

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE  
HIGHLINE CROSSING METROPOLITAN DISTRICT**

Regarding the Imposition of the Ownership Transfer Fee

**Recitals**

A. The Highline Crossing Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in the City of Aurora, Arapahoe County, Colorado; and

B. Under its Service Plan, the District is responsible for the ownership, operation, maintenance, and construction of facilities to benefit the properties within the District; and

C. Pursuant to § 32-1-1004(8), C.R.S and the Declaration of Covenants, Conditions and Restrictions of Highline Subdivision recorded on March 21, 2017 in the real property records of Arapahoe County, Colorado at reception number D7031771 (the “**Covenants**”), the District provides covenant enforcement and design review services within the District; and

D. The District is authorized by its Service Plan and § 32-1-1001(1)(j), C.R.S., to impose and from time to time increase or decrease its fees, rates, tolls, charges, penalties, delinquency charges, and interest for services, programs, or facilities provided; and

E. When ownership of a property within the District is transferred, the District incurs expenses related to the transfer including the provision of information about the District, updating of ownership records, and the provision of status letters regarding any outstanding fines and penalties owed by a property (“**Ownership Transfer Services**”); and

F. The District has reviewed the costs of providing the Ownership Transfer Services and determined it is necessary and in the best interest of the District and its residents to impose a fee on the property being sold to offset the costs and expenses associated with the Ownership Transfer Services (the “**Ownership Transfer Fee**”); and

G. Section 32 1 1001(1)(j), C.R.S., provides that until paid, all such fees, rates, tolls, penalties or charges constitute a perpetual lien on and against the property served.

NOW THEREFORE, be it resolved by the Board of Directors of the Highline Crossing Metropolitan District as follows:

1. Ownership Transfer Fee.

a. An Ownership Transfer Fee in the amount of \$500.00 is imposed on each property in the District, to be paid at the time ownership of the property is transferred.

b. The Ownership Transfer Fee shall not apply to the following transfers of ownership:

i. Any transfer in which the United States, or any agency or instrumentality of, the State of Colorado, any county, city and county, municipality, district or other political subdivision of the State of Colorado, is either the grantee or grantor.

ii. Any transfer by document, decree, or agreement partitioning, terminating, or evidencing termination of a joint tenancy, tenancy in common, or other co-ownership; however, if additional consideration or value is paid in connection with such partition or termination the Ownership Transfer Fee shall apply and be based upon additional consideration.

iii. Any transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

iv. Any transfer made and delivered without consideration for the purpose of: (1) confirming, correcting, modifying or supplementing a transfer previously made; (2) making minor boundary adjustments; (3) removing clouds of title; (4) transferring title to a trust controlled by the grantor; (5) transferring title to joint tenancy or tenants-in-common due to marriage or civil union; or (6) granting easements, rights-of-way, or licenses.

v. Any decree or order of a court of record quieting, determining, or resting title, except for a decree of foreclosure.

vi. Transfers to secure a debt or other obligation, or release other than by foreclosure, which is a security for a debt or other obligation.

vii. Transfers pursuant to a decree of separation or divorce.

2. Failure to Pay When Due. If the Ownership Transfer Fee is not paid when due:

a. Interest shall accrue on the unpaid Ownership Transfer Fee at the rate of 18% per annum from the due date; and

b. The District may initiate collection of all unpaid fees, rates, charges, and interest in accordance with the procedures set forth in § 32-1-1001(1), C.R.S., the Covenants, its Rules and Regulations, or pursuant to any other remedies available at law or equity. The District shall also be entitled to recover its attorney fees and costs of collection.

3. The funds generated through this Resolution are fees imposed at a rate reasonably calculated to defray the costs of the Ownership Transfer Services and are not a tax.

4. This Resolution is a legislative measure of the District, which may be modified only by formal resolution or amendment thereof by the Board of Directors of the District.

Approved and adopted this 6<sup>th</sup> day of December,  
2023.

HIGHLINE CROSSING METROPOLITAN  
DISTRICT

*Daniel Payotelis*

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Daniel Payotelis, President, Board of Directors

Attest:



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Secretary/Assistant Secretary, Board of  
Directors