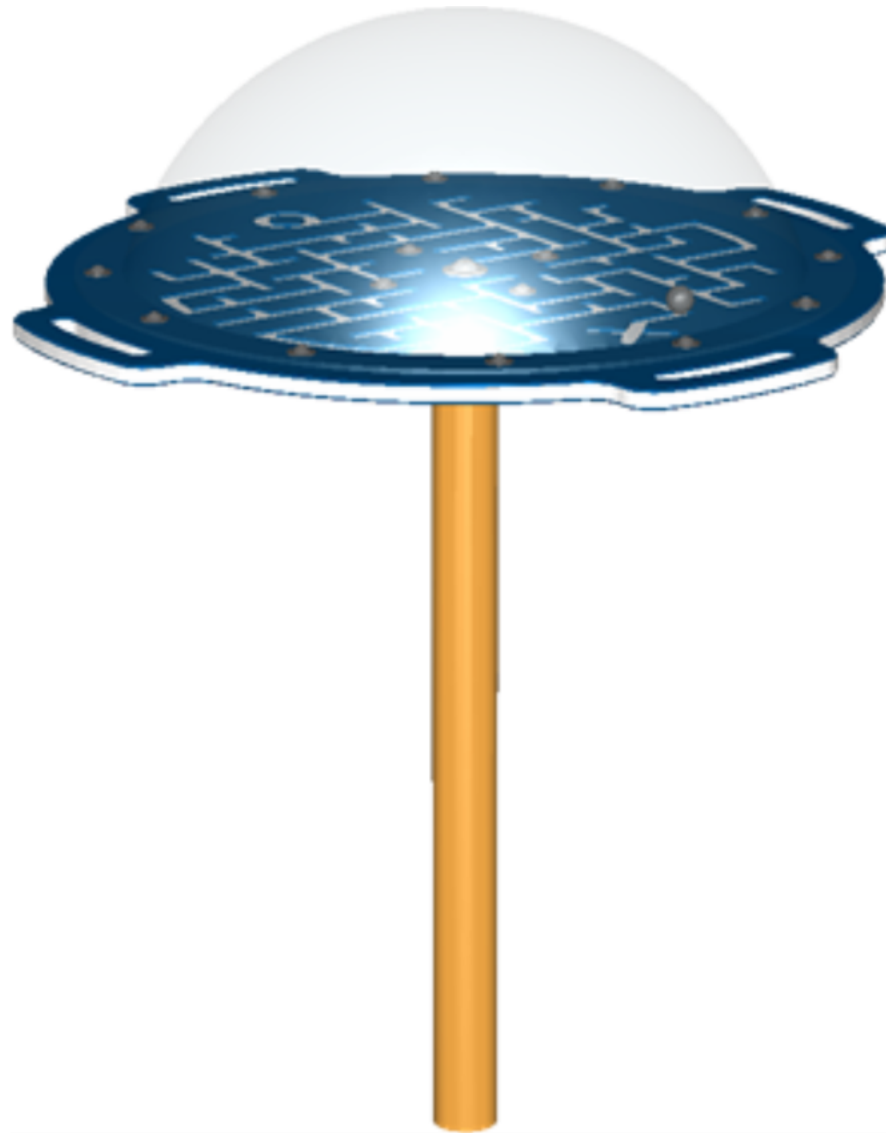
The PlayWell Group, Inc.

MIN. USE ZONE 14' x 14' (4.14m x 4.14m)



Blackstone Canyon Park
SW VIEW

FOR KIDS
AGES
5-12



STRUCTURE # hhyt
PROJECT # R501C9F4A
DATE 5/20/2026

Blackstone Canyon Park

TOP VIEW - 0

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
0	0/0	0/0	1/0	1/0
CHILD CAPACITY	2	MAX FALL HEIGHT	0	

FOR KIDS
AGES
5-12

GENERAL NOTES

This conceptual plan is based on information provided prior to construction. Detailed site information, including the following, should be obtained, evaluated, and utilized in the final project design. Exact site dimensions, topography, existing utilities, soil conditions and drainage solutions.

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



PC
1600
TILT
MAZE
GAME

STRUCTURE # hhyt
PROJECT # R501C9F4A
DATE 5/20/2026

The PlayWell Group, Inc.

MIN. USE ZONE 0' x 0' (0m x 0m)



Blackstone Canyon Park

Project # R501C9F4A

Date 5/20/2026

Item / Part Number	Description	Qty
[R501C9F4A]		
HS-1004-R	Collars	62
GF-7002	Dome Cap, R5	12
S-1010-R5-10ft	Post, 10ft R5	1
S-1011-R5-11ft	Post, 11ft R5	1
S-1012-R5-12ft	Post, 12ft R5	10
S-1017-R5-17ft	Post, 17ft R5	6
S-1101-R5	Square Deck	3
S-1106-R5	Hex Deck, Half (4 Post)	2
S-1109-R5-T	Balcony Deck w/ Telescope	1
S-1206-36R5	ADA Stairs, 36in Rise w/ Walls	1
S-1209-24-R5	Transfer Station, 36in-C	1
S-1220-5	Climber, Centipede 54-60in	1
S-12401-R5	Climber, Thunder	1
S-1303-TW-R5	Twister Entry Panel w/ Hood	1
S-1306-R5	Double Slide SitDown Hood	1
S-1309-2-R5	Half Walls (Pair) R5	1
S-1403-R5	End Access Ladder (3-Rung)	1
S-1411-90-R5	Traverse, Loop (90 Degree)	1
S-1500-2I-R5	Crawl Tube, 12 Inclined (2-Section)	1
S-1606-R5	Dino Panel	1
S-1607-R5	Maze Panel	1
S-1625-R5	Driver Panel	1
S-1639-R5	Clubhouse	1
S-1644-R5	Gear Panel	1
S-16521-ALR5G	Solo Panel	1
S-1702-3R5	Slide, Double 36in	1
S-1706-S6R-R5	Slide, Twister Spiral 72in (R)	1
S-1710-6-LSS	Slide, Twister 72in (L-S2)	1
S-18026-R5	Shade Canopy, Hex 14ft	1
S-1937-R5	Crunch Handle	1
S-1962-R5	Playseat	1
[spin]		
A2-2475	PC 2475 Stand-n-Spin	1
[spinner2]		
A2-1600	PC 1600 Tilt Maze Game	1

PlayWorks, Inc.
Toll Free: (800)726-1816 Fax: (505) 296-8900
203A State Highway 46 East
Boerne, TX 78006

TERMS AND CONDITIONS

INVOICE TERMS

Tax funded and bonded projects only Net 30 days. Finance charge of 1.5% per month or maximum allowable by law will be added to past due balance. All other entities required 50% down and balance due upon completion.

OPEN ACCOUNT

Credit terms are available to municipalities, government agencies, school systems, bonded contractors, and businesses (with prior approved credit).

METHODS OF PAYMENTS

CREDIT CARD FEE NOTICE: Credit card usage fee of 3.5% will be applied to sales settled by credit card. No fees apply for payment by ACH, check, money order, and wire transfer. Sorry no C.O.D. orders.

CO-OP CONTRACT'S

Available for Co-Op's and agency accounts on many items.

PLAYGROUND SURFACING WARNING

All play equipment must be installed over impact absorbing surface. Go to www.cpsc.gov for more information.

CONCEALED CONDITIONS—ROCKS, UTILITIES, IRRIGATION, SEWER & DRAIN, SUPPLY ABANDONDED LINES

PlayWorks Inc., reserves the right to charge for additional manpower and equipment rental if subcontractors encounter rock that cannot be penetrated to drill installation holes with a mechanical auger. Other concealed conditions may include but are not limited to power and electrical lines, water and gas lines, irrigation lines, sewer lines, drain lines and any and all abandoned lines. Marking utilities and other subsurface lines are the responsibility of the end user. If any lines are damaged, all costs associated with the repairing the line are the sole costs of the end user. Any associated losses are the responsibility of the end user. PlayWell's Sales Associates will notify you and meet with you at the work site to review the conditions requiring additional charges.

SITE ACCESS

You'll need a level site to make it free of any obstacles that might encroach upon the required fall zone for your design. Dig-Tess (1(800) Dig-Tess) will call all the possible utility companies that may have underground cables or piping running beneath the play area to mark where their runs might be. The site for equipment to be installed must be accessible by heavy machinery (trucks, trailers, and Bobcats). In the event this equipment is used at your site, please note there may be signs of access afterwards.

WEATHER DELAY

Unusual weather patterns, heavy rain, lightning or thunder conditions, and flooding "acts of God" or natural disaster, wherein the project site is determined to be unworkable. The installation of your equipment will be delayed.

INSTALLATION WILL BE ORDERED IMMEDIATELY UPON RECEIPT OF WRITTEN APPROVALS. Please email or fax all pages.

Installation Quote #: 14348 Purchase Order #: _____

Signature: _____ Date: _____

The PlayWell Group, Inc.

Toll Free: (800)726-1816 Fax: (505) 296-8900

203A State Highway 46 East

Boerne, TX 78006

TERMS AND CONDITIONS

INVOICE TERMS

Tax funded and bonded projects only, Net 30 days. All other entities require 50% down and balance Net 30. All past due amounts will be subject to a finance charge in accordance with the Texas Prompt Payment Act, Chapter 2251, Texas Government Code.

Delay of Installation (if applicable): If the Customer delays the installation, the stored product will be invoiced with a term of Net 30.

OPEN ACCOUNT

Credit terms are available to municipalities, government agencies, school systems, bonded contractors, and businesses (with prior approved credit).

METHODS OF PAYMENTS

CREDIT CARD FEE NOTICE: Credit card usage fee of 3.5% will be applied to sales settled by credit card. No fees apply for payment by ACH, check, money order, and wire transfer. Sorry no C.O.D. orders.

FEDERAL/STATE GOVERNMENT AND CO-OP'S CONTRACT

Available the Federal/State Government, Co-Op's and agency accounts on many items. Call your Sales Consultant for information.

SALES TAX

Will be added to the invoice, except when a tax-exempt/resale certificate is furnished, or your entity qualifies in your state as tax exempt.

FREIGHT CHARGES/DELIVERY TERMS

All shipments are F.O.B factory, except where specifically stated otherwise. Every effort is made to comply with scheduled shipping dates: however, The PlayWell Group, Inc., is not liable for any loss or damage arising out of delay in delivery of any of its products due to causes beyond the control of the Company.

DAMAGE/SHORTAGE CLAIMS

All claims for concealed loss or damage to the product must be noted in the Bill of Lading or delivery ticket and reported immediately to our Customer Service Department. All claims for product damage and shortage via common carrier must be promptly made by consignee (customer) direct to The PlayWell Group's Customer Service Department. When reporting damage, be sure to hold all containers and packing materials for inspection (claims should be filed within 15 days of receipt of shipment).

FREIGHT CARRIER INFORMATION

All freight is shipped unassembled via common carrier. Made via common carrier to the end user, the customer is responsible for unloading all deliveries.

COLOR CHOICES

Be sure to specify color selections when ordering. Please sign the attached Color Selection Form (if applicable).

INSTALLATION

Installation/Prices are not included in this Quotation. A separate installation quotation must be included with your order if installation is required.

PLAYGROUND SURFACING WARNING

All play equipment must be installed over impact absorbing surface. Go to www.cpsc.gov for more information.

SITE ACCESS FOR SURFACING MATERIALS/INSTALL

It is highly preferred that a level site is free of any obstacles that encroach upon the required fall zone for your design. The site access must have a maximum of 25' for accessibility by heavy machinery (trucks, trailers, and Bobcats).

Irrigation sprinklers and/or water systems must be shut off 24 hours before installing surfacing and remain off for an additional 24 hours after.

CONCEALED CONDITIONS—ROCKS, UTILITIES, IRRIGATION, SEWER & DRAIN, SUPPLY ABANDONED LINES

The PlayWell Group, Inc., reserves the right to charge for additional manpower and equipment rental if subcontractors encounter rock that cannot be penetrated to drill installation holes with a mechanical auger. Other concealed conditions may include but are not limited to power and electrical lines, water and gas lines, irrigation lines, sewer lines, drain lines and all abandoned lines. Marking utilities and other subsurface lines are the [responsibility of the end user](#). If any lines are damaged, all costs associated with repairing the line are the sole costs of the end user. Any associated losses are the responsibility of the end user. PlayWell's Sales Associates will notify you and meet with you at the work site to review the conditions requiring additional charges.

NOT INCLUDED FOR THE SURFACING MATERIALS/INSTALLS

Site security, bonding, permits or licenses, site preparation, excavation, subbase, concrete, compaction of aggregate, curbing, drainage, fencing, dumpster, demolition, trash removal, tenting or artificial heating due to weather, and roll coat maintenance.

WEATHER DELAY

Unusual weather patterns, heavy rain, lightning or thunder conditions, and flooding 'acts of God' or natural disaster, wherein the project site is determined to be unworkable. The installation of your surfacing will be delayed.

ESCALATOR CLAUSE

Due to the current volatility of the surfacing raw material and shipping and labor, expired proposals may be subject to a price increase. Please contact your Sales Rep for current pricing, if applicable.

Signature section on the next page.

PRODUCT WILL BE ORDERED IMMEDIATELY UPON RECEIPT OF WRITTEN APPROVALS. Please email or fax all pages.

Sales Quote #: 28520 **Purchase Order #:** _____

Signature: _____ **Date:** _____

ESTIMATE

Go Play

24055 High Meadow Dr
Golden, CO 80401-9386

sales@goplayparks.com
+1 (314) 803-5391



Bill to

Lucas Nishimoto
Brightstar District Management - Blackstone
Metropolitan District
9351 Grant Street
Ste 500
Thornton, CO 80229

Estimate details

Estimate no.: 1272
Estimate date: 06/11/2026
Expiration date: 07/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Site Preparation	Demolition and haul off of all existing equipment and loose fill surfacing.	1	\$10,327.50	\$10,327.50
2.	Playground Equipment Sales	Superior Recreational Equipment PS3-72896 Structure	1	\$84,982.00	\$84,982.00
3.	Playground Equipment Sales	Superior Recreational Equipment TFR08714XX Spin About	1	\$2,340.00	\$2,340.00
4.	Equipment Installation Services	Equipment Installation Services performed by CPSI certified installer	1	\$31,435.92	\$31,435.92
5.	Surfacing	IPEMA Certified Engineered Wood Fiber installed by blower truck to a 12" depth, compacted depth of 9".	1	\$5,770.90	\$5,770.90
6.	Shipping & Freight	Shipping & Freight	1	\$4,996.00	\$4,996.00
7.	Go Play Discount	Go Play Discount applied to Superior products only. Not to be combined with any sales or additional offers.	1	-\$13,098.30	-\$13,098.30

Subtotal \$126,754.02

Sales tax \$3,340.07

Ways to pay

BANK

If paying by check, please remit payment to:
Go Play, LLC

Total \$130,094.09

24055 High Meadow Dr
Golden, CO 80401

Deposit
due \$65,047.05

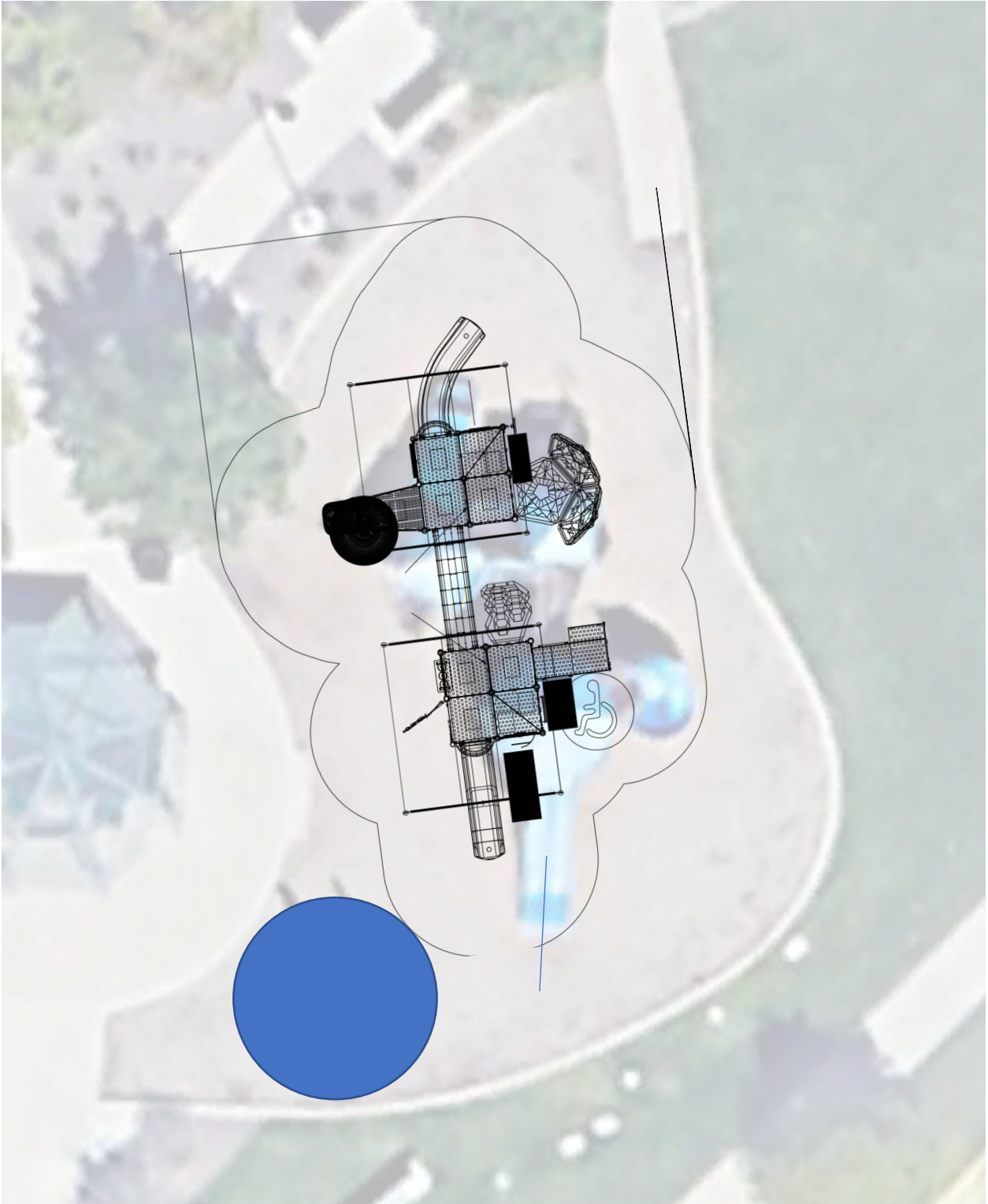
Expiry
date 07/11/2026

Note to customer

Site visit required to finalizing pricing and equipment. 50% deposit requird to place order. SRP equipment lead time 8-10 weeks. Lead time may vary without written notice.

Accepted date

Accepted by



REFERENCE NUMBER
PS3-72896

3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE 36 X 20	USE ZONE 48 X 32
AGE GROUP 5-12	SURFACE AREA 1020 S.F.

USER CAPACITY 45-50	4' TIMBER COUNT 35 BORDERS
------------------------	-------------------------------

FALL HEIGHT
7'

ADA ACCESSIBILITY

ELEVATED
PLAY ACTIVITIES
13

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	4	4
PROVIDED	4	4

THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-21 UNLESS OTHERWISE NOTED.

DATE: 6-19-24
DRAWN/SAVED BY: VM/WSB / WILLOW.BRANSCUM
SCALE: 1/4" = 1'-0"
PAGE: 1 OF 3
PLAN_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

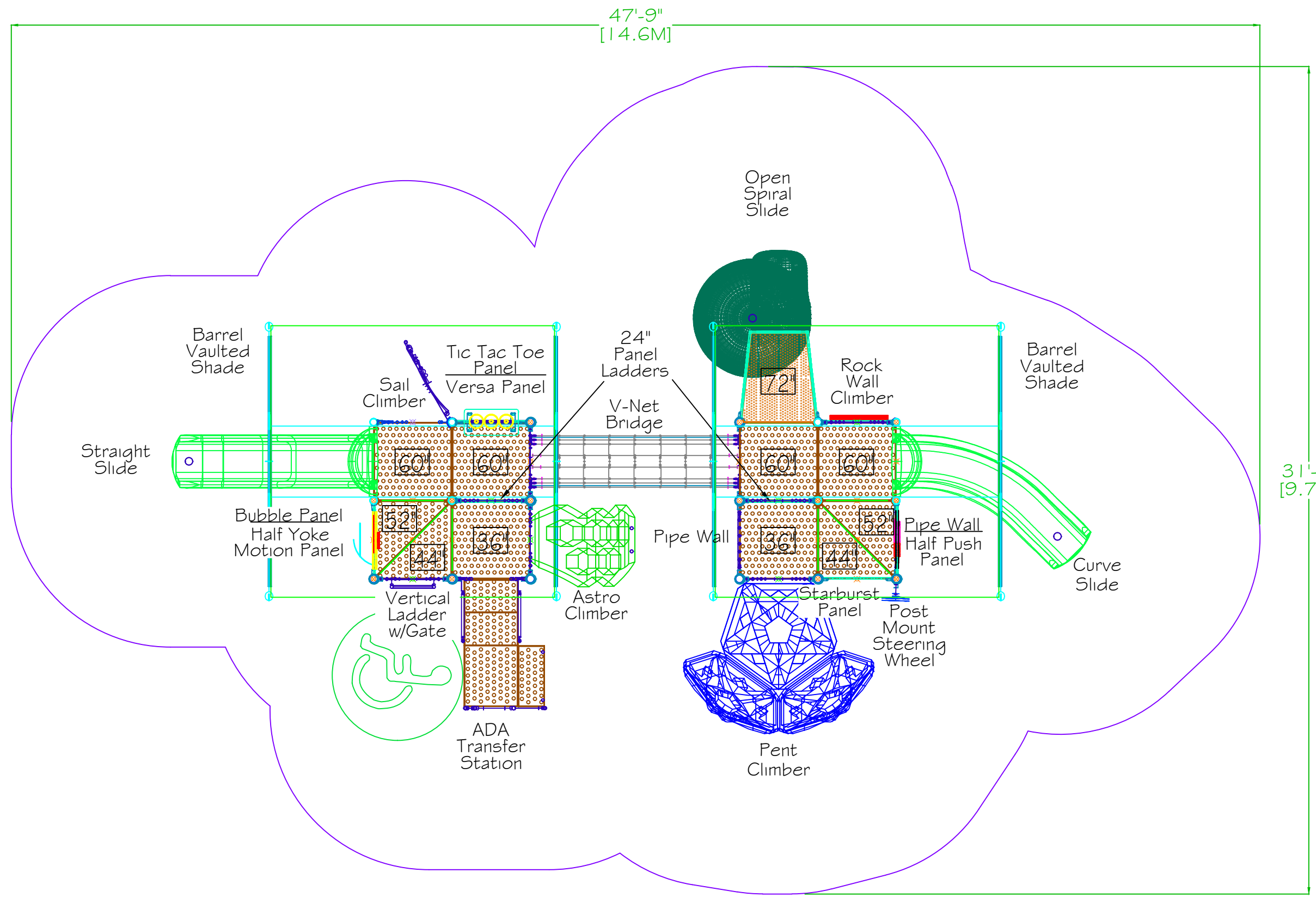
PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.



47'-9"
[14.6M]

31'-8"
[9.7M]





Notes, terms and conditions:

The parties to this agreement hereby agree that:

Any changes in the scope of work shall be accommodated only when mutually approved through written change orders. Any customer representative that acts as an authorized agent of the customer will be assumed to have authority to approve and sign change orders. Only Jason Whetzal or Michael Kalicak are authorized to approve changes for Go Play, LLC.

Following prior written notice, Go Play, LLC shall have the right to invoice the customer and collect additional reasonable charges if unforeseen additional costs are incurred on the project for any of the following reasons that are not included in the proposal:

- Permits (zoning, building, dig, etc...), sealed engineered drawings, bonds, taxes, storage and/or transporting of equipment, and offloading not covered under the proposed scope of work.
- Prevailing wages, Davis-Bacon wages, union wages, engineering costs not covered under the proposed scope of work.
- Third-party inspections, testing or certification unless specified in proposal.
- Locating or repairing existing private utilities or sprinkler lines.

Go Play, LLC carries the industry standard for liability, auto and worker's comp. insurance coverages and a Certificate of Insurance is available upon request. Any additional coverages required by the customer in excess of existing coverages may be added to Go Play's policy at the customer's expense.

Proposal pricing does not include any third-party invoicing or insurance service membership fees. Should customer require membership to a specific third-party invoicing service for billing or insurance program for verification of policy, the membership fee will be at the customer's expense.

Contract price is based upon normal site conditions for installation (digging with an auger, standard footers, etc...) Unidentified conditions such as underground obstacles (rock, paving, sinkholes, water, construction debris, etc...) which preclude the use of heavy machinery will incur additional labor costs. Site accessibility assumes a minimum 6' wide path for access. No turf protection, erosion control, fencing, security nor site restoration are included unless specifically listed in the proposal. Soil conditions or testing will need to be completed by customer or customer's consultant (if required) at no charge to Go Play, LLC prior to installation if needed. Go Play, LLC assumes no responsibility for soil, drainage or other existing site conditions.

It is the customer's responsibility to check with local government and building authorities as to local planning and zoning requirements. Any applicable local planning or zoning requirements and approvals must be completed by the customer prior to placing an equipment or installation order.

Customer may be responsible for site preparation prior to arrival for equipment installation if site preparation is not included in estimate. Verification of site preparation is the sole responsibility of the customer if not included and specified in estimate. Should site preparation not be completed as described in the proposal upon arrival for installation, additional mobilization fees of \$500 per additional trip and storage fees for equipment will be assessed on an individual basis and added to final invoice.

Once an approved proposal and deposit are submitted by the customer to Go Play, LLC, the customer will have 72 hours after order placement to cancel or modify the order. A 35% re-stocking fee may apply for cancellations. Orders are manufactured to order, so they may not be returned after delivery for any reason other than damage that has occurred during delivery.

The customer is responsible for providing an accurate schematic or diagram of all private underground utilities including any water irrigation within the area for installation. No locating or repairing of existing private utilities or sprinkler lines is included, and Go Play, LLC shall be held harmless for any damage or ramification resulting from damage to underground utilities should those utilities damages be either improperly located in the schematics of drawings furnished by the customer or by customer error in determining that no such utilities exist.

Existing drainage problems, if any, will not be solved by this playground/shelter/shade/etc. project unless noted as a line item on the proposed scope of work. Any problems with drainage that occur after installation is complete shall be the responsibility of the customer.

All proposal pricing will be held for 30 days. After 30 days, all pricing will require updating to reflect current pricing. Special sale pricing is valid only on orders placed with deposit prior to the date noted on the proposal.

Heavy machinery may be required in the installation of the proposed scope of work. Go Play, LLC will, within reason, try to leave the site as it was found. No turf protection nor site restoration are included unless specifically noted as a line-item in the proposal. If the site does not allow for the use of heavy machinery, additional labor costs will apply.

It is preferred that the customer's representative be on site the day work is concluded to perform a walk-through and sign-off that all items in the scope-of-work are accepted.

Products warranty specifically excludes damage and defects caused by improper customer installation, vandalism, natural disaster, weather, war, riot, insurrection, or act of God. Please see individual product warranty information for details.

Orders shall not proceed until the 50% deposit payment is received, and the final invoice is due net 30 from the completion date. Overdue invoices exceeding 30 days will be charged a late fee of 1.5% per 30 days past due until paid in full. Payment on invoices for incomplete / disputed portions will be due and payable upon completion / resolution.

Legal jurisdiction for disputes arising from this agreement shall be in Jefferson County, Colorado.

If any clause or condition of this agreement is held to be unenforceable under law, the remaining portions are deemed to be still in effect and enforceable under the law.

WE MEET OR EXCEED INDUSTRY STANDARDS

In our effort to provide safer, quality play products for children, our products meet or exceed the standards set forth by the below organizations. Additionally, we follow our own strict in-house standards and guidelines.



International Play Equipment Manufacturers Association™

In the interest of playground safety, the International Play Equipment Manufacturers Association (IPEMA™) provides a third-party certification service whereby a designated independent laboratory, TÜV SÜD America Inc., (TÜV), validates an equipment manufacturer's certification of conformance to the standards below.

- ASTM F1487-11, excluding sections 7.1.1, 10 and 12.6.1: Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
- CAN/CSA-Z614-14, excluding clauses 9.8, 10, and 11: Children's Playspaces and Equipment

A list of current validated products may be viewed on their website at www.ipema.org. SRP is a member of this organization.



American Society for Testing and Materials

The American Society for Testing and Materials (ASTM) is an independent and world renowned developer of technical standards utilized in testing a multitude of products. ASTM developed F1487 Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use. The current standard is F1487-11, published in 2011.



U.S. Consumer Product Safety Commission

The U.S. Consumer Product Safety Commission (CPSC) presents safety guidelines through the publication of their Public Playground Safety Handbook. This handbook promotes greater safety awareness among those who purchase, install, and maintain public playground equipment. The handbook can be viewed on the CPSC's website, cpsc.gov.



United States Access Board

The U.S. Access Board is a federal agency that promotes equality for people with disabilities. They've developed guidelines and standards for built environments, such as playgrounds.

ISO 9001 and ISO 14001

ISO industry certification processes are issued by International Organization for Standardization. ISO 9001 is used to measure manufacturing standards and to certify company compliance with quality management systems covering design, development, production, installation, inspection, and testing. ISO 4001, also known as the "Green Certification," specifies the requirements of an organization having an environmental management system (EMS). SRP's steel playground line is manufactured in an ISO 9001 and ISO 14001 certified facility.

PCI 4000

Certification by the Powder Coating Institute recognizes competency and processes in place to consistently produce high-quality powder coated products. PCI certification is the result of an extensive and rigorous audit process and SRP's steel playground manufacturing facility has this certification.

In-House Standards

At Superior, we only use quality playground materials. Our playgrounds are proudly made in the USA and are built to last.

To ensure the safest play for your children, we offer:

- Quality control inspection on all parts and shipments
- All products must pass inspection in our IPEMA Certified In-House Testing Facility
- In-house production of most products
- All products meet or exceed CPSC, ASTM, and ADA Safety Guidelines
- On-staff CPSI certified employees
- Local field factory trained installation technicians
- Direct connect component attachment system
- Products constructed from Allied's heavy-wall galvanized steel tubing, which is protected by Allied's patented Flo-Coat® process that uses triple-coat corrosion protection (zinc, conversion coating, and clear topcoat) to provide a smooth, shiny appearance that is unmatched in strength and durability



OUR LEADING WARRANTY

Our warranty guarantees years of unlimited fun. **View our full warranty by visiting us online at srplayground.com/warranty.**

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, and has been subjected only to normal use and exposure.

- Lifetime* Warranty on playground steel and recycled posts, all stainless steel hardware, c-line fittings, and aluminum post caps
- 20-Year Limited Warranty on steel Shade structures
- 15-Year Limited Warranty on playground pipes, rungs, loops and rails, roto-molded plastics, HDPE plastic sheets, punched steel decks, and recycled decks
- 10-Year Limited Warranty on shade fabric and Ascend Rope Climber cable breakage
- 5-Year Limited Warranty on powder coat and climber nets and cables
- 3-Year Limited Warranty on electronic play and Ascend Rope Climber flexible rubber belting
- 1-Year Limited warranty on moving parts, Shade cable, and materials not covered above

Limited Warranty: Structural Steel

SRP offers a "Lifetime Limited Warranty on structural steel frames against failure due to rust-through corrosion under normal environmental conditions. Should the parts need to be replaced under the warranty, SRP will manufacture and ship new replacement parts at no charge for the first ten years, thereafter pro-rated at 50% for the second ten years and 25% from there on. Workmanship is warranted for a period of five years. This steel warranty shall be void if damage to the steel is caused by the installer or from physical damage, damage by salt spray or sprinkler systems, contact with chemicals, chlorine, pollution, misuse, vandalism, or any act of God.

Limited Warranty: Powder Coat

Superior Recreational Products offers a 5-year Limited Warranty for standard powder coating and a 7-Year Limited Warranty for Corrosion Defense Package powder coating to the original purchaser. This Limited Warranty is for factory applied finish only. Damage occurring from shipping, erection, vandalism, accidents, or field modification is not covered in this limited warranty and will require field touch-up immediately and periodically thereafter. The owner must report any defect in powder coat at the time the installation is completed. Not covered by this Limited Warranty are acute angles, welds, and end plates.

The Limited Warranty for powder coating provides the following after a 5-year exposure period when applied according to the recommendations listed on the product's technical data sheet and appropriate surface preparation has been utilized.

- The coatings shall retain their original color with a ΔE of <7.5 units for high chroma colors (yellows, reds, oranges, etc.) and a ΔE of <5.0 units for low chroma colors, when tested in accordance with ASTM D 2244.
- The coating shall retain a minimum of 50% of its original gloss level after washing, when tested in accordance with ASTM D 523.
- The coating shall exhibit chalking no worse than numerical rating of 6, when evaluated in accordance with ASTM D 659-80.

Stainless Steel Series (Powered by Playdale Playgrounds)

Playdale Playgrounds warrants its products to the original customer to be free from structural failure due to defect in materials or workmanship during normal use and installation in accordance with the published specifications. The warranty shall commence on the date of the invoice and terminate at the end of the period on the full warranty statement. The warranty is valid only if the products are installed properly and in conformance of the specifications, installation guides, Playdale Playgrounds design layout, and properly maintained in accordance with the maintenance schedule provided within the installation instructions. Playdale Playgrounds reserves the right to accept or reject any claim in whole or in part. Playdale Playgrounds will not accept the return of any product without prior approval by Playdale management.

Electronic Play

SRP guarantees the speakers, sound chips, and circuit boards used in the production of their electronic play products for 3 years, against electronic failure caused by manufacturing defects. This guarantee does not include failure as a result of any form of misuse, vandalism or neglect including, but not limited to accidental damage while changing the batteries or servicing the internal electronics, a failure to follow the battery replacement guide, the troubleshooting guide or the care and maintenance instructions for the electronics units.

Pricing, Cancellation, Return, and Shipping Policies

All prices are F.O.B. factor and do not include freight, installation, shipping and handling, surfacing, or applicable taxes. All prices listed were current at the time of printing and in U.S. currency. Prices are subject to change without notice. To view our return policy, please visit superiorrecreationalproducts.com/returns. For information on Return Material Authorizations please call 1.800.327.8774. To view our shipping policy, please visit superiorrecreationalproducts.com/shipping. For any further information, please call 1.800.327.8774.

**For the purpose of this warranty, lifetime encompasses no specific term of years, but rather that seller warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all parts will be free from defects in materials and manufacturing workmanship. This warranty does not cover damage caused by vandalism, misuse or abuse, altered or modified parts, or cosmetic damage such as scratches, dents, or fading or weathering and normal wear and tear. This warranty is valid only if the structures are installed in conformity with instructions provided by Superior Recreational Products using approved Superior Recreational Products parts. Superior Recreational Products will deliver the repaired or replacement part or parts to the site free of charge, but will not be responsible for labor or the labor costs of replacement. Warranty claims must be filed within the applicable warranty period and accompanied by a sales order or invoice number.*

WE USE QUALITY PLAYGROUND MATERIALS

Learn more about the materials we use in our playgrounds by visiting srplayground.com/why-superior/materials.

COLOR OPTIONS

Metal Colors

Gloss

- Ice Butter
- Yellow
- Butterscotch
- Orange
- Red
- Burgundy
- Royal Purple
- Periwinkle
- Azure
- Sky Blue
- Blue
- Sea Mist
- Ocean
- Ice Mint
- Chartreuse
- Spring Green
- Green
- Dark Green
- Sage
- Brown
- Beige
- Vanilla
- White
- Black

Matte or Metallic

- Champagne
- Metallic
- Bronze
- Starlight

Plastic Colors

- Yellow
- Orange
- Red
- Burgundy
- Royal Purple
- Periwinkle
- Azure
- Sky Blue
- Blue
- Chartreuse
- Spring Green
- Green
- Beige
- Brown
- Champagne

Activity Panel & Panel Colors

Solid Core

- Yellow
- Orange
- Red
- Burgundy
- Royal Purple
- Sky Blue
- Blue
- Spring Green
- Green
- Brown
- Beige
- Champagne
- Black

Sandwich Core

- Yellow/Black
- Orange/White
- Red/White
- Burgundy/White
- Royal Purple/White
- Azure/White
- Sky Blue/White
- Blue/White
- Spring Green/White
- Green/White
- Beige/Green
- NEW! Brown/Beige
- Dolphin Gray/Black
- White/Black
- Black/White

Shade Colors | More Available!

- Natural
- Desert Sand
- Latte
- Rivergum
- Yellow
- Orange
- Lime
- Mint Green
- Forest Green
- Aquamarine
- True Blue
- Sky Blue
- Navy Blue
- Royal Purple

Steel Deck Colors

- Brown
- Gray
- Blue

Recycled Deck & Post Colors

- Cedar
- Dark Brown
- Gray

Ascend Rope Colors

- Red*
- Yellow
- Green
- Blue
- Brown
- Black
- Blue/Red*
- Blue/Yellow
- Brown/Green
- Black/Red*

Belt Seat Colors

- Yellow
- Red
- Blue
- Green
- Tan
- Black

*Red rope fades naturally under prolonged sunlight.

COLOR SCHEMES



Nature Trail

- Brown
- Spring Green
- Orange
- Beige
- Brown Decks
- Beige Fabric



Wisteria Garden

- Vanilla
- Sage
- Beige
- Royal Purple
- Gray Decks
- Cream Fabric



Spring Sprout

- Vanilla
- Spring Green
- Beige
- Brown Decks
- Rivergum Fabric



Modern Marsh

- Spring Green
- Bronze
- Green
- Beige
- Brown Decks
- Lime Fabric



Terra

- Burgundy
- Beige
- Spring Green
- Brown Decks
- Beige Fabric



Rain Forest

- Blue
- Vanilla
- Butterscotch
- Brown Decks
- Lime Fabric



Forest

- Burgundy
- Beige
- Green
- Brown Decks
- Beige Fabric



NEW

Paradise

- Blue
- Vanilla
- Butterscotch
- Spring Green
- Orange
- Gray Decks
- Lime Fabric



Succulent

- Champagne
- Royal Purple
- Green
- Gray Decks
- Forest Green Fabric



Oasis

- White
- Blue
- Orange
- Spring Green
- Blue Decks
- True Blue Fabric

COLOR SCHEMES

**NEW
PATTERNED
PLATE PANEL**



Orchid

- Vanilla
- Chartreuse
- Royal Purple
- Orange
- Gray Decks
- Orange Fabric



NEW Swallowtail

- Metallic
- Sky Blue
- White
- Chartreuse
- Black
- Gray Decks
- True Blue Fabric



Northern Lights

- Champagne
- Ice Mint
- Starlight
- Blue
- Blue Decks
- Silver Fabric



Americana

- Vanilla
- Blue
- Sky Blue
- Red
- Gray Decks
- True Blue Fabric



Del Rio

- Vanilla
- Azure
- Beige
- Orange
- Brown Decks
- Beige Fabric



Electric

- Champagne
- Chartreuse
- White
- Blue
- Brown Decks
- Silver Fabric



Synthwave

- Champagne
- Ocean
- Royal Purple
- Chartreuse
- Brown Decks
- Royal Purple Fabric



Circus

- Red
- Yellow
- Sky Blue
- Brown Decks
- Yellow Fabric



Spring Bloom

- Sky Blue
- Spring Green
- White
- Orange
- Brown Decks
- Rivergum Fabric



Van Gogh

- Metallic
- Bronze
- Champagne
- Periwinkle
- Brown Decks
- Steel Gray Fabric



NEW Citrus

- Champagne
- Vanilla
- Butterscotch
- Chartreuse
- Spring Green
- Gray Decks
- Orange Fabric



Robin Egg

- Brown
- Beige
- Azure
- Brown Decks
- Cream Fabric



Aqua Vista

- Metallic
- Butterscotch
- White
- Orange
- Azure
- Gray Decks
- Steel Gray Fabric



Cosmos

- Champagne
- Chartreuse
- Sky Blue
- Royal Purple
- Gray Decks
- Royal Purple Fabric



NEW Burnt Orchard

- Metallic
- Starlight
- Burgundy
- Orange
- Brown Decks
- Orange Fabric



Spring Storm

- Champagne
- Spring Green
- Black
- Sky Blue
- Brown
- Lime Fabric



Monarch

- Champagne
- Black
- Orange
- Yellow
- Brown Decks
- Yellow Fabric



Santorini

- Vanilla
- Champagne
- Blue
- Beige
- Gray Decks
- Navy Blue Fabric



Pistachio

- Vanilla
- Chartreuse
- Beige
- Burgundy
- Brown Decks
- Lime Fabric



Macaw

- Champagne
- Yellow
- Sky Blue
- Orange
- Gray Decks
- Orange Fabric