

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
BEACON POINT METROPOLITAN DISTRICT
ADOPTING THE FOURTH AMENDMENT
TO
AMENDED AND RESTATED
RESIDENTIAL IMPROVEMENT GUIDELINES, STANDARDS AND PROCESSES
(2024 Legislation)**

WHEREAS, the Beacon Point Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized to provide various services, including design review and covenant enforcement services, in and around the Beacon Point development in Arapahoe County, Colorado; and

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

WHEREAS, pursuant to § 32-1-1004(8)(a)(II), C.R.S., the District has the power to furnish covenant enforcement and design review services within the boundaries of the District; and

WHEREAS, pursuant to the terms and conditions of the Protective Covenants of Beacon Point recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado at Reception No. B5060926, on January 29, 2005 (the “**Covenants**”) as may be amended from time to time, the District has the authority to promulgate architectural standards, rules, regulations and/or guidelines (collectively, the “**Guidelines**”) which may be modified, amended, repealed and re-enacted from time-to-time; and

WHEREAS, pursuant to the Covenants, the Guidelines may contain provisions to clarify the designs and materials that may be considered in the design approval process, may state requirements for submissions, may state procedural requirements or may specify acceptable Improvements (as that term is defined in the Covenants) that may be installed; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to promulgate, adopt, enact, modify, amend, repeal and re-enact rules and regulations concerning and governing the Property (as that term is defined in the Covenants); and

WHEREAS, on November 9, 2022, the Board adopted the Amended and Restated Residential Improvement Guidelines, Standards and Processes, as may be amended from time to time, (the “**Design Standards**” or the “**Guidelines**”); and

WHEREAS, the District desires to adopt this Fourth Amendment to the Amended and Restated Residential Improvement Guidelines, Standards and Processes (the “**Fourth Amendment**”), attached hereto as **Exhibit A** and incorporated herein by this reference.

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

1. Adoption of Fourth Amendment to Amended and Restated Residential Improvement Guidelines, Standards and Processes. The Fourth Amendment to the Amended and Restated Residential Improvement Guidelines, Standards and Processes attached as **Exhibit A**, is hereby adopted.
2. Prior Provisions Effective. Except as amended herein, the Design Standards shall remain in full force and effect without limitation.
3. Contradicting Provisions. Any provision of any governing document of the District, including, without limit, rules and regulations, policies and the like, which contradict the Fourth Amendment shall automatically become null and void and unenforceable.
4. Effective Date. The Fourth Amendment shall be effective as of October 9th, 2024.

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RESOLVED AND ADOPTED this 9th day of October, 2024.

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

By: 
Officer of the District

Attest:

By:  _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON


General Counsel to the District

EXHIBIT A

**Fourth Amendment to Amended and Restated Residential Improvement Guidelines,
Standards and Processes**

**FOURTH AMENDMENT
TO
AMENDED AND RESTATED RESIDENTIAL IMPROVEMENT GUIDELINES,
STANDARDS AND PROCESSES
OF
BEACON POINT METROPOLITAN DISTRICT
(2024 Legislation)**

This Fourth Amendment to the Amended and Restated Residential Improvement Guidelines, Standards and Processes of Beacon Point Metropolitan District (the “**Fourth Amendment**”) was duly adopted the day and year set forth in the above Resolution.

1. Provision Added. Section 4.35(l) of the Design Standards is hereby added:

Section 4.47(l) Pre-Approved Landscaping:

Owners may select from one of the three pre-approved water-wise garden designs for the front yard, which are provided in the Landscaping Suggestions Exhibit. In the event an Owner is using a pre-approved plan, the Owner must notify the ARC in writing in advance of the intent to use a pre-approved plan, including which pre-approved plan is being used and the Owner’s schedule for the installation of the landscaping. Any deviations from a pre-approved plan must be approved by the ARC.

2. Exhibit Added. Pre-Approved Landscaping Designs, attached as **Exhibit A**, are hereby added to the Landscaping Suggestions Exhibit.
3. Provision Provisions Effective. Except as amended herein, the Design Standards shall remain in full force and effective without limitation.

Adopted this 9th day of October, 2024.

**BEACON POINT METROPOLITAN
DISTRICT**



Officer of the District

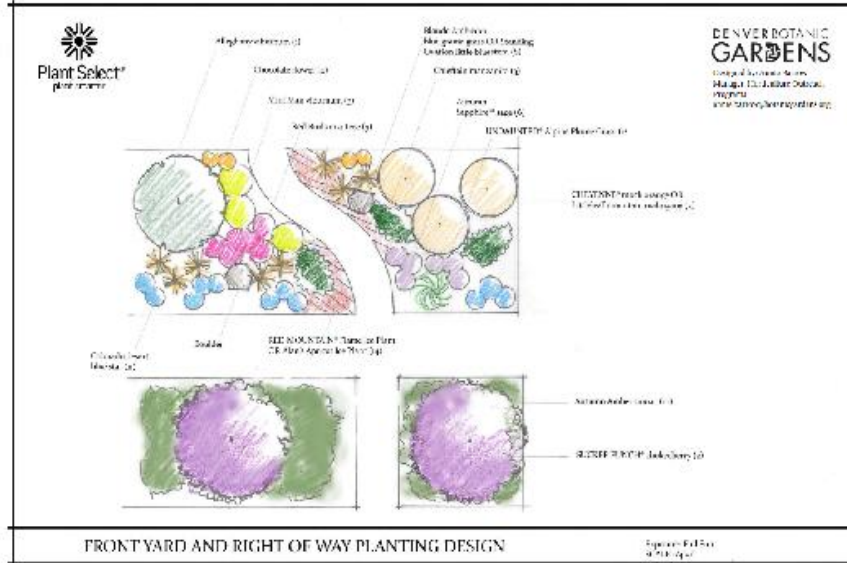
ATTEST:



Exhibit A
Landscaping Suggestion
Pre-Approved Landscaping Designs

FULL SUN - FRONT YARD AND STREETSCAPE

This plan provides plants for a front yard and streetscape landscape that will have a full sun exposure



DRY SHADE - FRONT YARD

This plan provides plants for a front yard landscape that will have a shade exposure

