VISTA MEADOWS METROPOLITAN DISTRICT

AMENDMENT NO. 1 TO POLICIES AND RULES AND REGULATIONS GOVERNING ENFORCEMENT OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR VISTA MEADOWS SUBDIVISION

This Amendment No. 1 (the "Amendment") to the Policies and Rules and Regulations Governing Enforcement of the Covenants, Conditions, Restrictions and Easements for Vista Meadows Subdivision (the "Rules and Regulations") 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 Rules and Regulations on October 30, 2025 with an effective of October 1, 2025; and

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

NOW THEREFORE, the Rules and Regulations are hereby amended as follows:

1. **Section 2.4 of the Rules and Regulations is hereby deleted in its entirety and replaced with the following:**

2.4 Fines. The schedule of Fines for violations of the Covenants or architectural control guidelines ("Violations") is specified below, including the Fines that may be imposed for alleged Violations that are continuous or repetitive in nature:

a. First Violation – Notice of Violation or Notice of Non-Compliance. No Fine.

b. Second Violation – a Fine of Fifty Dollars ($50) for Violations that persist for more than seven (7) days after the first Notice for a Class I Violation, or forty-five (45) days after the first Notice for a Class II Violation.

c. Third Violation – an additional Fine of One Hundred Fifty Dollars ($150) for Violations that persist for more than seven (7) days after the second Notice for a Class I Violation, or forty-five (45) days after the second Notice for a Class II Violation.

d. Continuing Violation – an additional Fine of Fifteen Dollars ($15) for each day a Violation continues, commencing seven (7) days following the third Notice for a Class I Violation or forty-five (45) days following the third Notice for a Class II Violation. Fines for Continuing Violations may continue to be imposed at least until the District files a lien on the property and may, at the District's discretion, continue on a daily basis thereafter.

e. Repetitive Violations – an additional Fine of One Hundred Fifty Dollars ($150) for each incident of a Violation if the Violation re-occurs for two or more days within ninety (90) days following the first Notice of the Violation. Repetitive Violations include, without limitation, Class I Violations that re-occur within 90 days, and Class II Violations that are remediated in a non-compliant or unapproved manner.

2. Article 4 of the Rules and Regulations is hereby deleted in its entirety and replaced with the following:

The policies and procedures set forth herein shall be implemented in order to ensure an orderly, fair, and impartial execution of the collections process for Service Charges in compliance with applicable law. In no event shall the District impose Fines on a property owner for an alleged violation of the Covenants or architectural control guidelines except in accordance with the policies and rules set forth in Article 2 of these Rules and Regulations.

4.1 Perpetual Lien. Pursuant to Section 32-1-1001(1)(j)(I), C.R.S., the District has the power to fix and from time to time to increase or decrease the Service Charges and Fines, and all such Service Charges and Fines, until paid, shall constitute a perpetual lien on and against the affected property served by the District and, except as provided by Section 32-1-1001(1)(j)(I.5), C.R.S., any such lien may be foreclosed in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens. Except for the lien against the Property created by the imposition of property taxes by the District and other taxing jurisdictions pursuant to Section 32-1-1202, C.R.S., all liens for unpaid Service Charges 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. Notwithstanding the foregoing, pursuant to Section 32-1-1004.5(3)(b)(II), C.R.S., the District shall not foreclose on any lien that arises from amounts that a property owner owes the District as a result of a violation or enforcement of a failure to comply with the Covenants or architectural control guidelines (i.e., the District shall not foreclose on any lien that arises from Fines).

4.2 Manager's Collection Procedures for Service Charges. The Manager shall be responsible for collecting Service Charges and Fines imposed by the District. Pursuant Section 29-1-1102(7), C.R.S., if payment of any Service Charges, Fines or Fees in full is not received within a five-day grace period following the applicable due date, such amounts will be deemed to be past due and otherwise outstanding. A reminder notice may be but is not required to be sent by the Manager at such time. Failure by any property owner to make payment of any delinquent amounts on or before the Past Due Date shall constitute a default in the payment of the applicable Fee(s). Upon such default, the property owner shall be

responsible for delinquency charges which may include, among other things: the $15.00 late fee; accrued interest on the unpaid amounts at the monthly non-compounding rate of 1.5%; all Costs of Collection; and an administrative fee of Two Hundred Fifty Dollars ($250.00) for any amounts that remain unpaid for six (6) months or more.

3. **Article 5 of the Rules and Regulations is hereby deleted in its entirety and replaced with the following:**

5.1 Costs of Collections. "Costs of Collections" are the costs incurred by the District as a result of collecting delinquent amounts owed to the District, including without limitation Service Charges, Fees and Fines. Such costs include but are not limited to the rates and hourly fees charged by the District's management company and legal counsel, and all costs incurred to file and/or foreclose on liens and to certify delinquent accounts to the County assessor. All Costs of Collection will be added to the amount owed and shall be considered delinquent until paid in full. In accordance with Section 29-1-1102(8), C.R.S., nothing in these Rules and Regulations shall be construed to prohibit the District from recovering all the Costs of Collections whether or not specifically outlined herein.

4. **No Further Modification.** Except to the extent expressly modified herein, all other provisions of the Rules and Regulations shall remain in full force and effect as currently stated therein. From and after the effective date, the term "Rules and Regulations" shall mean the Rules and Regulations 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