AMENDMENT NO. 1 TO
VISTA MEADOWS METROPOLITAN DISTRICT
DESIGN GUIDELINES

This Amendment No. 1 to the Vista Meadows Metropolitan District Design Guidelines (the "Amendment") is made to be effective November 1, 2026 (the "Amendment Effective Date"), by the Board of Directors of Vista Meadows Metropolitan District (the "Board").

WHEREAS, the Board adopted the Design Guidelines on October 30, 2025 with an effective of January 1, 2025 ; and

WHEREAS, on November 11, 2026, the Board determined to amend the Design Guidelines on and subject to the terms of this Amendment;

NOW THEREFORE, the Design Guidelines are hereby amended as follows:

1. Section EEEE, Article II, of the Design Guidelines is hereby deleted in its entirety and replaced with the following:

   EEEE. TRASH CONTAINERS – (RESTRICTIONS ON TRASH AND MATERIALS.) No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate except inside the residence (garage) on any Lot, nor shall such items be deposited on a street, unless placed in a suitable, tightly-covered container that is suitably located solely for the purpose of garbage pickup. Further, no trash or materials shall be permitted to accumulate in such a manner as to be visible from any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and no garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. Garbage or trash cans or receptacles must be kept either inside the closed garage or the residence or within a suitable outdoor enclosure that is approved by the ACC.

2. Section E, Article III, of the Design Guidelines is hereby deleted in its entirety and replaced with the following:

   E. REVIEW FEE - A submittal fee of $75.00 will be charged at the time the Design Review Application is submitted for review by the ACC. All costs for review of Design Review Applications shall be borne by the submitting Owner, shall be assessed to the submitting Owner, and shall be payable prior to final approval. Additional costs for review of Design Review Applications may include, without limitation, reasonable engineering, consulting and other fees to cover costs incurred by the ACC in its review.

3. No Further Modification. Except to the extent expressly modified herein, all other

provisions of the Design Guidelines shall remain in full force and effect as currently stated therein. From and after the effective date, the term "Design Guidelines" shall mean the Design Guidelines as amended by this Amendment.

IN WITNESS WHEREOF, the Board adopted this Amendment on November 11, 2026 to be effective as of the Amendment Effective Date.

JR Osborne (Nov 11, 2026 14:07:38 MST)

JR Osborne, President of the Board
Vista Meadows Metropolitan District

John Fitzsimmons
John Fitzsimmons (Nov 12, 2026 09:32:31 MST)

Attest