

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
SADDLER RIDGE METROPOLITAN DISTRICT
ADOPTING A THIRD AMENDMENT
TO THE AMENDED AND RESTATED RESIDENTIAL RULES AND REGULATIONS
AND RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS**

WHEREAS, Saddler Ridge Metropolitan District (the “**District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Weld County, Colorado, and after approval of the District’s eligible electors at an election; and

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

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for Saddler Ridge, recorded in the real property records of the Clerk and Recorder of Weld County, Colorado on June 12, 2015, at Reception Number 4115546 (the “**Covenants**”), the District is responsible for administering the architectural review process and enforcement functions set forth in the Covenants; and

WHEREAS, pursuant to the Covenants and the Special District Act, the District is empowered to adopt rules and regulations for carrying on the business, objects and affairs of the District; and

WHEREAS, on June 6, 2023, the Board adopted those certain Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions of Saddler Ridge, and that Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions of Saddler Ridge, on September 5, 2023, and that Second Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions of Saddler Ridge, on November 7, 2023 (collectively the “**Residential Rules and Guidelines**”); and

WHEREAS, the Governor of the State of Colorado, signed legislation (the “2024 Legislation”) which provides, among other things, that any rule or policy of a special district that prohibits or places certain limits on flags and signs, parking, fire mitigation, disability accommodations, xeriscaping and gardens, rain barrels, family childcare businesses and renewable energy devices are declared void as against public policy (the “**2024 Legislation**”); and

WHEREAS, in order to bring the Guidelines into compliance with the 2024 Legislation, the District desires to adopt a Third Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions for Saddler Ridge (the “**Third 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 the Third Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions. The Third Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions for Saddler Ridge attached as Exhibit A, is hereby adopted.
2. Prior Provisions Effective. Except as amended herein, the Residential Rules and Guidelines 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 Third Amendment and shall automatically become null and void and unenforceable.
4. Effective Date. The Third Amendment shall be effective as of November 12, 2024.

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RESOLVED AND ADOPTED this 12th day of November, 2024.

**SADDLER RIDGE METROPOLITAN
DISTRICT**

By: Jacob Paul
Jacob Paul (Dec 9, 2024 08:47 CST)

Officer of the District

Attest:

By: Ken Jochims
Ken Jochims (Dec 9, 2024 14:35 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

Heather Hartung

General Counsel to the District

**Declarant's Consent:
Liberty Savings Bank**

Beth Kelsey
Beth Kelsey (Dec 9, 2024 09:01 EST)

Beth Kelsey, Assistant Vice President
Liberty Savings Bank

EXHIBIT A

THIRD AMENDMENT TO THE AMENDED AND RESTATED RESIDENTIAL RULES AND REGULATIONS AND RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR SADDLER RIDGE

1. Provision Repealed and Restated. Section 6.3.42.1 of the Guidelines is hereby repealed in its entirety the following is substituted as Section 6.3.42.1 of the Guidelines:

6.3.42.1 *General.* The Lot landscaping should be designed to create a coherent environment which complements the overall Property. Plant material should relate to the scale and character used in the Property landscape areas and to the Lot Improvements. Particular attention should be paid to the functional aspects of planting design. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, dust control, and aesthetics. The use of drought tolerant plants is encouraged. This means that in the landscaping of each Lot, plant materials, irrigation systems and maintenance practices should be utilized to conserve water, wherever possible. It should be noted that if Xeriscape landscaping is selected a more traditional “green” appearance can still be achieved. See Section 6.3.99, Xeriscape.

Landscaping must consist of trees, shrubs, ornamental grasses, ground covers, annual and perennial flowers, mulches and automatic irrigation. On Carriage Lots, areas approved as “native grass areas” must be established but do not require automatic irrigation.

Other than in defined tree lawn areas, shade or ornamental trees (deciduous), plantings may not be installed closer than six feet (6’) from the Lot line.

In the case of evergreen trees (conifer), plantings may not be installed closer than ten feet (10’) from the Lot line. Thorny plants shall not be located within ten (10) feet of sidewalks or walkways.

Planting beds must be separated from turf by edging.

- Artificial Turf is permitted only in the rear yard, as more fully set forth in Schedule 1.

Where curb, gutter and walks exist, landscaping in the Street/Tree lawn area shall require one shade tree per every 40 feet of frontage in the front of the house and on Lots that abut a street on the side of the house. Turf grass or low-profile xeriscape plantings shall be installed to facilitate the egress by the passenger from vehicles parked in the street and to facilitate snow removal from the street.

Owners may select from one of the three pre-approved water-wise garden designs for the front yard, which are provided Schedule 1-A. 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. Provision Added. Schedule 1-A of the Guidelines is hereby added:

Schedule 1-A - Pre-Approved Water-Wise Gardens for the Front-Yard

SCHEDULE 1-A. PRE-APPROVED WATER-WISE GARDENS FOR THE FRONT-YARD

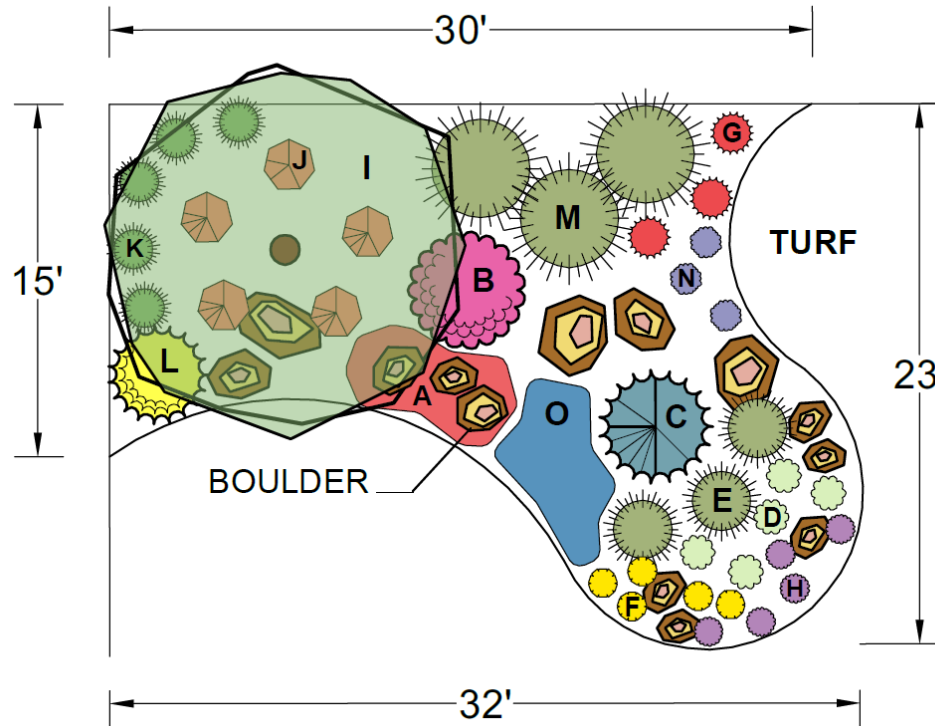


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FOUR SEASON SENSATION

This garden represents a partial conversion of lawn to garden. Reshaping the existing lawn using a curvilinear approach adds flow and movement. Ornamental and coniferous trees provide height, shade and winter interest without interfering excessively with the views. This once water-hogging space is now a lush garden with plants that provide four season beauty, color and interest; thrive in low-water, clay soil and full sun conditions; and attract butterflies and hummingbirds. Drip irrigation and organic mulch, along with proper plant selection, aid in long-term water conservation.



PLANT LIST:

All plants are Plant Select® plants

- A. Fire Spinner™ Ice Plant *-or-* Lavender Ice Ice Plant (7)
- B. Ruby Voodoo Rose *-or-* Redleaf Rose (1)
- C. Weeping White Spruce (1)
- D. Avalanche White Sun Daisy *-or-* Golden Storksbill (5)
- E. Blonde Ambition Blue Grama Grass *-or-* Korean Feather Reed Grass (3)
- F. Colorado Gold® gazania *-or-* Chocolate Flower (5)
- G. Red Birds in a Tree *-or-* Bridges' Penstemon (3)
- H. Valley Lavender® Plains Verbena *-or-* Winecups (5)
- I. Russian Hawthorn *-or-* Hot Wings® Tatarian Maple (1)
- J. Orange Carpet® Hummingbird Trumpet (5)
- K. Korean Feather Reed Grass (5)
- L. Spanish Gold Broom *-or-* Baby Blue Rabbitbrush (1)
- M. Giant Sacaton (3)
- N. Little Trudy® Catmint *-or-* Shadow Mountain® Penstemon (3)
- O. Crystal River® Veronica *-or-* Turkish Veronica (5)



Designer Tanya Fisher

President of Colorado Vista Landscape Design, Inc. since 2003, Tanya Fisher provides high quality and sustainable landscape design plans and horticulture consulting for residential, community and commercial landscapes in the northern Colorado region.

ColoradoVista@comcast.net

www.ColoradoVista.com

Windsor, CO (970) 231-3088

**Find more and inspiration
at plantselect.org!**

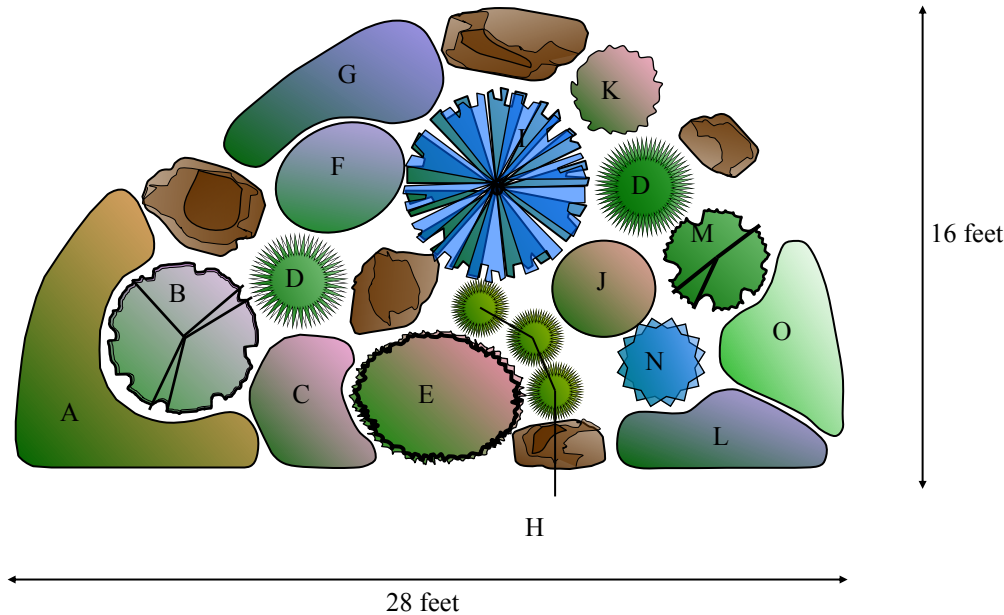


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ROCK GARDEN

This raised xeriscape garden is in full sun and visible from all sides. The boulders, native grasses and “evergreen” plants, Bluestem Joint Fir, Mock Bearberry and Parry’s Century Plant, give this garden plenty of winter texture and interest. A native Cowboy’s Delight (Sphaeralcea coccinea) meanders thru the garden. Spring bulbs of Tete A Tete Daffodils, Crocus, and small species tulips add extra bloom time, and TABLE MOUNTAIN[®] ice plant will bloom in November on our warm ‘Indian Summer’ days.



PLANT LIST:

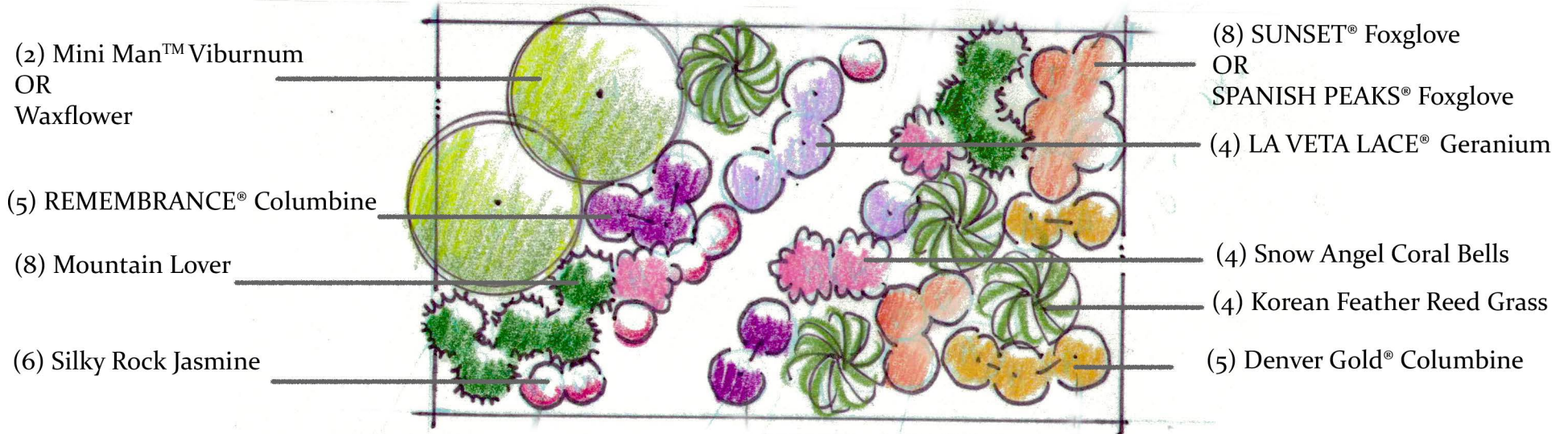
Plant Select[®] plants are in bold

- A. **ORANGE CARPET[®] Hummingbird Trumpet** -or- ‘Angelina’ Sedum
- B. **PAWNEE BUTTES[®] Sand Cherry** -or- ‘Powis Castle’ Artemisia
- C. **TABLE MOUNTAIN[®] Ice Plant** -or- **MESA VERDE[®] Ice Plant**
- D. Stipa Feather Grass -or- Blue Oat Grass
- E. ‘Winter Glow’ Prickly Pear Cactus -or- Colorado hedgehog cactus
- F. Variegated Iris -or- German Iris
- G. **Corsican Violet** -or- **COLORADO GOLD[®] Gazania**
- H. Colorado Blue Grama Grass -or- ‘Boulder Blue’ Blue Fescue
- I. **Bluestem Joint Fir** -or- **SPANISH GOLD[®] Broom**
- J. **RED ROCKS[®] Penstemon** -or- Rocky Mountain Penstemon
- K. **MONGOLIAN BELLS[®] Clematis** -or- Furman’s Red Sage
- L. **Turkish Veronica** -or- **CRYSTAL RIVER[®] Veronica**
- M. **Mock Bearberry Manzanita** -or- Crimson Pygmy Barberry
- N. Parry’s Century Plant -or- Pale-leaf Yucca
- O. Lamb’s Ear ‘Helene von Stein’ (Big Ears) -or- **Sea Foam Artemisia**

Shalene Hiller received her bachelor degree from Colorado State University Landscape Design Program. She has worked all facets of the industry from design to perennial production to maintenance. She is currently Horticultural Specialist for the City of Westminster. You can see her gardens at Legacy Ridge and The Heritage at Westmoor Golf Courses.



Find more designs and inspiration at plantselect.org!



DRY SHADE PLANTING DESIGN 17' x 9'

This dry shade planting design offers year round texture, summer color and access through the middle as a path or for down spout.

PLANT LIST: Common Name

Mini Man viburnum (2) or Waxflower
REMEMBERANCE columbine (5)
Mountain Lover (8)
Silky Rock Jasmine (6)
SUNSET[®] foxglove (8) or SPANISH PEAKS[®] foxglove
LA VETA LACE geranium (4)
Snow Angel coral bells (4)
Korean Feather Reed grass (4)
DENVER GOLD[®] Columbine (5)

PLANT LIST: Botanic name

Viburnum burjaeticum 'P017S' (2) or *Jamesia americana*
Aquilegia 'Swan Violet & White' (5)
Paxistima canbyi (8)
Androsace sarmentosa 'Chumbyi'(6)
Digitalis obscura (8) or *Digitalis thapsi*
Geranium magniflorum 'P013S'(4)
Heuchera sanguinea 'Snow Angel'(4)
Calamagrostis brachytricha (4)
Aquilegia chrysantha (5)

Visit www.PlantSelect.org/where-to-buy/ to source Plant Select plants or email Director@PlantSelect.org with questions.

Designed by: Annie Barrow

Manager, Horticulture Outreach Programs

annie.barrow@botanicgadens.org











Resolution Adopting Third Amendment to Residential Guidelines, 2024-11-12

Final Audit Report

2024-12-09

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Signature Date: 2024-12-09 - 9:35:10 PM GMT - Time Source: server

 Agreement completed.

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