RESOLUTION
OF THE BOARD OF DIRECTORS OF
BLACKSTONE METROPOLITAN DISTRICT

Regarding Parameters for Certification of Covenant Charges

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

WHEREAS, pursuant to the terms and conditions of the Protective Covenants for Blackstone and Mandatory Resident Social Memberships," recorded at Reception No. B5158103, Arapahoe County, Colorado, on October 20, 2005, as amended (the "**Covenants**"), the District is permitted to send demand letters and notices, levy and collect fines and interest, impose liens, and negotiate, settle and take any other actions with respect to any violations or alleged violations of the Governing Documents (as defined below); and

WHEREAS, the Board of Directors (the "**Board**") of the District is authorized to promulgate adopt, enact, modify, amend, repeal, and re-enact rules and regulations concerning and governing the Property (as that term is defined in the Covenants); and

WHEREAS, pursuant to § 32-1-1004.5(3)(b)(III), C.R.S., the Board may elect to certify any delinquent fees, rates, tolls, fines, penalties, charges, and/or assessments made or levied specifically for covenant enforcement and design review services satisfying the criteria established therein to the county Treasurer's Office for collection with the District's ad valorem property taxes; and

WHEREAS, the Board desires to set parameters for certification of Covenant Charges, (as defined below) to the Arapahoe County Treasurer,

NOW THEREFORE, the Board hereby adopts this Resolution and the following policies and procedures:

1. Certification Process. § 32-1-1004.5(3)(b)(III), C.R.S. provides that, in addition to any other means provided by law, a board, by resolution and at a public meeting held after notice has been provided to an affected unit owner, may elect to have certain fines, penalties, and charges made or levied for covenant enforcement and design review services ("**Covenant Charges**") certified to the treasurer of the county in which the metropolitan district is located to be collected and paid over by the treasurer of the county in the same manner as taxes are authorized to be collected and paid over pursuant to section 39-10-107. The Board shall have sole discretion as to whether covenant charges will be certified in a given instance pursuant to this Resolution. The certification process may be performed by an authorized representative of the District or by legal counsel engaged by the District for covenant enforcement matters, in addition to or in lieu of any procedures set forth in the District's other governing documents. The fees for the certification process shall be in accordance with Colorado law and Arapahoe County's policy.

2. Certification Parameters. Covenant Charges related to a given owner shall not be certified for collection under the process set forth in Section 1 above unless

a. The total amount of Covenant Charges to be certified for collection from the owner by Arapahoe County is no less than $150.00 and no more than $500.00; and

b. The underlying violation(s) that gave rise to this Covenant Charges amount are related to objective violations of the District's governing documents, as opposed to subjective violations. Examples of objective violations include, but are not limited to:

i. unapproved construction activities, and prohibited uses or modifications of or additions to Lots, under current versions of the Covenants or the District's Residential Improvement Guidelines, including use of unapproved paint colors on Lot improvements;
ii. violations of the requirements and restrictions set forth in the Declaration of Solar Energy Covenants, Conditions, and Restrictions for Blackstone, recorded in Arapahoe County on February 25, 2015 at Reception No. D5018042 and recorded supplements thereto;
iii. dumping grass clippings, leaves or other debris, petroleum products, fertilizers or other potentially hazardous or toxic substances in or on any drainage ditch, stream, pond or lake or elsewhere on the Property;
iv. leasing violations;
v. violations involving animals;
vi. violations involving vehicles;
vii. unauthorized water use violations;
viii. grading, drainage, and utility interference violations;
ix. firearm, firework or explosives violations; and
x. criminal violations.

Examples of subjective violations include, but are not limited to,

i. failure to keep a Lot in clean and tidy condition and free of weeds and clutter;
ii. allowing improvements on a Lot to become rusty or dilapidated;
iii. noise, light, and odor violations; and
iv. business activity violations.

3. Deviations. The District may deviate from the procedures set forth herein if, in its sole discretion, such deviation is reasonable under the circumstances.

4. Amendment. The policies, procedures and fine schedule set forth in this Resolution may be supplemented and/or amended from time to time by the District, in its sole and absolute discretion.

5. Severability. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision with terms that are similar to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

6. Effective Date. This Resolution shall become effective immediately and shall supersede in its entirety any prior resolution regarding policies, procedures and penalties for enforcement of the District's governing documents.

ADOPTED this 22nd day of September 2026.

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

By: Lisa Monahan
Lisa Monahan (Oct 14, 2026 12:38:08 PDT)
Officer of the District

Attest: Kathy Ryan Morgan
Kathy Ryan Morgan (Oct 14, 2026 16:24:04 MDT)

Resolution re Parameters for Certification of Covenant Charges

Final Audit Report 2026-10-14

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