

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT**

**REGARDING THE FRAMEWORK FOR ACCEPTANCE OF LANDSCAPING
IMPROVEMENTS**

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

WHEREAS, Nash Inspiration, LLC, a Delaware limited liability company, is the current developer (the “**Developer**”) of the property located within the boundaries of the District (the “**Project**”); and

WHEREAS, the District was organized for the purpose of providing certain improvements, facilities and services to and for the use and benefit of the District, its residents, users, property owners and the public; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the District has the power to manage, control, and supervise all of the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the District has the power to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and the District; and

WHEREAS, the Developer wishes to convey certain landscaping improvements to the District (the “**Landscaping Improvements**”); and

WHEREAS, the Developer, in exchange for acceptance by the District of the Landscaping Improvements and of the remaining Tracts in Filing 8 and 10, wishes to forgive certain outstanding operating advances provided to the District (the “**Outstanding Advances**”); and

WHEREAS, the Developer wishes to provide a one-time payment of fifty-six thousand dollars (\$56,000) to the District to be used to fund a part-time employee of the District’s management company to assist in the turnover process for both the remaining tracts and Landscaping Improvements (the “**One-Time Payment**”); and

WHEREAS, the District wishes to acknowledge acceptance of the: (i) framework for conveyance of the Landscaping Improvements, on certain conditions as identified within this Resolution; (ii) the forgiveness of the Outstanding Advances; and (iii) the One-Time Payment.

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

Pursuant to the findings set forth above, the Board hereby agrees to accept the framework for conveyance of the Landscaping Improvements, forgiveness of the Outstanding Advances and the One-Time Payment, all on the terms and conditions as identified in **Exhibit A**, attached hereto and made a part hereof.

(Signature Page Follows)

APPROVED AND ADOPTED THIS 9th DAY OF MARCH, 2021.


INSPIRATION METROPOLITAN DISTRICT, a
quasi-municipal corporation and political
subdivision of the State of Colorado

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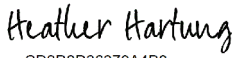
Officer of the Board

ATTEST:

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APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

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General Counsel to the District

*Signature page to Resolution Regarding Acceptance of Landscaping Improvements dated March 9,
2021*

March 3, 2021

Mr. Aaron Curtiss
Board President
Inspiration Metropolitan District
via email

RE: Inspiration Landscape Turnover Procedures

Dear Aaron,

The following terms outline the framework under which the Developer of Inspiration (Nash Inspiration, LLC or Developer) will turnover landscape improvements to the Inspiration Metropolitan District (District).

1. Where applicable, terms below replace existing guidelines
2. Developer shall forgive outstanding District operating advance (current amount is approximately \$58k) upon turnover of remaining Tracts in Filing 8 and Filing 10 (date to be determined, as discussed below).
3. Turnover of Tracts within Filings 14, 15, 16 & 17 and Inspiration Lane (as described on the filed plat documents) to the District include neighborhood activity centers (NAC's), fencing, hardscape and landscape and shall occur by October 31, 2021.
4. All plant material within Tracts in Filings 15, 16 & 17 shall be covered by Brightview lifetime warranty in a separate agreement between District and Brightview in accordance with Brightview's policy.
5. Within 30 days of this framework's adoption by the District Board, Developer shall make a one-time payment of \$56,000 to District to fund a three-day-a-week District position.
6. District-hired staff shall work on weekly basis in coordination with Brightview and Developer throughout spring and summer growing season.
7. Starting May 1, 2021 District staff to distribute a monthly report to all parties identifying the status of all tracts and identifying any areas of deficiencies.
8. Monthly reports detailing any found deficiencies to be generated in coordination with landscape architect, District, and Developer.
9. Items generated on the Sept. 15, 2021 punch list for Tracts within Filings 14, 15, 16 and 17 and Inspiration Lane to be completed prior to Tract turnover, with the ability to add minor additional items as warranted and agreed upon, up to the October 31, 2021 turnover date

10. Developer, District and consultants shall work together in good faith to establish objective requirements for landscape turnover as it relates to native grass areas in each Filing. Such objective standards shall be agreed to by April 15, 2021.
11. Deficiencies that preclude the District from accepting tracts include ongoing erosion, improper drainage and hardscape failures.
12. Tracts within F8 and F10 shall be evaluated by August 15, 2021 for potential turnover to District on October 31, 2021.
13. District will not accept or consider any tracts with deficiencies after October 31, 2021 until June 30, 2022, with few exceptions to be determined on a case by case basis.
14. Tract turnover may occur separately and not part of an overall filing. By way of example, Tracts A, B, C & E within Filing 15 may be turned over while any remaining tracts remain under Developer control until ready for turnover according to the framework herein.

Aaron, we look forward to working with you and the District on a successful turnover of landscaping this year, and for all future filings.

We understand that this framework will go before the District board at its regularly scheduled meeting on March 9, 2021 and look forward to favorable Board approval.

Respectfully,

DocuSigned by:



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Jon Van De Voorde, PE
Senior Project Manager