

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
WATERS' EDGE METROPOLITAN DISTRICT NO. 1
ADOPTING AN AMENDMENT
TO THE SONDERS FORT COLLINS DESIGN GUIDELINES
(Landscape Installation Timeline – 2023)**

WHEREAS, Waters' Edge Metropolitan District No. 1 (the "District"), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized to provide various services, including design review and covenant enforcement services, in and around the Sonders Fort Collins development in Larimer County, Colorado; and

WHEREAS, pursuant to § 32-1-1001(h), C.R.S., the Board of Directors of the District (the "Board") is empowered with the management, control and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1004(8)(a)(II), C.R.S., the District has the power to furnish covenant enforcement and design review services within the boundaries of the District; and

WHEREAS, pursuant to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Sonders Fort Collins, recorded in the real property records of the Clerk and Recorder of Larimer County, Colorado on April 15, 2022, at Reception Number 20220024320 (the "Covenants"), the Board is authorized to issue standards or rules relating to the procedures, materials to be submitted, fees and additional factors to be taken into consideration in connection with the approval of any proposed Improvement to Property (as defined in the Covenants); and

WHEREAS, pursuant to the authority set forth in the Covenants, the Board adopted the Sonders Fort Collins Design Guidelines (the "Guidelines"); and

WHEREAS, in order to adjust timing of initial landscape installation to accommodate review by the Design Review Committee, the Board desires to adopt this Amendment to the Guidelines (the "Amendment"), attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Adoption of Amendment to the Sonders Fort Collins Design Guidelines. The Amendment to the Sonders Fort Collins Design Guidelines attached as Exhibit A, is hereby adopted.
2. Prior Provisions Effective. Except as amended herein, the Guidelines shall remain in full force and effect without limitation.

3. Contradicting Provisions. Any provision of any governing document of the District, including, without limit, rules and regulations, policies and the like, which contradict the Amendment shall automatically become null and void and unenforceable.

4. Effective Date. The First Amendment shall be effective as of November 15, 2023.

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ADOPTED November 15, 2023.

**WATERS' EDGE METROPOLITAN
DISTRICT NO. 1**, a quasi-municipal
corporation and political subdivision of the
State of Colorado

DocuSigned by:
By: Joe Knopinski
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Officer of the District

Attest:

DocuSigned by:
By: Angela Elliott
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APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

DocuSigned by:
Eve Velasco
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General Counsel to the District

EXHIBIT A

1. Provision Repealed and Restated. Section II "Landscaping" of the Guidelines is hereby repealed in its entirety and the following is substituted:

LANDSCAPING.

To the extent landscaping has not been installed by the applicable Builder, the first owner of each Lot shall install landscaping on such Lot within ninety (90) days after acquisition of such Lot, if the closing occurs between March 31 and August 15. If closing occurs between August 15 and March 31, of any year, landscaping is to be installed within ninety (90) days after the April 1 immediately following the closing. Landscaping plans must be approved by the DRC prior to landscaping installation.