

RESOLUTION OF THE WOODY CREEK METROPOLITAN DISTRICT TO SET MILL LEVIES FOR 2024

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE WOODY CREEK METROPOLITAN DISTRICT, PITKIN COUNTY, COLORADO, FOR THE 2024 BUDGET YEAR.

WHEREAS, the Board of Directors of the Woody Creek Metropolitan District, has adopted the annual budget in accordance with the Local Government Budget Law, on November 6, 2023 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses is \$94,490 and;

WHEREAS, the Woody Creek Metropolitan District finds that it shall temporarily lower the general operating mill levy to render a refund of \$0.00 and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by the voters or at a public hearing is \$0.00, and;

WHEREAS, the amount of money to balance the budget for voter approved bonds and interest is \$0.00, and;

Whereas, the 2023 valuation for assessment for the Woody Creek Metropolitan District, as certified by the County Assessor is \$1,312,260.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WOODY CREEK METROPOLITAN DISTRICT, PITKIN COUNTY, COLORADO:

Section 1: That for the purposes of meeting all general operating expenses of the Woody Creek Metropolitan District during the 2024 budget year, there is hereby levied a tax of 72.00 mills upon each dollar of the total valuation for assessment of all taxable property within the district for the year of 2023.

Section 2: That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Pitkin County, Colorado, the mill levies for the Woody Creek Metropolitan District as hereinabove determined and set, or to be authorized and directed to certify to the County Commissioners of Pitkin County, Colorado, the mill levies for the Woody Creek Metropolitan District as hereinabove determined and set based upon the final (December) certification of valuation from the County Assessor.

WOODY CREEK METROPOLITAN DISTRICT

BY: _____

President, Treasurer, or Director

ATTEST:

BY: *Krystin Oda Bergstresser*

Administrator

**RESOLUTION OF THE WOODY CREEK METROPOLITAN
DISTRICT TO APPROPRIATE SUMS OF MONEY**

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE SET FORTH BELOW, FOR THE WOODY CREEK METROPOLITAN DISTRICT, PITKIN COUNTY, COLORADO, FOR THE 2023 BUDGET YEAR.

Whereas, The Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on November 6, 2023, and;

Whereas, The Board of Directors has made provision therein for revenues in an amount equal or greater to the total expenditures as set forth in said budget, and;

Whereas, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the district.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WOODY CREEK METROPOLITAN DISTRICT, PITKIN COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund for the proposed purposes stated as depicted in the attached Exhibit A.:

Operating Fund: Operating Expenses	\$171,780
Transfers to Other Funds	\$0.00
Total General Fund Expenses	\$171,780

Capital Replacement Fund: Total Capital Replacement Fund \$298,000

Infrastructure Project Fund: Infrastructure Project Funds \$100,819.00

Infrastructure Project Expenses \$100,000

WOODY CREEK METROPOLITAN DISTRICT

By: _____

President, Treasurer, or Director

ATTEST:

By: *Krystin Oda Bergstresser*

Administrator

RESOLUTION OF THE WOODY CREEK METROPOLITAN DISTRICT TO ADOPT THE 2024 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE WOODY CREEK METROPOLITAN DISTRICT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors of the Woody Creek Metropolitan District has appointed a budget committee to prepare and submit a proposed 2024 budget at the proper time, and;

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon proper and due notice, published or posted in accordance with the law, said proposed was open for inspection by the public at a designated place, and a public hearing was held on November 6, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget, and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/balances so that the budget remains balanced as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Woody Creek Metropolitan District, Pitkin County, Colorado:

Section 1. That the budget as submitted, amended and summarized by fund, as described in attached Exhibit A, is hereby approved and adopted as the budget for the Woody Creek Metropolitan District for 2024.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District and made part of the public records of the District.

Adopted and Approved this 6th day of November, 2023.

Woody Creek Metropolitan District

BY: _____

President, Treasurer, or Director

Attest:

BY: *Krystin Oda Bergstresser*

Administrator

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
WOODY CREEK METROPOLITAN DISTRICT CONCERNING
ANNUAL ADMINISTRATIVE MATTERS**

2024

WHEREAS, the Board of Directors of the Woody Creek Metropolitan District (the “District”) is to perform certain tasks on a recurring basis in the operation of the District;

NOW, THEREFORE, BE IT RESOLVED by the Woody Creek Metropolitan District within Pitkin County, Colorado, as follows:

1. Contact Person. The Board directs the Administrator to notify the Board of County Commissioners, the County Assessor, the County Assessor, the County Treasurer, the County Clerk and Recorder, and the Division of Local Government of the name of the Chairman of the Board, the contact person located within the District, if available telephone number and business address of the District on or before January 15, as required by Section 32-1-104 (2), CRS. The Board hereby names the Administrator as the contact person within the District. The contact person is authorized, under CRS 24-10-109(3)(b) to accept notices of claims against the District and, if any such claim is received, promptly notifies the President of the Board and the attorney for the District of such receipt.
2. Map. The Board directs their legal counsel to review and update if necessary an accurate map as specified by the Division of Local Government for filing with the Division, the County Assessor, and the County Clerk and Recorder on or before January 1, as required by C.R.S. 32-1-306, if required.
3. Budget. The Board directs its bookkeeper and the Metro District Treasurer to submit a proposed budget to the Board by October 15; to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolution and budget message, the certification of mill levies, and any budget amendment (s) with the proper governmental entities in accordance with the Local Government Budget Law of Colorado Sections 29-1-101 to 29-1- 115 C.R.S. If no mil levy is to be certified, such actions may be completed by December 31.
4. Intergovernmental Agreements. If the District receives a written request from the Division of Local Government, the Board directs their legal representative to prepare and file within 30 days of such request, an informational listing of all the contracts in effect with other political subdivisions, in compliance with Section 29-1-205, C.R.S.

5. Notice to Electors (Transparency Notice). The Board directs that no more than sixty days prior and not later than January 15, it will prepare and distribute the Notice to Electors pursuant to and in a manner prescribed by Section 32-1-8-9, C.R.S. The Board further directs that the notice will be filed with the Division of Local Government and the County Clerk and Recorder and a copy made available for public inspection at the District's business office.

6. Annual Securities Report. If required, the board directs its legal counsel to prepare and file the annual public securities report for nonrated securities issued by the District (if any) , with the department of Local Affairs on or before March 1, in accordance with Section 11-58-101 to 11-58-107, C.R.S.

7. Audit/Audit Exemption. The Board directs that an audit of the financial statements be prepared and submitted to the Board before June 30, and further directs that the audit be filed with the State Auditor by July 31, as required by Section 29-1-603, C.R.S. In the event that the timetable will not be met, the auditor and BOD are directed to request extensions of time to file the audit as needed. If neither the revenues nor the expenditures are greater than \$100,000 but are less than or equal to \$750,000.00, then the Board directs that a long form application for exemption shall be prepared. The short form or the long form application shall be submitted to the Board and then filed with the State Auditor by March 31, as required by Section 29-1-604, C.R.S.

8. Unclaimed Property. The Board directs the Administrator to prepare the Unclaimed Property Act report and forward it to the State Treasurer by November if there is District property presumed abandoned and subject to custody as unclaimed property, in accordance with Section 38-13-110,C.R.S.

9. Public Records. The Board designates the Administrator as the official custodian of public records as such term is used in Section 24-72-202, C.R.S., with the functions thereof hereby delegated to the Administrator as the custodian as defined in 24-72-202 C.R.S. The custodian is authorized to develop such procedures as may be reasonably required for the protection and retention of such records. On behalf of the District, the custodian may charge the maximum fees allowed by law for copies, research and retrieval, development of privilege log, and other such services as allowed by law.

10. CORA Policy. Pursuant to Section 24-72-205, C.R.S., the board has adopted a policy concerning research and retrieval fees for public records. The Board directs the Administrator to update the Director's Notice to Electors (Transparency Notice) with the District's CORA policy information as required by statute.

11. E-mail Policy. Pursuant to Section 24-72-204.5, C.R.S., the Board hereby adopts a written policy that District management may monitor electronic mail communications at

any time, with or without cause, and further states that correspondence of any employee in the form of electronic mail may be a public record under the public records law and may be subject to public inspection under Section 224-72-203 C.R.S.

12. Fair Campaign Practices Act – Gifts and Honoraria. The Board is reminded that in accordance with the Fair Campaign Practices Act, each Board member is required to report to, and in a manner prescribed by, the Secretary of State certain items received in connection with their service, such report to be filed on or before January 15 of the year following receipt of the items, as required by Sections 1-45-109 and 24-6-203, C.R.S. No report needs to be filed unless a Director receives \$25 or more in cash or in loans, or real or personal property having a value of \$50 or more. Further, the Board is reminded that in accordance with C.R.S. Section 24-6-203, if a Board member receives annual compensation from the District of more than \$1,600.00, then the Board member is required to file a quarterly report in the prescribed manner with the Secretary of State.

13. Newspaper. The Board designates the Aspen Times as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in the afore named newspaper, in accordance with section 32-1-103(15) C.R.S. If publication in such a newspaper is impossible or impracticable, then any legal newspaper published in the county may be an alternative.

14. Director Compensation. The Board of Directors of the District determines that each Director shall not receive compensation for services as directors.

15. Director Qualification. Pursuant to Section 32-1-901 C.R.S., the District determines that each present and future member of the board shall have in the District files, with annual confirmation thereof by the district's custodian of public records, a complete and executed Certificate of Appointment (if Board member is appointed) current Oath of Office and applicable surety bond, and that copies of each be submitted to the local Division of Local Government and the District Court as necessary and as may be requested.

16. Officers. The District has elected or appointed, in accordance with Section 32-1-902, C.R.S., the following officers in the District:

President: Don McAllister

Treasurer & Secretary: Patty Hamilton

Director: Susie Jiminez

Director: Grant Purcell

Director: Curtis Wackerle

The Board of Directors consists of Three (3) Directors serving Four (4) year terms and Two (2) serving Two (2) year terms.

17. Director Indemnification. The Board of Directors of the District extends the current indemnification resolution to allow the resolution to continue in effect as written. In the event an indemnification resolution is not in effect, then the approval of this administrative matters resolution shall be deemed to authorize indemnification of the Directors of the District when acting in good faith within the scope of their duties and in the best interest of the District, to the fullest extent allowed by law.

18. Designated Posting Location. The Board of Directors of the District designates the following location as the designated posting place for the posting of meeting notices and the posting location for meeting agendas, if available, in accordance with Section 24-6-402(2)©, C.R.S. at the Laundry Building, 125 Woody Creek Plaza, Woody Creek, Colorado, 81656. Meeting notices will be available, and deemed to have given full and timely notice, on the website in accordance with the August 2, 2019 revision in accordance with Section 24-6-402(2)©(III), C.R.S.

19. Meetings. The Board has determined to hold regular meetings six times yearly, odd months, including one budget hearing yearly. In addition, regular and special meeting notices shall be posted at: the designated posting location as identified above; at one other public place; and at the Clerk and Recorder's Office, and on the website, all in accordance with Section 32-1-903, C.R.S. The Board directs the Administrator to prepare notices for posting at three public locations within the boundaries of the District, one of which is the designated posting location. Legal Counsel shall revise the notices when the board intends to make a final determination to issue or refund general obligation indebtedness, to consolidate the District, to dissolve the District, to file a plan for adjustment of debt under federal bankruptcy law, or to enter into a private contract with a director, or not to make a scheduled bond payment.

20. Elections. The District Board of Directors may opt to conduct the election system they see fit in accordance lawfully under the Colorado Local Government Election Code (Article 13.5 of Title 1, C.R.S.) and certain provisions of the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.). Seter & Vander Wall, P.C. will serve as the district's designated election official.

21. Notice of Indebtedness. In accordance with Sections 32-1-1604, C.R.S. and 1101.5(1), the Board directs the Administrator to issue the notice of indebtedness to the board of County Commissioners and to record such notice with County Clerk and Recorder within 30 days of incurring or authorizing any indebtedness.

22. Quinquennial Findings. If requested, the Board directs the Administrator to prepare and file with the Board of County Commissioners, the quinquennial finding of reasonable diligence, in accordance with Section 32-1-1101.5(1.5) & (2), C.R.S.

23. Annual Report. If requested or required, the Board directs the Administrator to prepare and file the special district annual report, in accordance with Sections 32-1-207(3)©, C.R.S.

24. Disclosure of Potential Conflict of Interest. The Board has determined that Legal Counsel may file general conflict of interest disclosure forms, if any, provided by board members with the Secretary of State each year, which forms may be updated on an annual basis through information given to Legal Counsel by board members. If a specific conflict arises regarding a certain transaction of the board, the Board member is required to notify Legal Counsel at least five days prior to the date of the meeting so that the transactional disclosure form may be filed in a timely manner, in accordance with Sections 32-1-902(3) and 18-8-308, C.R.S. Additionally, at the beginning of every term, Legal Counsel may request that each board submit information regarding actual or potential conflicts of interest.

25. Special District Association. If the District is currently a member of the Special Districts Association (“SDA”) and the Board directs its Treasurer to pay the annual SDA membership dues in a timely manner.

26. Insurance. The Board directs the Treasurer to at least biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

27. Promissory Notes. The District has no outstanding promissory notes.

28. Outstanding General Obligation Indebtedness. The District has no outstanding general obligation bonds or multiple fiscal year financial obligations.

29. Continuing Disclosure. The Administrator shall provide continuing disclosure service if and as applicable to the bonds and financial indebtedness of the District.

30. Workers’ Compensation. Pursuant to Section 8-40-202(1)(a)(I)(B), C.R.S., the elected and appointed officials of the District shall be deemed to be an employee within the meaning of Section 8-40-202(1)(a), C.R.S. The Board directs the Treasurer to pay the annual worker’s compensation premium on behalf of the District in a timely manner.

31. PDPA. Pursuant to the provisions of the Colorado Public Deposit Protection Act Sections 11-10.5-101 et seq., C.R.S., the Board appoints the Treasurer as the official custodian of public deposits.

32. Public Disclosure Statement. Pursuant to Section 32-1-104.8, C.R.S., the Board directs Seter & Vander Wall, P.C., legal representative, to prepare and record a special district public disclosure document, including a map showing the boundaries of the district, with the County Clerk and Recorder. Such recording shall have been made on or before December 31, or as soon as practical after the approval of this Resolution, and at the same time as any subsequent order or decree approving any inclusion of property into the District is recorded with the Clerk and Recorder.

33. Water or Sewer Rates. The Board directs that any Board action to fix or increase fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer service rates will be taken into consideration at a public meeting. Such public meetings will be held at least thirty days after providing notice to the customers receiving the water or sanitary sewer services from the District. Notice will be made pursuant to and in a manner described by Section 32-1-1001(2)(a), C.R.S.

34. Undocumented Worker Certification. In compliance with C.R.S. Section 8-17.5-101 et seq., the Board directs that each existing and prospective service contract entered into by the District must contain specific language regarding the prohibition of the use of illegal aliens to perform work under a public contract for services.

35. Inclusions/Exclusions of Property. The Board directs Legal Counsel to handle all procedures required under the Colorado state statutes regarding the inclusion and exclusion of property into and out of the District's boundaries.

36. Underground and Above Ground Storage Tanks. If applicable, the Board directs the Administrator to register and renew annually all underground and/or aboveground storage tanks with the state inspector of oil.

37. Underground Facility Locating. If applicable, the Board directs the property manager to provide accurate information regarding the boundaries of the District's service area, the type of underground facility that may be encountered within such service area, and the name, address and telephone number of a person who shall be the designated contact person for the information regarding the District's underground facilities along with information regarding the District's underground facilities that the District owns and operates which are not located within the designated service area to the Utility Notification Center of Colorado. The Board further authorizes the District to maintain its membership in the notification association as a "Tier 2" member, if applicable.

38. Recording of Conveyances of Real Property to the District. Pursuant to C.R.S. 38-35-109.5(2), the President is designated as an appropriate official to record conveyances of real property to the District within 30 days of such conveyance.

39. Ratification of Past Actions. The Board members have reviewed the minutes of every meeting of the Board conducted in 2023, and the Board, being fully advised of the premises, hereby ratifies and affirms each and every action taken by the Board in 2023.

40. Emergency Liaison Officer. The Board designates the president (or chair) of the District, in his/her capacity as elected official for the District, as the Emergency Liaison Officer responsible for facilitating the cooperation and protection of the work of disaster prevention, preparedness, response, and recovery with the Colorado Office of Emergency Management and any local disaster agencies. The Emergency Liaison Officer shall have the authority to designate such agent(s) as he or she determines appropriate to perform any and all acts necessary to facilitate the responsibilities of the Emergency Liaison Officer.

41. Legal Representation The Board has appointed Seter & Vander Wall, P.C. as the district's legal council.

41. Legal Liaison. The Board has appointed the legal liaison position to an administrator duty and directs the District administrator to manage communications between the Board and Seter & Vander Wall, P.C.

42. Dates Herein. All dates set forth in this resolution shall be in 2024 unless otherwise specified.

This resolution shall be deemed renewed each year until terminated or a new resolution is adopted.

Adopted and Approved this 6th day of November, 2023.

WOODY CREEK METROPOLITAN DISTRICT

By: _____

President, Treasurer, or Director

ATTEST:

By: Krystin Oda Bergstresser

Administrator

**RESOLUTION OF THE
WOODY CREEK METROPOLITAN DISTRICT
Regarding Adoption of Fees, Rates, Tolls, Penalties, and Charges**

WHEREAS, Woody Creek Metropolitan District (“**District**”) is a special district in Pitkin County, Colorado governed by its Board of Directors (“**Board**”) and operating pursuant to its service plan and Article 1 of Title 32, Colorado Revised Statutes, known as the “Special District Act”; and

WHEREAS, the Board from time to time fixes, increases, or decreases fees, rates, tolls, penalties or charges for services, programs or facilities pursuant to § 32-1-1001(1)(j)(I), C.R.S.; and

WHEREAS, the Board has analyzed the District’s current fees, rates, tolls, penalties, and charges in light of the existing and future demand for services and the District’s facilities, operations, and maintenance costs; and

WHEREAS, the Board deems it necessary to adopt and/or modify certain fees, rates, tolls, penalties, and charges to meet the District’s facilities, operations, and maintenance obligations; and

WHEREAS, the Board hereby desires to adopt this resolution in order to adopt, modify, amend, and/or restate all of the District’s fees, rates, tolls, penalties, and charges so they are incorporated in a single document.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WOODY CREEK METROPOLITAN DISTRICT, PITKIN COUNTY, COLORADO, THAT:

1. Parking Fees. The Board hereby amends and restates its previously adopted resolution regarding fees for parking and storage of vehicles and materials, which is attached hereto and incorporated herein as **Exhibit A**.

2. Snow Removal Penalties. The Board hereby amends and restates its previously adopted resolution regarding penalties for snow removal violations, which is attached hereto and incorporated herein as **Exhibit B**.

3. Tampering Penalties. The Board hereby rescinds its prior resolution dated August 26, 2019 related to fines for tampering, vandalizing, or interfering with District property or business operations, and hereby adopts new penalties for such actions as set forth in **Exhibit C** attached hereto and incorporated herein.

4. Utility Fees. The Board hereby amends and restates its previously adopted resolution regarding fees for utilities, which is attached hereto and incorporated herein as **Exhibit D**.

5. Storage Fees & Shed Rental. The Board hereby adopts a new fee for storage and for shed rental, which is attached hereto and incorporated herein as **Exhibit E**.

6. Late Fees and Interest. The Board hereby adopts a late fee of \$15 for any invoices that are not paid within five days after the scheduled due date. Interest shall accrue on past due amounts at the rate of 1.5% per month simple interest. Payments shall be credited first to outstanding interest and late fees, and then to principal amounts owed beginning with the oldest balance on the account.

7. Covenant Violation Penalties. Nothing herein shall be deemed to limit the District's authority regarding covenant enforcement and design review as set forth in the protective covenants of the Woody Creek Subdivision.

8. Fees for Consultant Costs. Pursuant to §§ 32-1-1001(1)(h) and (i), C.R.S., the District has engaged consultants, such as a property manager, accountant, and legal counsel ("Consultants"), to facilitate the management, control, and supervision of the District's facilities, business and affairs. The District may incur costs charged by its Consultants related to specific requests, correspondence, or actions of the District's customers, inhabitants, and property owners and enforcement of the District's regulations. In such instances, the District shall be authorized to charge a fee to the applicable customer, inhabitant, or property owner in an amount equal to the amount charged by the District's Consultants. Invoices for such fees shall include a description of the Consultant's services related to the fee. Payment must be made within 30 days of the date of the invoice. Payments not made within 30 days may incur a delinquency charge of \$15.

9. Savings Clause. Any other fees, rates, tolls, penalties, or charges of the District not amended herein shall remain in full force and effect until amended or rescinded by the Board.

10. Fees Constitute Liens. Pursuant to § 32-1-1001(1)(j)(I), C.R.S., until paid, all fees, rates, tolls, penalties, and charges of the District shall constitute a perpetual lien on and against the property served.

11. Rational Basis for Increase. The Board finds, after analyzing and discussing the data presented by its consultants, that the increases to fees, rates, tolls, penalties, and charges described herein bear a rational relationship to the legitimate government purpose of providing safe and efficient services to the customers, inhabitants, and property owners of the District.

12. Legislative Action. This Resolution is a legislative action of the District and may be modified only by formal action of the Board.

APPROVED AND ADOPTED THIS 6TH DAY OF NOVEMBER, 2023.

WOODY CREEK METROPOLITAN DISTRICT

By: _____
President

ATTEST:

By: Krystin Oda Bergstresser
Secretary or Assistant Secretary

**EXHIBIT A
(Parking Fees)**

Parking Rental Policy:

- Parking space rental for vehicles, boats, RVs, campers, and other miscellaneous items may be obtained with District authorization by contacting the District’s property manager via email at woodycreekparking@gmail.com and wcmdpropmngmt@gmail.com.
- Upon receipt of a request for authorization to rent parking space from the District, the District will determine whether to grant such request, and the size, location, and other aspects of the parking space to be rented. Such determinations shall be at the District’s sole discretion.
- Payment for rented space shall be due on the first day of each month, and may be made by depositing payment in the lockbox at the community laundromat or by mailing payment to Woody Creek Metropolitan District, P.O. Box 343, Woody Creek, CO 81656.

Violations:

- Parking or storing items on District-owned property without prior District authorization constitutes a violation of this Parking Rental Policy. Each violation shall be subject to a penalty as set forth herein.
- Unauthorized items stored on District-owned property may be removed or towed away by the District at the property owner’s expense.

Parking Space Fees:

Standard Space	\$25/month
Standard Space Late Payment Fee	\$3
Oversized Space	\$50/month
Oversized Late Payment Fee	\$7
Violation Penalty	Up to \$500 per violation

EXHIBIT B
(Snow Removal Policy)

Snow Removal Policy:

- No person shall be authorized to deposit snow from his or her property into the roadways for at least twenty-four (24) hours after the District has performed snow removal services within the roadways. Snow may be deposited in the roadways immediately prior to the District performing snow removal services. The preferred process is for property owners to relocate snow to their mobile home skirting in order to provide insulation underneath the living area and to insulate water lines.

Snow Removal Violation Penalties:

- Violations of the District’s snow removal policy shall result in the following penalties being charged to the property from which the violation occurred:

First Offense during a Season:	\$25 Penalty
Additional Offenses during a Season:	\$50 Penalty

- Any person who creates an accumulation of snow in violation of this policy also shall be responsible for all actual costs incurred by the District, including when the District deems it necessary to hire its snow removal contractor to return and remove snow accumulation from the roadways due to a violation.

EXHIBIT C
(Tampering Penalties)

Prohibited Activity:

- Tampering, vandalizing, or interfering with the District’s property, business, or operations is prohibited. Interference with the District’s business or operations includes, but is not limited to, impersonating an authorized agent of the District, either verbally or in writing, or seeking to enforce the rules and regulations of the District without authority granted by the District’s Board.

Penalties:

- Penalties for engaging in the above-mentioned prohibited activities shall be \$50.
- Persons deemed to have engaged in the above-mentioned prohibited activities shall also be responsible for reimbursing the District for all costs associated with enforcing the District’s rules and regulations and correcting and remediating damages caused by the prohibited activity, including any costs charged by the District’s consultants.
- Penalties charged by the District shall be payable the first day of the month following delivery of the notice of the violation.

EXHIBIT D
(Water and Wastewater Utility Fees)

- All water and wastewater utility services are subject to the rules and regulations of the District.
- Fees for Water and Wastewater Utility Services are charged on a monthly basis at the following rates:

Residential	\$63/month
Commercial – 6B	\$538.78/month charged to each of the 3 units
Commercial – Tavern	\$2,500/month
Commercial – Woody Creek Post Office	\$273.18/month

EXHIBIT E
(Storage Fees & Shed Rentals)

Storage Space and Shed Rental Policy

- Rental of storage space and sheds rentals may be obtained with District authorization by contacting the District’s property manager via email at woodycreekparking@gmail.com and wcmdpropmgmt@gmail.com.
- Upon receipt of a request for authorization to rent storage space or sheds from the District, the District will determine whether to grant such request and the rental terms. Such determinations shall be at the District’s sole discretion.
- Payment shall be due on the first day of each month, and may be made by depositing payment in the lockbox at the community laundromat or by mailing payment to Woody Creek Metropolitan District, P.O. Box 343, Woody Creek, CO 81656.

Storage Fees:

Storage	\$1/square foot per month; minimum charge is \$15
Shed Rental (Small)	\$250/month
Shed Rental (Large)	\$400/month