

RESOLUTION NO. 2017-07-01

**RESOLUTION OF WESTOWN METROPOLITAN DISTRICT ACKNOWLEDGING
AND ADOPTING THE DECLARATION OF COVENANT AND RESTRICTIONS OF
WESTOWN**

1. Westown Metropolitan District (the “**District**”) is a duly and regularly created, established, organized, and existing metropolitan district, existing as such under and pursuant to Title 32, Article 1 of the Colorado Revised Statutes, as amended (“**C.R.S.**”).

2. Westown Townhomes, LLC, a Colorado limited liability company (the “**Developer**”), the master developer of the Westown project (the “**Property**”) has executed a Declaration of Covenants and Restrictions (the “**Declaration**”) for the Property recorded in the real property records of Jefferson County, State of Colorado, on September 21, 2017, at Reception No. 2016095555, as the same may be amended and/or modified from time to time, and which Declaration declares that the Property is and shall be subject to the Declaration and shall be owned, held, conveyed, encumbered, leased, improved, used, occupied, enjoyed, sold, transferred, hypothecated, maintained, altered and otherwise enjoyed in accordance with and subject to the covenants and use restrictions contained therein.

3. The Declaration provides that Westown Metropolitan District shall enforce each of the provisions provided therein.

4. Section 32-1-1004(8), C.R.S. authorizes Title 32 metropolitan districts to furnish covenant enforcement and design review services within the district if the declaration, rules and regulations, or similar document containing the covenants to be enforced for the area within the metropolitan district named the district as the enforcement or design review entity.

5. The Declaration assigns to the District all duties, rights and obligations to enforce the Declaration and to promulgate the Guidelines with respect to real property within the boundaries of the District that is subject to the Declaration.

6. The Board of Directors of the District (the “**Board**”) wishes to adopt the Declaration as an official policy of the District and to acknowledge the duties, obligations and rights assigned to the District pursuant to such Declaration.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WESTOWN METROPOLITAN DISTRICT, CITY OF ARVADA, COLORADO, AS FOLLOWS:

A. The foregoing Recitals are incorporated into and made a substantive part of this Resolution.

B. The Board hereby determines that it is in the best interests of the District and its property owners and users for the District to accept the assignment of all duties, rights and obligations under the Declaration and to provide the covenant enforcement and design review services established thereby.

C. The Board hereby authorizes and directs the officers of the District and District staff to take all actions necessary to execute the duties, rights and obligations assigned to the District by the Declaration.

D. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word hereof, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Resolution, which shall be given effect in accordance with the manifest intent hereof.

E. This Resolution shall be effective upon recording of the Declaration in the Office of the Clerk and Recorder for Jefferson County, Colorado.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF
WESTOWN METROPOLITAN DISTRICT
ACKNOWLEDGING AND ADOPTING THE DECLARATION OF COVENANT AND
USE RESTRICTIONS FOR DENVER CONNECTION WEST]**

APPROVED AND ADOPTED on July 5, 2017.

WESTOWN METROPOLITAN DISTRICT

By: _____

President



Attest:

Secretary _____

