

RESOLUTION
OF THE BOARD OF DIRECTORS OF
MOUNTAIN VISTA METROPOLITAN DISTRICT
ADOPTING RULES AND REGULATIONS
(Collections Cost Fees)

WHEREAS, the Board of Directors (the “**Board**”) of Mountain Vista Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), has determined that it is in the best interest of the District and the residents and property owners of the District to adopt rules and regulations in order to preserve and protect public property and facilities owned and/or operated by the District, and to prohibit activities that interfere with the use and enjoyment of such property and facilities; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of the State of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, pursuant to § 32-1-1001(n), C.R.S., the Board is authorized to have and exercise all rights and powers necessary, incidental to, or implied from the specific powers granted to the District by Article 1, Title 32, C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(1)(j), C.R.S., the District is authorized to fix and impose fees, rates, tolls, charges, and penalties for services or facilities provided by the District; and

WHEREAS, pursuant to § 18-9-117(1), C.R.S., in addition to any authority granted by any other law, the District may adopt such orders, rules, or regulations as are reasonably necessary for the administration, protection, and maintenance of public property under its control, management or supervision, regarding, inter alia, the following matters: (i) the preservation of property, grounds and structures; (ii) restriction or limitation of the use of such public property as to time, manner, or permitted activities; (iii) prohibition of activities or conduct on public property which may be reasonably expected to substantially interfere with the use and enjoyment of such places by others or which may constitute a general nuisance; and (iv) necessary sanitation, health, and safety measures; and

WHEREAS, pursuant to § 18-9-117(2), C.R.S., such limitations or prohibitions must be prominently posted at all public entrances to such property or such notice must be given by an officer or agency, including any agent thereof, or by any law enforcement officer having jurisdiction or authority to enforce the limitations, restrictions, or prohibitions; and

WHEREAS, the Board has determined that it is in the best interest of the District and the residents and property owners of the District to adopt rules and regulations in order to provide for the preservation of the health, safety, and welfare of residents, property owners, and the public.

NOW, THEREFORE, be it resolved by the Board as follows:

1. Adoption of Rules and Regulations. The rules and regulations attached hereto as Exhibit A and incorporated herein by this reference (the “**Rules and Regulations**”) are hereby adopted pursuant to § 32-1-1001(1)(m) and § 18-9-117, C.R.S.
2. Amendment. The District expressly reserves the right to amend, revise, redact, and/or repeal the Rules and Regulations adopted hereby in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the District. The foregoing shall specifically include, but not be limited to, the right to adopt new rules and regulations and/or policies and procedures as may be necessary, in the Board’s discretion.
3. Effective Date. The provisions of this resolution shall take effect as of the date of this resolution.
4. Severability. If any term or provision of this resolution or if any rule or regulation is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of the resolution or rules and regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.
5. Penalties. Violators of any of the Rules and Regulations may be subject to criminal and civil penalties.
 - a. Criminal Remedies. Pursuant to § 18-9-117(3)(a) and (b), C.R.S. any violation of the Rules and Regulations is unlawful and violators may be subject to criminal penalties enforceable by authorized law enforcement officers.
 - b. Civil Penalties. A violation of any of the Rules and Regulations is subject to any and all civil remedies available to the District under Title 32, C.R.S. or

other applicable law. The District may collect such penalties, charges, costs, and fees by any means authorized by law.

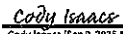
RESOLVED AND ADOPTED September 9, 2025.

**MOUNTAIN VISTA METROPOLITAN
DISTRICT**, a quasi-municipal corporation
and political subdivision of the State of
Colorado


Autumn Mason (Sep 16, 2025 08:00:04 MDT)

Officer of the District

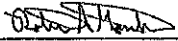
ATTEST:


Cody Isaacs (Sep 9, 2025 16:54:32 MDT)

APPROVED AS TO FORM:

The Gardner Law Office

Attorneys at Law



General Counsel to the District

EXHIBIT A

Rules and Regulations

Fees:

Referral to collections counsel and lien filing	\$150
Lien update filing	\$150
Lien discharge	\$150