

**RESOLUTION
ADOPTING AMENDMENT TO RULES AND REGULATIONS
REGARDING SIGNS/FLAGS/HOLIDAY DECORATIONS**

WHEREAS, the **LINCOLN CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”) was organized to provide various services, including design review and covenant enforcement services, in and around the Lincoln Creek Village development, in Douglas County, Colorado (the “Development”); and

WHEREAS, pursuant to Section 4.1 of the Master Declaration of Covenants, Conditions and Restrictions for Lincoln Creek Village recorded in the office of the Clerk and Recorder of Douglas County, Colorado, the District has authority to adopt and amend Rules and Regulations for Lincoln Creek Village and to determine architectural review, design guidelines and maintenance responsibilities for Lots within Lincoln Creek Village; and

WHEREAS, the Board of Directors of the District (“Board”) desires to amend the District’s rules, regulations, policies and practices regarding SIGNS/FLAGS/HOLIDAY DECORATIONS to bring the rules, regulations, policies and practices into conformance with state and federal laws and constitutions; and

WHEREAS, as a political subdivision charged with collecting and expending public funds for the benefit of the public, the District Board desires to amend its rules and regulations and to change its practices with respect to the display of SIGNS/FLAGS/HOLIDAY DECORATIONS; and

WHEREAS, upon the effective date of this Resolution, the rules, regulations, policies and practices shall be as set forth herein.

NOW, THEREFORE, it being in the best interests of the District, the Owners, and all taxpayers in the District and in furtherance of the health, safety, welfare, and convenience of the Development, its inhabitants and taxpayers, the Board of Directors of the Lincoln Creek Metropolitan District, Douglas County, hereby resolves as follows:

1. The Board approves and adopts this Resolution as an amendment to the rules, regulations, policies and practices of the District.

2. Section II. B. of the Rules and Regulations shall be amended to state:

II. USE OF UNITS/LOTS

B. SIGNS/FLAGS/HOLIDAY DECORATIONS

1. Approval is not required for the display of signs, flags or holiday decorations, but installation must adhere to the following criteria:

a. Signs may not be larger in size than 3’ by 4’.

- b. Signs and flags must be on the Owner's property and may not be located on District property.
- c. All installations and displays must be set back from the property line a minimum of 4'.
- d. Flags shall be displayed on house-mounted poles; bracket holders are required.
- e. Flags shall not exceed 4' by 6'.
- f. No more than 3 flags may be flown at a time.
- g. Flags, signs and holiday decorations must be kept and displayed in a good condition at all times, they may not be torn or tattered.

2. On behalf of and in the name of the District, the President of the District shall execute this Resolution.

3. The District Secretary shall attest to the execution of this Resolution and cause this Resolution to be delivered to the District's records custodian and placed in the records of the District.

RESOLVED THIS 9 DAY OF August, 2021.

LINCOLN CREEK METROPOLITAN DISTRICT



President

ATTEST:

Secretary

**KINGS MILL TOWN HOMES
WHITE VINYL WINDOWS ONLY**

KML DSGN
(Windows)

1. FRONT WINDOWS MUST HAVE GRIDS. **BACK WINDOWS MUST NOT HAVE GRIDS. THIS GOES FOR THE SLIDING GLASS DOOR.**
2. FRONT WINDOWS MUST BE THE SAME STYLE ON TOP AND BOTTOM. ONLY TWO STYLES ALLOWED SINGLE SLIDERS AND UP AND DOWN LIKE ORIGINAL. SINGLE SLIDERS HAVE ONLY TWO PANELS OF GLASS. **(SEE EXAMPLE)**
3. BACK WINDOW IS ONLY ALLOWED SINGLE SLIDER. **NO GRIDES.**
4. **ONLY SLIDING GLASS DOORS ALLOWED ON BACK NO GRIDS.**
5. ANY DAMAGE TO BUILDING **WILL BE FIXED BY HOME OWNER TO THE BOARDS SATISFACTION.**
6. MUST FOLLOW EXAMPLE FOR WIDOWS **(SEE EXAMPLE)**
7. **WHITE VINYL WINDOWS ONLY.**
8. WINDOWS MUST NOT PROTRUDE OUT.
9. **WHITE GRIDS ONLY.**
10. **NOT FOLLOWING THE RULES WILL BE SUBJECT TO A \$500.00 FINE.**
11. **THE BOARD HAS 30 DAYS TO GET BACK TO YOU ON REQUESTS NO WORK WILL BE DONE UNTIL THE REQUEST IS APPROVED AND YOU HAVE A COPY OF THE REQUEST BACK.**

Kings Mill Town Homes All Vents On Building

KML DSGW
(vents)

1. **NO VENTS WILL BE PUT ON FRONT OF BUILDING.**
2. **VENT IN BACK OF UNIT ONLY NOT ON SIDE OF BUILDING.**
3. **VENTS WILL BE NEAR WINDOW WELL NO HIGHER THAN 2 FEET FROM GROUND.**
4. **ALL VENTS WILL BE PAINTED TO MATCH BUILDING.**
5. **ANY PIPE'S NEEDED TO BE RAN FOR BATHROOM VENTS WILL BE RAN ON IN SIDE OF HOME OWNERS UNIT.**
6. **ANY DAMAGE TO BUILDING WILL BE REPAIRED TO THE BOARDS SATISFATION. BY THE HOME OWNER.**
7. **NOT FOLLOWING RULES WILL BE SUBJECT TO A \$500.00 FINE.**
8. **THE BOARD HAS 30 DAYS TO GET BACK TO YOU ON REQUESTS NO WORK WILL BE DONE UNTIL THE REQUEST IS APPROVED AND YOU HAVE A COPY OF THE REQUEST BACK.**

Approved by Board of Directors 7/14/08