

RESOLUTION NO. 2020-01-02

RESOLUTION
OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT

AMENDING AND RESTATING THE RESIDENTIAL IMPROVEMENT GUIDELINES
COMMITTEE CHARTER

WHEREAS, Inspiration Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; 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 Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Board adopted the Residential Improvement Guidelines Committee Charter on October 30, 2018 (the “**Charter**”), which established a Residential Improvement Guidelines Committee (the “**Committee**”) for the purposes of prioritizing enforcement of the Improvement Guidelines and suggesting changes to the Improvement Guidelines; and

WHEREAS, the Board desires to amend and restate the Charter to increase the number of members, to implement staggered terms and to include additional responsibilities of the Committee.

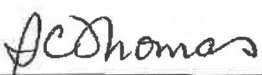
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Ratification of the Committee. The Board hereby ratifies and affirms the creation of the Inspiration Metropolitan District Residential Improvement Guidelines Committee to fulfill the purposes and operate according to the terms of the Charter.
2. Amendment to Charter. The Board hereby amends and restates the Charter in its Entirety as set forth in the Amended and Restated Finance Committee Charter, attached hereto as **Exhibit A**.

[Signature page follows.]

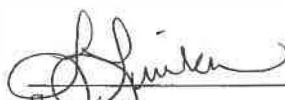
RESOLVED, ADOPTED AND APPROVED this 15th day of January, 2020.

INSPIRATION METROPOLITAN DISTRICT



Officer of the District

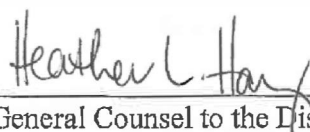
ATTEST:



Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

*Signature page to Resolution of the Board of Directors of Inspiration Metropolitan District
Amending and Restating the Residential Improvement Guidelines Committee Charter*

EXHIBIT A

Amended and Restated Residential Improvements Guidelines Committee Charter

**INSPIRATION METROPOLITAN DISTRICT
AMENDED AND RESTATED
RESIDENTIAL IMPROVEMENT GUIDELINES
COMMITTEE CHARTER
(2020)**

The purpose of the Residential Improvement Guideline Committee (the "Committee") is to review and provide recommendations to the Board of Directors (the "Board") of the Inspiration Metropolitan District (the "District") regarding the content of and enforcement of the Covenants and Restrictions (the "Covenants") and the Residential Improvement Guidelines for all Lots ("Improvement Guidelines") of the District. The current Covenants applicable to property located within the District are entitled "Covenants and Restrictions of Rockinghorse" and were recorded with the Douglas County Clerk and Recorder on April 11, 2007 at Reception Number 2007028666. The Covenants have been incorporated into, and interpreted by the Board, in the Improvement Guidelines, updated January 2020, as amended from time to time by the Board.

The three primary purposes of the Committee are:

- (1) To prioritize the aspects of the Improvement Guidelines for enforcement by the management company; and
- (2) To review and suggest additions, changes, and/or deletions from the Improvement Guidelines; and
- (3) To perform review of resident's proposed designs in order to ensure that any proposed improvements within the District conform with the Covenants and Guidelines.

1. Membership of the Committee shall consist of six (6) to twelve (12) residents who are in good standing with the District. All members of the Committee must be appointed by the Board of Directors. A member may be removed at any time by a majority vote of the Board present and voting at a meeting.

2. The Chair, Vice Chair and Secretary of the Committee shall be elected by all the Committee members, from among the at-large members of the Committee, and shall serve for the duration of their respective terms.

3. Starting in January of 2020, Committee members shall have staggered terms. Half (or in the case of an odd number of members, half plus one) of the Committee members shall be assigned a year term and half of the Committee Members shall be assigned a three-year term. The Committee will have the discretion and responsibility to assign term lengths to each Committee member, and shall be responsible for communicating all assigned terms to the Board. If at any time, a resident chooses to no longer serve on the committee, an open vacancy will be advertised and applications will be considered to fill the vacancy. Consecutive terms can be served if so chosen by the resident.

5. The Committee Members shall review the Improvement Guidelines, primarily with the management company, and make recommendations for improvements or changes. The Committee

Members shall make reasonable efforts to log into the Smartwebs design review software weekly and vote on the approval or denial of resident's submitted design requests.

6. The Committee shall generally meet once a month and at such other times as the Committee Chair calls meetings or as otherwise requested by the Board. Meetings shall be open to attendance by all members of the District. Meeting agendas and minutes shall be posted on the District website and presented at meetings of the Board.

7. The Committee will meet as needed with management or legal professionals to discuss the Improvement Guidelines during regular business hours, subject to additional limits as may be imposed by the Board.

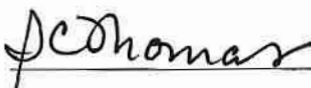
8. The Committee shall complete special assignments as requested by the Board. Special assignments may include research and recommendations for specific changes to the Improvement Guidelines.

9. The Committee shall only be responsible to respond to such requests as may be made by the Board.

a. The Committee does not have the authority to give directions and/or instructions to contractors, management or employees, except as authorized in the *Resolution of the Board of Directors of the Inspiration Metropolitan District Designating the Residential Improvement Guidelines Committee with the Authority to Exercise the Power of Design Review* dated August 13, 2019, as may be amended from time to time. The Committee will not communicate or represent the District's business, political interests or positions to other persons outside the District. The Committee will not seek bids for services or any other matters.

b. The Committee shall meet at least once each quarter and at such other times as the Committee Chair calls meetings or as otherwise requested by the Board. Meetings shall be open to attendance by all members of the District. Meeting agendas and minutes shall be posted on the community website and presented at meetings of the Board.

c. All Committee communication to the Board (including minutes) shall be in writing, signed by the Committee Chair and delivered to management, to be posted on the website and presented at meetings of the Board.



Board President Signature

1-24-2020

Date