

**AMENDED AND RESTATED RESOLUTION
OF THE BOARD OF DIRECTORS OF
SOUTHLANDS METROPOLITAN DISTRICT NO. 2**

ADOPTING RULES AND REGULATIONS

WHEREAS, the Board of Directors (the “Board”) of Southlands Metropolitan District No. 2, 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 or operated by the District, and 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 of the District 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(1)(n), C.R.S., the Board is authorized to have and exercise all rights and powers necessary or 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; (iv) necessary sanitation, health, and safety measures; (v) camping, picnicking, assemblages, and other individual or group usages including the time, place, and manner in which such activities may be permitted; (vi) use of all vehicles as to place, time, and manner of use; and (vii) control and limitation on fires; 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 of 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 provide for the preservation of the health, safety, and welfare of residents, property owners, and the public; and

WHEREAS, on June 15, 2015, the Board adopted that certain *Resolution of the Board of Directors of Southlands Metropolitan District No. 2 Adopting Rules and Regulations* (the “**Original Resolution**”) and the Board desires to adopt this Resolution to amend and restate the Original Resolution in its entirety.

NOW, THEREFORE, be it resolved by the Board of Directors of Southlands Metropolitan District No. 2 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. Variances. The Board hereby authorizes the district manager to grant District variances for good cause shown that the proposed variance is consistent with public safety and will not unreasonably interfere with the use and enjoyment of District property by others. Any denial of a variance may be appealed to the Board.

3. Amendment. The District expressly reserves the right to amend, revise, redact, 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 or policies and procedures as may be necessary, in the Board's discretion.

4. Effective Date. The provisions of this resolution shall take effect as of the date of this resolution.

5. 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.

6. Penalties. Violators of any of the Rules and Regulations shall be subject to criminal and civil penalties.

a. Criminal Remedies. Pursuant to § 18-9-117 (3), C.R.S., any violation of the Rules and Regulations is unlawful and violators shall 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 laws, including a civil penalty hereby imposed in the amount of \$50 for the first violation, \$100 for the second violation, and \$250 for the third and subsequent violations,

and actual costs and attorneys' fees incurred by the District. No civil penalty shall be imposed except after District notice to the alleged violator stating the violation and the proposed penalty and an opportunity to be heard before the Board or its designee. The District may collect such penalties, charges, costs, and fees by any means authorized by law.

[Signature page follows]

RESOLVED AND ADOPTED this ____ day of _____, 2026.

**SOUTHLANDS METROPOLITAN
DISTRICT NO. 2**, a quasi-municipal corporation
and political subdivision of the State of Colorado

Officer of the District

ATTEST:

Signature page to Resolution Adopting Rules and Regulations.

EXHIBIT A
Amended and Restated Rules and Regulations
(Adopted June 18, 2026)

The following Rules and Regulations are adopted by the Board of Directors of Southlands Metropolitan District No. 2.

Definitions

For purposes of these Rules and Regulations:

“District Property” means all real or personal property owned, operated, controlled, managed, or maintained by the District as depicted on the map attached hereto as **Exhibit A-1**.

“Designated” means an area identified by signs, markings, District policy, or District Approval for a particular use.

“District Approval” means approval granted by the District Manager, the Board of Directors, or their authorized designee, including approval provided electronically.

“Domestic Pet” means a dog, cat, or other animal kept for companionship and does not include a service animal as defined by the Americans with Disabilities Act and § 24-34-803, C.R.S.

“Off-highway vehicle” is as defined by City of Aurora City Code, Sec. 134-217.

General Rules

It shall be unlawful for any person to:

1. Park Hours

Use, occupy, or remain on District Property between **11:00 p.m. and 5:00 a.m.**, unless otherwise posted, without District Approval, except persons traveling through District Property on a public sidewalk, trail, or roadway.

2. Property Protection

Remove, destroy, vandalize, deface, graffiti, damage, alter, tamper with, or misuse any structure, sign, fence, gate, lock, irrigation system, utility, playground equipment, landscaping, vegetation, or other District Property.

3. Trash and Dumping

Litter or leave trash, refuse, or debris on District Property except in designated receptacles.

Dump household waste, commercial waste, landscape materials, or yard waste on District Property or in District trash receptacles.

4. Obstruction

Block or obstruct any entrance, exit, roadway, trail, sidewalk, parking area, emergency access route, or other public facility.

Remain on District Property after being directed to leave by a District representative or a peace officer.

5. Fires

Build, start, or maintain any fire on District Property except in portable grills placed on non-vegetated surfaces.

Fail to comply with any local, county, state, or District fire restriction.

Fail to completely extinguish charcoal before leaving District Property.

6. Camping

Camp on District Property.

For purposes of this Rule, “camp” means occupying District Property for the purpose of overnight sleeping or establishing temporary living accommodations, including the use of tents, sleeping bags, blankets, shelters, or similar equipment.

7. Amplified Sound

Operate amplified sound equipment or public address systems on District Property without District Approval.

8. Compliance with Signs

Fail to comply with any posted District sign, notice, or closure.

Vehicles

9. Parking

Park any motor vehicle, trailer, recreational vehicle, camper, or similar vehicle except in designated parking areas on District Property.

Park on landscaped areas or other prohibited locations as designated by the District or other laws or regulations.

Block emergency access or park in a designated fire lane.

Park in an accessible parking space without a valid state-issued accessible parking placard or license plate.

Leave a vehicle on District Property for a period exceeding 24-hours without District Approval.

10. Off-highway Vehicles

Operate any Off-highway vehicle on District Property.

Animals

11. Animal Waste

Fail to immediately remove and properly dispose of animal waste.

Public Safety

12. Glass Containers

Possess or use glass bottles or glass containers on District Property.

13. Smoking and Vaping

Smoke or vape within fifty (50) feet of a playground or park shelter on District Property.

(Include only if desired by the Board.)

EXHIBIT A-1
District Property

