

**FIRST AMENDMENT TO AMENDED AND RESTATED
CONSOLIDATED SERVICE PLAN
FOR
WINDSOR HIGHLANDS METROPOLITAN DISTRICT NOS. 1-11
TOWN OF WINDSOR, COLORADO**

Prepared by:

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Submitted: August 27, 2017
Revised and Resubmitted: September 20, 2017

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INTRODUCTION

This First Amendment to Service Plan (the “First Amendment”) for Windsor Highlands Metropolitan District Nos. 1-11 (the “Districts”) is proposed to:

A. Define the current property included within the boundaries of District Nos. 1-5 and maintain those current limitations as provided in the prior service plan. Current property within the Windsor Highlands Metropolitan District Nos. 1-5 with any residents already in place will not see an increase in debt, mill levy (currently capped at 35 mills) or reduction in services. All current taxes and structure will be maintained for current residents.

B. Amend the limitations provided for the undeveloped property of District No. 6 and the property to be developed within Country Farms III and Thornburg-Hamilton (proposed District Nos. 7-10) to increase the mill levy for these Districts the current Town service plan thresholds of an aggregate mill levy cap of 39 mills combined for both debt and operations and maintenance, with a maximum debt service mill levy of thirty-four (34) mills (the “maximum debt mill levy”) and operations and maintenance mill levy authorization of what remains of the aggregate of thirty-nine (39) mills (the “maximum aggregate mill levy”).

C. Amend the current Service Plan for Windsor Highlands Metropolitan Districts Nos. 1- 6 approved in 2009 to expand the boundaries to include the property within the proposed new expansion areas into new District Nos. 7-10 in multiple districts as needed and to allow for the coordinated financing efforts of these Districts and property not yet developed in District No. 6 needing access to and directly benefiting from the jointly funded improvements.

D. Amend the current Service Plan so that the new District Nos. 7-11 shall have the same limitation language as the current Town Model Service Plan.

E. Define the property to be included within the boundaries of District No. 7 (residential district), District No. 8 (residential district), District Nos. 9-10 (commercial district) and

define District No. 11 (golf course) and provide current zoning and development plans, capital plans, financial projections and to revise the boundaries of these Districts accordingly.

This First Amendment is submitted pursuant to §§ 32-1-201, *et seq.*, C.R.S., as amended, (the “Special District Act”) and the requirements of the Town.

The Districts are quasi-municipal corporations and political subdivisions of the State of Colorado. The Town of Windsor, Colorado (the “Town”) Board of Trustees approved the Consolidated Service Plan for the Districts on January 26, 2004 and the amended and restated Service Plan on July 28, 2009 (collectively, referred to as the “Service Plan”) pursuant to the requirements of the Town and the Special District Control Act.

I. PURPOSE OF FIRST AMENDMENT

The purpose of the First Amendment is to expand the existing boundaries of the Windsor Highlands Metropolitan District Nos. 1-6 to include new property to be developed within new phases and new District Nos. 7-11. All current residents and residential property within the Highland Meadows Golf Course Subdivision is currently contained within Windsor Highlands Metropolitan District Nos. 1-5 and will not see an increase beyond the mill levy cap of 35 mills gallagherized, as provided for in the current Service Plan in effect for those Districts and all public improvements within any of the Windsor Highlands Metropolitan Districts shall be constructed in accordance with approved development plans and subdivision development agreements approved by the Town of Windsor (the “Town”).

Additionally, the proposed expansion areas of the Districts is further described as part of and within the attached **Exhibit B**, attached hereto and incorporated by this reference as if fully set forth herein, with the property within the area referred to as the “Country Farms III” development and subdivision has been annexed to the Town of Windsor and will be added to the Districts and this First Amendment as a separate residential district within the Country Farms III

subdivision as Windsor Highlands Metropolitan District No. 7 (residential District). Three director parcels will also be formed within the Country Farms III property as initial District boundaries, which in the future, with the consent and necessary approvals of the Town of Windsor and City of Loveland as applicable, will contain the Thornburg-Hamilton subdivision and development if and when the inclusion of that property is approved by both jurisdictions as Windsor Highlands Metropolitan District No. 8 (residential District), Windsor Highlands Metropolitan District No. 9 (commercial District) and Windsor Highlands Metropolitan District No. 10 (commercial District) with consent of the property owners, Town of Windsor, City of Loveland as applicable and in accordance with Subdivision Development Agreements following approval of this amendment by the Town. The area defined as the future District Nos. 7-10 is further described as part of and within the attached **Exhibit A-2 and C-1** (for the initial boundaries) and within the attached **Exhibit C-2 and C-3** (for the post inclusion boundaries if all approvals and consents are received).

Additionally, the property referred to as the “Highland Meadows Golf Course” tracts, specifically, Tracts G1-G7 inclusive, will be included within the boundaries of the Windsor Highlands Metropolitan District No. 11 (golf course district), which will be solely responsible for ownership, operations and maintenance of the golf course based upon revenue generated by the Golf Course or from the Developer. This inclusion of the golf course tracts into a metropolitan district was contemplated and permitted by the previously approved service plan, which is now being contemplated for transfer of ownership, operation and maintenance. The area defined as the future District No. 11 is further described as part of and within the attached **Exhibit A-3**.

Additionally, limitations on the District Nos. 6-10 mill levies and fees shall be consistent with the current Town of Windsor model service plan limitations, in particular, the mill levy limitation of thirty-nine (39) mills shall be implemented with respect to the residential and

commercial property within the Country Farms III subdivision and the Thornburg-Hamilton Subdivision as well as the undeveloped property (those properties without residents) to be consistent with and competitive with other developments within the Town of Windsor. These changes are necessary to complete the projected capital improvements which remain to be constructed within District Nos. 6-10 as reflected in the supplemental preliminary infrastructure plan for District Nos. 6-10 attached hereto as **Exhibit E** in incorporated herein by reference. The additional debt authorization proposed to finance these remaining capital improvements are reflected in a separate updated supplemental financial plan and proforma for District Nos. 6-10 which is attached hereto as **Exhibit F** and incorporated herein by this reference. These changes will not affect current residents and will not result in an increase in mill levies or reduction in services due to this First Amendment, and will not result in an increase in the previously approved debt limit or change any of the material terms of the Service Plan with regard to District Nos. 1-5. The Districts are intended to be independent units of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of this Service Plan.

II. NEW BOUNDARIES LANGUAGE

The following language shall replace in its entirety Section III of the Service Plan approved July 28, 2009:

“III. BOUNDARIES

The area of the current District Nos. 1-6 boundaries includes approximately 350.099 acres, the initial area of District Nos. 7-10 (Country Farms III) includes approximately 18.661 acres, the area of District No. 11 (golf course tracts) is approximately 263.859 acres, and the area proposed to be included in the Future Inclusion Area Boundaries (Thornburg-Hamilton) is

proposed to include approximately 109.238 acres. The total acreage of all current and future area is approximately 741.857 acres. A legal description of the current District Nos. 1-6 boundaries is attached hereto as **Exhibit A-1**. A legal description of the Initial District Nos. 7-10 boundaries is attached hereto as **Exhibit A-2**. A legal description and map of the District No. 11 boundaries is attached hereto as **Exhibit A-3**. A map of the proposed expansion area boundaries and future inclusion area map is attached hereto as **Exhibit B**. A map of the proposed initial District boundaries for District Nos. 7-10 is attached hereto as **Exhibit C-1**. A map of the proposed District boundaries for District Nos. 6-10 if and when all proposed inclusion areas are approved is attached hereto as **Exhibit C-3**. It is anticipated that the internal boundaries of the Districts may change from time to time as they undergo inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V below.

The Districts shall be entitled to change the configuration of their internal boundaries, without changing the total acreage of the Project or reconfiguring the Districts' Service Area, as their Boards of Directors may deem necessary. Any such internal reconfiguration shall be submitted to the Town's Planning Department for administrative review, who shall determine if such an internal reconfiguration constitutes a material modification of this Service Plan. In no event, shall any District include into its legal boundaries any property not located within the corporate limits of the Town at the time of inclusion except for the Thornburg-Hamilton property inclusions, which shall be permitted to be included upon consent and receipt of any necessary approvals of the Town of Windsor and City of Loveland. All changes in the Districts' boundaries must be made in compliance with the Special District Act.”

III. NEW PROPOSED LAND USE, POPULATION PROJECTIONS AND ASSESSED VALUATION.

The following language shall be added as a new second paragraph regarding the new expansion areas proposed for District Nos. 7-11 to Section IV. of the Service Plan approved July 28, 2009:

The Service Area of District Nos. 7-11 initial and future inclusion area boundaries consists of approximately 282.520 acres of Initial District area land and approximately 109.238 acres of Future Inclusion Area (Thornburg-Hamilton) land. At build out the assessed valuation of the initial and future inclusion area boundaries of District Nos. 6-10 is expected to be approximately \$62,301,477 (in 2028), which amount is expected to be sufficient to reasonably discharge the Debt as demonstrated in the Supplemental Financial Plan for District Nos. 6-10 attached hereto as **Exhibit F** and incorporated herein by reference. The current development plan for the undeveloped property within District 6-10 (including the future inclusion area) provides for an additional 777 residential units which are projected to absorb as reflected in the Financial Plan based upon absorption and assessed valuations that are market-based, market-comparable valuation and absorption data provided by the Developer. Additionally, non-residential development of approximately, 807,000 square feet of commercial, retail, office space and other non-residential property is anticipated to be developed over the next 20 years. The population of the all District Nos. 1-11 at build-out is currently estimated to be approximately 4,393 persons based upon an approximation of 2.5 persons per residence for 1,667 residential units.”

IV. NEW FINANCING PLAN LANGUAGE

The following language shall replace in its entirety Section V.A.5. of the Service Plan approved July 28, 2009:

“5. Maximum Debt Authorization. District Nos. 1-5 shall not collectively issue Debt in excess of Thirteen Million, Four Hundred Fifty Thousand Dollars (\$13,450,000) without the approval of the Town. District Nos. 6-10 shall not collectively issue Debt in excess of Thirty Million, Nine Hundred Five Thousand Dollars (\$30,905,000) without the approval of the Town. The Maximum Debt Authorization may be increased in the future to accommodate the additional financing of the acquisition of the highland meadows golf course, however, that debt must be revenue based debt supported only by revenue generated by the golf course fees and other revenue permitted by law. In order to increase the Debt beyond the District 1-10 Debt beyond what is provided above, the Districts must submit a revised financial plan along with their request for an increase in the Maximum Debt Authorization to demonstrate the financial feasibility of any increases in the Maximum Debt Authorization. Increases necessary to accomplish a refunding, reissuance or restructuring of General Obligation Debt shall also not count against the Debt Issuance Limitation. Increases which do not exceed 25% of the amount set forth above, and which are approved by the Town Board in a written agreement, shall not constitute a material modification of this Service Plan.

With regard to District No. 11, the 2009 Amended and Restated Service Plan estimated that the Public Improvement costs related to the Highland Meadows Golf Course (in 2009 dollars) was estimated to be an additional \$7,715,675. District No. 11 shall be permitted to issue revenue bonds or revenue debt for the purchase of the Golf Course and related amenities and appurtenances but shall not issue Debt in excess of Nine Million Five Hundred Thousand Dollars (\$9,500,000) for the acquisition of the Highland Meadows Golf Course.

V. NEW SUPPLEMENTAL PRELIMINARY INFRASTRUCTURE PLAN LANGUAGE

The following language be added as a new fourth (4th) paragraph within Section V.B. of the Service Plan approved July 28, 2009:

“As shown in the Supplement Infrastructure Plan for District Nos. 6-10 attached hereto as **Exhibit D** and incorporated herein by reference, the estimated cost of the additional Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed by the Districts within the undeveloped portions of District Nos. 6-10, is approximately \$37,417,774 (which is in addition to the \$30,370,536 previously estimated for the Developed portions of District Nos. 1-5) exclusive of any Public Improvement costs related to the Future Inclusion Area of the Highland Meadows Golf Course (currently estimated to be an additional \$7,715,675).”

VI. NEW MAXIMUM DEBT MILL LEVY LANGUAGE

The following language shall replace in its entirety Section VI.C. of the Service Plan approved July 28, 2009:

“C. Maximum Debt Mill Levy

The “Maximum Debt Mill Levy” shall be the maximum mill levy each of the Districts is permitted to impose upon the taxable property within each of the Districts for payment of Debt, and shall be thirty (30) mills for District Nos. 1-5 and thirty-four (34) mills for District Nos. 6-11; provided that if, on or after January 1, 2006, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill

levy, as adjusted for changes in assessment rates occurring after January 1, 2006 for District Nos. 1-5, and for District Nos. 6-11, the adjustment should begin from January 1, 2015, per Town Code section 19-1-20(h), so that the revenues generated by the Districts are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. All Debt issued by the Districts must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.”

VII. NEW AGGREGATE MILL LEVY CAP LANGUAGE

The following language shall replace in its entirety Section VI.J. of the Service Plan approved July 28, 2009:

“J. Aggregate Mill Levy Cap.

The “Aggregate Mill Levy Cap” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the Districts for payment of Debt and operations and maintenance functions, and shall be thirty-five (35) mills for District Nos. 1-5 and shall be thirty-nine (39) mills for District Nos. 6-11; this means that no District may impose the full Maximum Debt Mill Levy (30 mills for District Nos. 1-5; and 34 mills for District Nos. 6-11) and the full Maximum Operations and Maintenance Mill Levy (10 mills for District Nos. 1-5 and 39 mills for District Nos. 6-11) (or such other amount as approved by the Town Board) at the same time. The “Maximum Debt Mill Levy” shall be the maximum mill levy each of the Districts is permitted to impose upon the taxable property within each of the Districts for payment of Debt, and shall be thirty (30) mills for District Nos. 1-5 and thirty-four (34) mills for District Nos. 6-11; provided that if, on or after January 1, 2006 (for District Nos. 1-5, and January 1, 2015 for District Nos. 6-11), there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be

increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after those dates referenced above, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. All Debt issued by the Districts must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.”

VIII. ADDITIONAL PROVISIONS APPLICABLE TO DISTRICT NOS. 6-11 TO MATCH THE CURRENT TOWN POLICY ON METROPOLITAN DISTRICTS

The First Amendment of Service Plan acknowledges that, new Districts formed after the Town’s current model service plan was adopted should be subject to the new Town provisions. In order to maintain consistency for current residents and property owners, the provisions of the service plan in effect for District Nos. 1-5 shall remain the same. Except as specifically modified herein, the Service Plan of the Districts remains effective. With regard to District Nos. 6-11 only, some additional provisions listed below shall apply to those Districts as they should be considered new Districts subject to the new model service plan provisions of the Town as follows:

A. Maximum Mill Levy Imposition Term for District Nos. 6-11. The Town’s current policy is that property shall not be taxed for more than a period of thirty 30 years to pay the costs of the public improvements. (Town Code § 19-1-19(c)). The First Amendment provides that for District Nos. 6-11, the Service Plan limits the maximum number of years a property can be subject to a mill levy for the purposes of paying the costs of public improvements to thirty-five (35) years based upon the projections for the commercial and new residential development and

buildout and the proforma financial plan attached hereto as Exhibit F as the supplemental financial plan. The reason for the variance is the longer time period required for buildout of commercial property and timing of first building permit within commercial development does not necessarily dictate how quickly the commercial property will absorb within District Nos. 6, 8, 9 and 10. As such, the financing term for debt based upon the additional development projected within District 6-11 and based upon the commercial development considerations, the District Nos. 6-11 will be permitted to extend an additional five (5) years (to 35 years total) after the first building permit within District Nos. 6-11. This additional time allows for sufficient time to pay for and finance the costs of the public improvements for these new Districts and commercial property absorption which may be at a slower rate than residential property or based upon the market. Allowing issuance of debt for a longer time period would be in the financial best interests of the Districts and issuance of debt may occur within thirty (30) years from the date of the Districts' first debt authorization elections in accordance with current projections contained in the Financial Plan attached hereto.

B. Definitions. The definition of "Districts" and Financing Districts" in the Service Plan shall be amended to include Windsor Highlands Metropolitan District Nos. 7-11. District No. 5 will continue to be known as the "Service District," and is expected to continue to coordinate the financing, construction, operations and maintenance of all Public Improvements throughout the Project. Districts 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11 shall be hereinafter be known as the "Financing Districts" and are expected to include all of the current and future residential and/or non-residential development comprising the Project. And "Districts" shall be amended to mean the Windsor Highlands Metropolitan Districts No. 1, No. 2, No. 3, No. 4, No. 5, No. 6, No. 7, No. 8, No. 9, No. 10 and District No. 11 collectively.

C. Eminent Domain Limitation. The Districts shall not exercise their statutory power of eminent domain, except as may be necessary to construct, install, access, relocate or redevelop the Public Improvements identified in the Preliminary Infrastructure Plan. Any use of eminent domain shall be undertaken strictly in compliance with State law, and shall be subject to require the prior approval of the Town Board.

D. Pledge in Excess of Maximum Aggregate Mill Levy – Material Modification. Any Debt incurred with a pledge or which results in a pledge that exceeds the Maximum Aggregate Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

E. Restrictions on Developer Reimbursements.

1. With regard to District Nos. 6-11, in the event the District procures or pays for Public Improvements outside of a public bid process, prior to reimbursement to the Project Developer or payment to a third party on behalf of the Project Developer a qualified independent third party shall certify to the Districts that costs of the Public Improvements are reasonable.

2. A qualified independent third party shall certify to the Districts that Public Improvements financed by a District are fit for intended purposes. Note that this certification standard might differ from the certification standards required by the end-owner of such facilities, such as the Town or other special district.\

3. In the event a District agrees to reimburse the Project Developer for an advancement of money, property, or services and such agreement does not qualify as Debt as defined in this Service Plan, then the District shall not pay a rate of interest on such advancement that exceeds a rate equal to the prime rate as published in the Wall

Street Journal (“WSJ”) plus two percent (2%) for the applicable period. In the event the WSJ ceases to publish a prime rate, then the Districts shall substitute a rate from a similar market index. The Districts will from time to time monitor the feasibility of issuing Debt, and if the amount owed under the reimbursement agreement can be satisfied with the proceeds of Debt incurred at a cost materially less than the prime rate plus two percent (2%), then the Districts shall take reasonable steps to incur such Debt and satisfy the reimbursement obligation to the Project Developer. The purpose of this paragraph is to set a readily ascertainable ceiling on the rate of interest a District board of directors can agree to pay a Project Developer for advancements that do not qualify as Debt; this paragraph neither prevents the District from issuing Debt at a higher rate of interest than the WSJ prime rate plus two percent (2%) nor does it prevent the District from paying a lower rate of interest on a developer reimbursement agreement.

F. Town Trails. Trails which are interconnected with a Town or regional trail system shall be open to the public free of charge and on the same basis as residents and owners of taxable property within the Districts.

G. Location and Extent Limitation. To the extent a metropolitan district may have any powers pursuant to Section 31-23-209, C.R.S., with respect to the Town, the District hereby waives and shall not exercise any such powers to override or avoid submitting to the jurisdiction of the Town Board or compliance with the Town Code or other regulations.

H. Debt Instrument Disclosure Requirement. In the text of each bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

“By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond

contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan of the District.”

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this First Amendment shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, the Project Developer.

I. Subdistricts. The Districts may organize subdistricts or areas as authorized by Section 32-1-1101(1)(f), C.R.S., provided, however, that without the specific approval of the Town, any such subdistrict(s) or area(s) shall be subject to all limitations on Debt, taxes, Fees, and other provisions of this Service Plan. Neither the Debt Mill Levy, the Operations and Maintenance Mill Levy, nor any Debt limit shall be increased as a result of creation of a subdistrict. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the Districts shall notify the Town prior to establishing any such subdistrict(s) or area(s), and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Town Board may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of this Service Plan.

J. Special Improvement Districts. The Districts are not authorized to establish a special improvement district without the prior approval of the Town Board.

K. Restrictions on Districts Controlled by End User Boards. The Service Plan’s limitations on the Debt Mill Levy, the Operations and Maintenance Mill Levy, the limitation on the use of Fees for Public Improvements, and certain other financial limitations are intended to strike a balance between (i) providing adequate project control and revenue to the Project Developer to facilitate desirable development which will result in demonstrated public benefit and (ii) providing adequate safeguards for protection of residents and taxpayers. When a District

Board is composed entirely of End Users, the balance may shift in favor of removing some of the limitations on financial powers. The Town Board may be more inclined to remove financial limitations in scenarios where the District Board wants to add Public Improvements which were not contemplated as part of the Project Developer's master plan for the Project (e.g., 20 years after development a neighborhood wants to renovate and expand the uses of its community center), a District-owned Public Improvement requires significant repairs, maintenance or upgrades and the cost properly rests with the District, or the restructuring of Debt would result in a net present value savings as set forth in Section 11-56-101 et seq., C.R.S. In the event such circumstances are present, the District Board should consider approaching the Town for authorization.

IX. EFFECT OF FIRST AMENDMENT

The First Amendment of Service Plan is in addition to all of the provisions of the Service Plan. Except as specifically modified herein, the Service Plan of the Districts remains effective.

X. RESOLUTION OF APPROVAL

The Districts incorporate the Town Board of Trustees' Resolution approving this First Amendment, including any conditions of approval.

XI. CONCLUSION

This First Amendment demonstrates that:

- a. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
- b. The existing service in the area to be served by the Districts is inadequate without the Districts for present and projected needs;
- c. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries:

d. The area to be included in the Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

e. The facility and service standards of the Districts are compatible with the facility and service standards of Larimer County and Town of Windsor, which are interested parties hereunder. § 32-1-204(1), C.R.S.;

f. The First Amendment will be in the best interests of the area to be served.

XII. CERTIFICATION

It is hereby respectfully requested that the Board of Trustees of the Town of Windsor, Colorado, which has jurisdiction to approve this First Amendment by virtue of Section 32-1-204.5 and Section 32-1-207(2) C.R.S., *et seq.*, as amended, adopt a resolution of approval which approves this First Amendment to the Amended and Restated Consolidated Service Plan for Windsor Highlands Metropolitan District Nos. 1-11 as submitted. The undersigned will cause notice of the Town's hearing on the proposed First Amendment to the Service Plan to be duly given as required by Town Code and statutory requirements, and will or has caused all other required filings to be made and all other applicable procedural requirements to be met.

WINDSOR HIGHLANDS
METROPOLITAN DISTRICT NOS. 1-11

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By: David S. O'Leary
Spencer Fane LLP
Counsel to Windsor Highlands
Metropolitan District Nos. 1-11

Exhibits A

Legal Descriptions

Exhibit A-1

District Nos. 1-6 Current Original Legal Descriptions

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NOS. 1-6

SECTION 26, TOWNSHIP 6 NORTH, RANGE 68 WEST,
TOWN OF WINDSOR, COUNTY OF LARIMER, COLORADO

- Legend:**
- District "Number"
 - Section Corner
 - District 1
 - District 2
 - District 3
 - District 4
 - District 5
 - District 6

District Acreage:

WINDSOR HIGHLANDS LAND DISTRIBUTION TABLE			
PARCEL	SF	AC	% OF TOTAL
DISTRICT 1	3,139,059	72.062	20.59
DISTRICT 2	1,861,856	42.743	12.21
DISTRICT 3	2,528,052	58.056	16.59
DISTRICT 4	3,870,163	88.847	25.38
DISTRICT 5	159,547	3.653	1.05
DISTRICT 6	3,691,631	84.748	24.21
SUM =	15,250,258	350,059	100.0



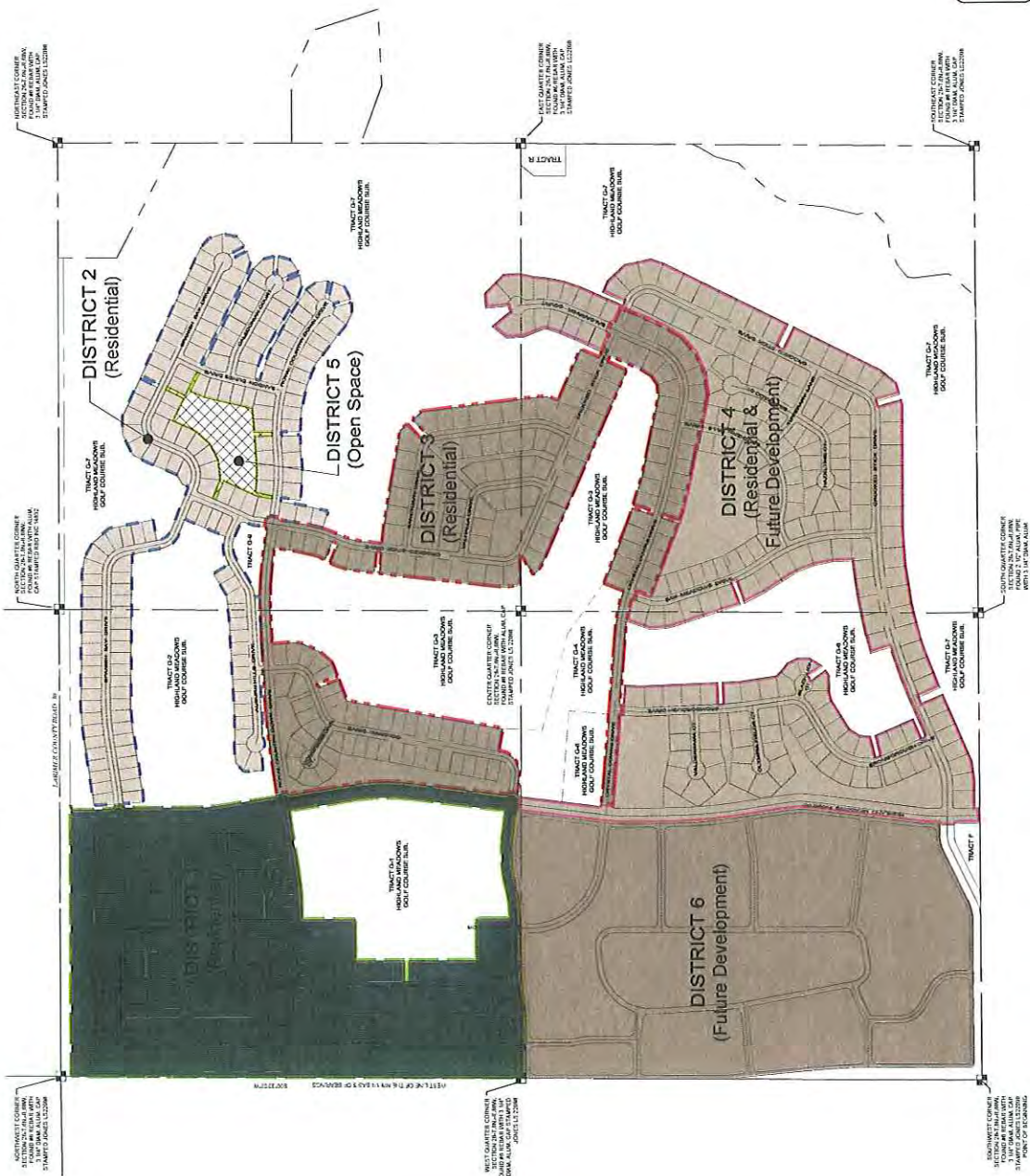
March 27, 2009



VICINITY MAP
N.T.S.

WINDSOR HIGHLANDS DISTRICT MAP

Metropolitan District Nos. 1-6



NORTHERN ENGINEERING
PLANNING AND ENGINEERING SERVICES



**NORTHERN
ENGINEERING**

ADDRESS: 200 S. College Ave. Suite 100 Fort Collins, CO 80524	PHONE: 970.221.4158	WEBSITE: www.northernengineering.com
	FAX: 970.221.4159	

DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 1

A tract of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 26 as bearing South 00°33'07" West and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 26; thence South 00°33'07" West, 60.00 feet to the **POINT OF BEGINNING**; thence South 89°56'04" East, 1,537.46 feet; thence along a non tangent curve concave to the southeast, having a central angle of 89°32'53" with a radius of 30.00 feet, an arc length of 46.89 feet and the chord of which bears South 45°17'29" West, 42.26 feet ; thence South 00°31'03" West, 74.10 feet; thence along a curve concave to the east, having a central angle of 04°35'15" with a radius of 556.00 feet, an arc length of 44.52 feet and the chord of which bears South 01°46'35" East, 44.51 feet; thence South 04°04'13" East, 89.94 feet; thence along a curve concave to the northeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 49°04'13" East, 21.21 feet; thence South 03°09'14" East, 50.01 feet; thence along a non tangent curve concave to the southeast, having a central angle of 87°10'37" with a radius of 15.00 feet, an arc length of 22.82 feet and the chord of which bears South 42°20'29" West, 20.68 feet ;thence along a reverse curve concave to the west having a central angle of 01°45'53" and a radius of 644.00 feet an arc length of 19.83 feet and the chord of which bears South 00°21'54" East, 19.83 feet; thence South 00°31'03" West, 356.28 feet; thence along a curve concave to the east, having a central angle of 09°19'55" with a radius of 1,156.00 feet, an arc length of 188.28 feet and the chord of which bears South 04°08'54" East, 188.07 feet; thence South 08°48'52" East, 291.83 feet; thence along a curve concave to the northeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 53°48'52" East, 21.21 feet; thence South 08°48'52" East, 60.00 feet; thence along a non tangent curve concave to the southeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 36°11'08" West, 21.21 feet ; thence South 08°48'52" East, 356.35 feet; thence along a curve concave to the west, having a central angle of 16°02'13" with a radius of 1,244.00 feet, an arc length of 348.19 feet and the chord of which bears South 00°47'45" East, 347.06 feet; thence South 07°13'21" West, 537.26 feet; thence along a curve concave to the northeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 37°46'39" East, 21.21 feet; thence South 07°13'21" West, 50.00 feet; thence along a non tangent curve concave to the southeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc

length of 23.56 feet and the chord of which bears South 52°13'21" West, 21.21 feet ;
thence North 86°01'46" West, 88.14 feet; thence along a non tangent curve concave to
the southwest, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc
length of 23.56 feet and the chord of which bears North 37°46'39" West, 21.21 feet ;
thence North 82°46'39" West, 135.56 feet; thence along a curve concave to the south,
having a central angle of 19°02'48" with a radius of 670.00 feet, an arc length of 222.73
feet and the chord of which bears South 87°41'57" West, 221.70 feet; thence South
78°10'33" West, 113.51 feet; thence along a curve concave to the north, having a
central angle of 12°01'10" with a radius of 430.00 feet, an arc length of 90.20 feet and
the chord of which bears South 84°11'08" West, 90.04 feet; thence North 89°48'17"
West, 247.56 feet; thence along a curve concave to the south, having a central angle of
07°53'52" with a radius of 970.00 feet, an arc length of 133.71 feet and the chord of
which bears South 86°14'47" West, 133.60 feet; thence South 82°17'13" West, 100.79
feet; thence along a non tangent curve concave to the north, having a central angle of
07°57'04" with a radius of 1,030.00 feet, an arc length of 142.94 feet and the chord of
which bears South 86°15'08" West, 142.82 feet ; thence North 89°46'21" West, 314.40
feet; thence North 00°33'07" East, 2,602.43 feet to the POINT OF BEGINNING.

EXCEPT Tract G-1, Highland Meadows Golf Course Subdivision

The above described tract of land contains 3,139,059 square feet or 72.062 acres, more
or less and is subject to all easements and rights-of-way now on record or existing.

March 19, 2009

LMM

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**NORTHERN
ENGINEERING**

ADDRESS: 200 S. College Ave. Suite 100 Fort Collins, CO 80524	PHONE: 970.221.4158	WEBSITE: www.northernengineering.com
	FAX: 970.221.4159	

DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 2

A tract of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 26 as bearing South 00°33'07" West and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 26; thence, South 82°40'22" East, 1,544.29 feet to the **POINT OF BEGINNING**; thence North 83°29'58" East, 60.71 feet; thence North 81°11'12" East, 329.55 feet; thence North 82°55'21" East, 68.97 feet; thence North 85°28'02" East, 70.14 feet; thence North 88°02'09" East, 69.53 feet; thence South 89°13'43" East, 726.64 feet; thence South 80°00'52" East, 85.83 feet; thence South 60°26'55" East, 96.31 feet; thence South 40°21'29" East, 122.48 feet; thence South 10°57'55" East, 257.42 feet; thence South 79°02'05" West, 118.00 feet; thence South 10°57'55" East, 22.43 feet; thence along a curve concave to the northeast, having a central angle of 56°33'27" with a radius of 75.00 feet, an arc length of 74.03 feet and the chord of which bears South 39°14'38" East, 71.06 feet; thence South 67°31'22" East, 274.14 feet; thence North 22°28'38" East, 40.48 feet; thence North 60°23'28" East, 60.89 feet; thence North 22°43'13" East, 190.80 feet; thence North 27°48'33" East, 82.86 feet; thence North 62°41'56" East, 132.13 feet; thence South 89°18'44" East, 103.96 feet; thence South 64°42'53" East, 233.40 feet; thence South 26°16'44" West, 110.62 feet; thence South 63°43'16" East, 20.00 feet; thence North 26°16'44" East, 110.95 feet; thence South 64°42'53" East, 795.89 feet; thence South 47°46'59" East, 75.09 feet; thence South 18°09'26" East, 79.02 feet; thence South 11°01'21" West, 88.20 feet; thence South 50°19'09" West, 68.15 feet; thence North 27°15'00" West, 104.59 feet; thence along a non tangent curve concave to the northwest, having a central angle of 33°42'26" with a radius of 52.00 feet, an arc length of 30.59 feet and the chord of which bears South 56°59'02" West, 30.15 feet; thence South 27°15'00" East, 103.43 feet; thence South 77°00'22" West, 67.01 feet; thence North 73°46'55" West, 67.12 feet; thence North 61°14'58" West, 261.78 feet; thence North 63°20'34" West, 313.78 feet; thence South 26°16'44" West, 15.00 feet; thence South 63°32'47" East, 246.00 feet; thence South 61°10'52" East, 370.72 feet; thence South 43°18'22" East, 75.09 feet; thence South 13°40'45" East, 68.57 feet; thence North 86°49'50" West, 102.94 feet; thence along a non tangent curve concave to the west, having a central angle of 22°10'30" with a radius of 52.00 feet, an arc length of 20.13 feet and the chord of which bears South 03°10'10" West, 20.00 feet; thence South 86°49'50" East, 103.78 feet; thence South 15°30'02" West, 77.96 feet; thence South 54°47'50" West, 78.39 feet; thence North 22°46'19" West, 103.77 feet; thence along a non tangent curve concave to the northwest, having a central angle of 22°10'30" with a

radius of 52.00 feet, an arc length of 20.13 feet and the chord of which bears South 67°13'41" West, 20.00 feet; thence South 22°46'19" East, 103.43 feet; thence South 81°29'03" West, 67.01 feet; thence North 69°18'14" West, 67.12 feet; thence North 54°08'41" West, 71.11 feet; thence North 58°30'41" West, 315.23 feet; thence North 66°55'15" West, 62.35 feet; thence North 76°19'33" West, 82.38 feet; thence South 13°42'36" West, 29.18 feet; thence South 72°37'31" East, 98.20 feet; thence South 68°20'41" East, 72.78 feet; thence South 60°34'07" East, 237.45 feet; thence South 56°35'28" East, 173.58 feet; thence South 35°04'41" East, 75.09 feet; thence South 05°26'47" East, 68.57 feet; thence North 78°35'52" West, 102.94 feet; thence along a non tangent curve concave to the west, having a central angle of 22°10'30" with a radius of 52.00 feet, an arc length of 20.13 feet and the chord of which bears South 11°24'08" West, 20.00 feet ; thence South 78°35'52" East, 103.78 feet; thence South 23°44'00" West, 77.96 feet; thence South 63°01'48" West, 78.39 feet; thence North 14°32'21" West, 103.77 feet; thence along a non tangent curve concave to the north, having a central angle of 22°10'30" with a radius of 52.00 feet, an arc length of 20.13 feet and the chord of which bears South 75°27'39" West, 20.00 feet ; thence South 14°32'21" East, 103.43 feet; thence South 89°43'01" West, 67.01 feet; thence North 61°04'16" West, 67.12 feet; thence North 51°16'27" West, 273.72 feet; thence North 65°21'44" West, 67.91 feet; thence North 69°48'36" West, 67.91 feet; thence North 74°15'30" West, 67.92 feet; thence North 78°42'25" West, 67.92 feet; thence North 83°09'21" West, 67.93 feet; thence North 87°34'10" West, 66.85 feet; thence North 00°14'29" East, 110.00 feet; thence along a non tangent curve concave to the south, having a central angle of 01°18'36" with a radius of 985.00 feet, an arc length of 22.52 feet and the chord of which bears South 89°35'11" West, 22.52 feet ; thence South 01°04'07" East, 110.38 feet; thence South 86°54'49" West, 87.27 feet; thence South 86°30'27" West, 91.62 feet; thence North 88°15'58" West, 93.00 feet; thence North 84°25'18" West, 96.54 feet; thence North 08°23'47" East, 111.01 feet; thence along a non tangent curve concave to the north, having a central angle of 00°31'21" with a radius of 1,068.00 feet, an arc length of 9.74 feet and the chord of which bears North 81°20'32" West, 9.74 feet ; thence North 81°04'52" West, 14.61 feet; thence South 08°55'08" West, 98.03 feet; thence South 11°11'20" West, 92.74 feet; thence South 15°41'28" West, 87.54 feet; thence North 72°45'09" West, 100.16 feet; thence along a non tangent curve concave to the west, having a central angle of 06°03'21" with a radius of 425.00 feet, an arc length of 44.92 feet and the chord of which bears North 14°13'11" East, 44.90 feet ; thence North 11°11'30" East, 114.76 feet; thence along a curve concave to the west, having a central angle of 02°16'22" with a radius of 425.00 feet, an arc length of 16.86 feet and the chord of which bears North 10°03'19" East, 16.86 feet; thence North 08°55'08" East, 69.81 feet; thence along a curve concave to the southeast, having a central angle of 85°14'11" with a radius of 15.00 feet, an arc length of 22.31 feet and the chord of which bears North 51°32'13" East, 20.31 feet; thence North 08°55'08" East, 54.26 feet; thence along a non tangent curve concave to the northeast, having a central angle of 85°14'11" with a radius of 15.00 feet, an arc length of 22.31 feet and the chord of which bears North 33°41'57" West, 20.31 feet ; thence North 77°44'04" West, 50.09 feet; thence along a non tangent curve concave to the northwest, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 53°55'08" West, 21.21 feet ; thence North 81°04'52"

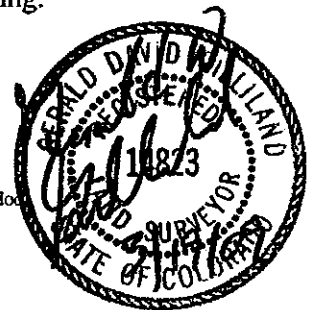
West, 105.37 feet; thence along a curve concave to the south, having a central angle of 11°54'36" with a radius of 1,906.00 feet, an arc length of 396.20 feet and the chord of which bears North 87°02'10" West, 395.49 feet; thence, South 87°00'32" West, 330.16 feet; thence along a non tangent curve concave to the west, having a central angle of 180°00'00" with a radius of 12.50 feet, an arc length of 39.27 feet and the chord of which bears North 02°59'28" West, 25.00 feet ; thence South 87°00'32" West, 299.34 feet; thence along a curve concave to the north, having a central angle of 09°46'04" with a radius of 170.00 feet, an arc length of 28.98 feet and the chord of which bears North 88°06'26" West, 28.95 feet; thence along a reverse curve concave to the south having a central angle of 41°57'39" and a radius of 30.00 feet an arc length of 21.97 feet and the chord of which bears South 75°47'46" West, 21.48 feet; thence along a reverse curve concave to the north having a central angle of 98°08'45" and a radius of 52.00 feet an arc length of 89.07 feet and the chord of which bears North 76°06'41" West, 78.58 feet; thence South 62°57'42" West, 26.34 feet; thence South 85°36'43" West, 86.99 feet; thence North 02°19'34" West, 111.38 feet; thence North 46°57'51" East, 70.60 feet; thence North 86°57'24" East, 104.98 feet; thence South 89°16'01" East, 156.09 feet; thence North 87°00'32" East, 560.97 feet; thence North 83°06'59" East, 130.46 feet; thence North 58°58'27" East, 139.94 feet; thence South 31°01'33" East, 103.83 feet; thence along a non tangent curve concave to the south, having a central angle of 46°40'32" with a radius of 200.00 feet, an arc length of 162.93 feet and the chord of which bears North 82°18'43" East, 158.46 feet; thence, North 24°42'04" East, 21.08 feet; thence North 23°20'05" East, 228.83 feet; thence North 67°31'22" West, 94.93 feet; thence along a curve concave to the northeast, having a central angle of 56°33'27" with a radius of 125.00 feet, an arc length of 123.39 feet and the chord of which bears North 39°14'39" West, 118.44 feet; thence North 10°57'55" West, 64.30 feet; thence South 81°11'12" West, 333.29 feet; thence South 85°36'41" West, 178.27 feet; thence North 89°13'43" West, 815.71 feet; thence South 88°38'49" West, 63.09 feet; thence South 85°14'10" West, 64.31 feet; thence South 82°40'59" West, 68.39 feet; thence North 04°12'23" West, 118.00 feet; thence South 85°55'47" West, 8.63 feet; thence North 03°09'14" West, 50.01 feet; thence North 85°55'47" East, 10.00 feet; thence North 04°04'13" West, 116.31 feet to the POINT OF BEGINNING.

EXCEPT Tract G-9 (Golf Course) and Tract L (Open Space), Highland Meadows Golf Course Subdivision.

The above described tract of land contains 1,861,896 square feet or 42.743 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

March 19, 2009
LMM

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**NORTHERN
ENGINEERING**

ADDRESS: 200 S. College Ave. Suite 100 Fort Collins, CO 80524	PHONE: 970.221.4158	WEBSITE: www.northernengineering.com
	FAX: 970.221.4159	

DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 3

A tract of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 26 as bearing South 00°33'07" West and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 26; thence South 51°59'32" East, 2,019.40 feet to the **POINT OF BEGINNING**; thence North 81°11'08" East, 188.72 feet; thence along a curve concave to the south, having a central angle of 05°49'24" with a radius of 3,710.00 feet, an arc length of 377.07 feet and the chord of which bears North 84°05'50" East, 376.91 feet; thence North 87°00'32" East, 437.27 feet; thence along a curve concave to the south, having a central angle of 11°54'36" with a radius of 1,906.00 feet, an arc length of 396.20 feet and the chord of which bears South 87°02'10" East, 395.49 feet; thence South 81°04'52" East, 105.37 feet; thence along a curve concave to the northwest, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 53°55'08" East, 21.21 feet; thence South 77°44'04" East, 50.09 feet; thence along a non tangent curve concave to the northeast, having a central angle of 85°14'11" with a radius of 15.00 feet, an arc length of 22.31 feet and the chord of which bears South 33°41'57" East, 20.31 feet ; thence South 08°55'08" West, 54.26 feet; thence along a non tangent curve concave to the southeast, having a central angle of 85°14'11" with a radius of 15.00 feet, an arc length of 22.31 feet and the chord of which bears South 51°32'13" West, 20.31 feet ; thence South 08°55'08" West, 69.81 feet; thence along a curve concave to the west, having a central angle of 02°16'22" with a radius of 425.00 feet, an arc length of 16.86 feet and the chord of which bears South 10°03'19" West, 16.86 feet; thence South 11°11'30" West, 114.76 feet; thence along a curve concave to the west, having a central angle of 11°20'44" with a radius of 425.00 feet, an arc length of 84.16 feet and the chord of which bears South 16°51'52" West, 84.02 feet; thence South 22°32'14" West, 104.43 feet; thence along a curve concave to the east, having a central angle of 15°55'05" with a radius of 275.00 feet, an arc length of 76.40 feet and the chord of which bears South 14°34'41" West, 76.16 feet; thence South 06°37'08" West, 130.15 feet; thence South 83°22'52" East, 118.53 feet; thence South 80°10'45" East, 8.91 feet; thence South 79°50'12" East, 523.20 feet; thence South 40°42'04" East, 53.48 feet; thence South 45°53'51" West, 123.03 feet; thence along a non tangent curve concave to the southwest, having a central angle of 18°24'52" with a radius of 125.00 feet, an arc length of 40.17 feet and the chord of which bears South 43°38'02" East, 40.00 feet ; thence North 45°53'51" East, 120.98 feet; thence South 40°42'04" East, 68.10 feet; thence South 06°49'36" East, 660.15 feet; thence South 00°22'27" West, 69.15 feet; thence South 20°37'33" West, 58.00 feet; thence South 66°06'53" East, 317.34 feet; thence South 23°53'07" West, 120.00 feet; thence South 66°06'53" East,

140.00 feet; thence along a curve concave to the north, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 68°53'07" East, 21.21 feet; thence South 66°06'53" East, 50.00 feet; thence along a non tangent curve concave to the east, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 21°06'53" East, 21.21 feet ; thence South 66°06'53" East, 80.81 feet; thence South 19°56'24" West, 50.12 feet; thence South 23°53'07" West, 222.03 feet; thence South 32°00'10" West, 114.73 feet; thence South 48°42'55" West, 118.69 feet; thence South 66°36'21" West, 130.03 feet; thence South 82°08'56" West, 114.80 feet; thence North 78°04'54" West, 205.81 feet; thence North 11°55'06" East, 3.54 feet; thence North 78°04'54" West, 325.00 feet; thence North 76°20'40" West, 166.06 feet; thence North 68°41'16" West, 28.14 feet; thence North 18°29'49" East, 102.16 feet; thence along a non tangent curve concave to the north, having a central angle of 00°40'44" with a radius of 1,688.00 feet, an arc length of 20.00 feet and the chord of which bears North 71°09'49" West, 20.00 feet ; thence South 18°29'49" West, 101.30 feet; thence North 68°41'16" West, 440.81 feet; thence along a non tangent curve concave to the east, having a central angle of 04°59'37" with a radius of 175.00 feet, an arc length of 15.25 feet and the chord of which bears North 17°08'05" East, 15.25 feet ; thence North 19°37'54" East, 67.31 feet; thence North 73°56'27" West, 50.10 feet; thence along a non tangent curve concave to the southwest, having a central angle of 92°58'26" with a radius of 15.00 feet, an arc length of 24.34 feet and the chord of which bears North 26°51'19" West, 21.76 feet; thence along a compound curve to the left having a central angle of 12°04'23" with a radius of 786.00 feet, an arc length of 165.62 feet and the chord of which bears North 79°22'44" West, 165.32 feet; thence North 85°24'55" West, 415.54 feet; thence along a curve concave to the southeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 49°35'05" West, 21.21 feet; thence North 85°24'55" West, 50.00 feet; thence along a non tangent curve concave to the southwest, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 40°24'55" West, 21.21 feet ; thence North 85°24'55" West, 392.38 feet; thence along a curve concave to the north, having a central angle of 01°44'08" with a radius of 430.00 feet, an arc length of 13.02 feet and the chord of which bears North 84°32'51" West, 13.02 feet; thence North 83°40'48" West, 91.84 feet; thence North 06°05'52" East, 60.00 feet; thence South 83°40'48" East, 92.07 feet; thence along a curve concave to the north, having a central angle of 01°44'08" with a radius of 370.00 feet, an arc length of 11.21 feet and the chord of which bears South 84°32'52" East, 11.21 feet; thence South 85°24'55" East, 887.92 feet; thence along a curve concave to the south, having a central angle of 15°02'49" with a radius of 846.00 feet, an arc length of 222.18 feet and the chord of which bears South 77°53'30" East, 221.54 feet; thence North 21°18'44" East, 118.35 feet; thence South 68°41'16" East, 403.12 feet; thence South 72°32'52" East, 54.42 feet; thence South 18°29'49" West, 125.69 feet; thence along a non tangent curve concave to the north, having a central angle of 00°41'59" with a radius of 1,638.00 feet, an arc length of 20.00 feet and the chord of which bears South 71°09'12" East, 20.00 feet ; thence North 18°29'49" East, 126.17 feet; thence South 72°32'52" East, 167.24 feet; thence South 78°04'54" East, 469.99 feet; thence North 82°56'29" East, 59.02 feet; thence North 55°57'19" East, 59.33 feet; thence North 31°25'19" East, 68.24 feet; thence North 23°53'07" East, 195.03 feet; thence North 66°06'53" West, 35.00 feet; thence South 23°53'07" West, 120.00 feet; thence North

66°06'53" West, 1,216.91 feet; thence North 46°50'58" West, 60.30 feet; thence North 56°49'27" East, 124.13 feet; thence along a non tangent curve concave to the northeast, having a central angle of 07°06'17" with a radius of 134.00 feet, an arc length of 16.62 feet and the chord of which bears North 48°24'32" West, 16.61 feet; thence South 89°41'36" West, 150.16 feet; thence North 06°19'22" West, 95.90 feet; thence North 06°37'08" East, 715.80 feet; thence South 83°22'52" East, 120.00 feet; thence North 06°37'08" East, 25.00 feet; thence North 83°22'52" West, 120.00 feet; thence North 06°37'08" East, 81.84 feet; thence North 09°28'56" East, 88.41 feet; thence North 18°41'12" East, 61.84 feet; thence North 28°16'04" East, 32.68 feet; thence South 67°27'46" East, 116.74 feet; thence North 22°32'14" East, 30.00 feet; thence North 67°27'46" West, 113.73 feet; thence North 28°16'04" East, 44.31 feet; thence North 16°25'07" East, 25.73 feet; thence North 12°22'35" East, 70.55 feet; thence North 11°03'28" East, 75.24 feet; thence North 09°01'06" East, 84.89 feet; thence North 81°04'52" West, 10.37 feet; thence along a curve concave to the south, having a central angle of 11°54'36" with a radius of 1,846.00 feet, an arc length of 383.73 feet and the chord of which bears North 87°02'10" West, 383.04 feet; thence South 87°00'32" West, 150.16 feet; thence South 02°59'28" East, 131.38 feet; thence South 08°34'46" West, 41.14 feet; thence South 24°29'11" West, 105.43 feet; thence South 40°50'35" West, 101.29 feet; thence South 68°52'02" West, 81.99 feet; thence North 20°21'48" West, 128.86 feet; thence South 69°38'12" West, 20.00 feet; thence South 20°21'48" East, 129.12 feet; thence South 68°52'02" West, 130.01 feet; thence South 10°22'14" West, 903.06 feet; thence North 79°37'46" West, 128.00 feet; thence South 10°22'14" West, 15.78 feet; thence along a curve concave to the northwest, having a central angle of 86°51'07" with a radius of 125.00 feet, an arc length of 189.48 feet and the chord of which bears South 53°47'47" West, 171.85 feet; thence North 82°46'39" West, 101.17 feet; thence North 07°13'21" East, 50.00 feet; thence along a non tangent curve concave to the northeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 37°46'39" West, 21.21 feet ; thence North 07°13'21" East, 537.26 feet; thence along a curve concave to the west, having a central angle of 16°02'13" with a radius of 1,244.00 feet, an arc length of 348.19 feet and the chord of which bears North 00°47'46" West, 347.06 feet; thence North 08°48'52" West, 356.35 feet; thence along a curve concave to the southeast, having a central angle of 90°00'00" with a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 36°11'08" East, 21.21 feet; thence North 08°48'52" West, 60.00 feet to the POINT OF BEGINNING.

The above described tract of land contains 2,528,062 square feet or 58.036 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

March 19, 2009

LMM

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**NORTHERN
ENGINEERING**

ADDRESS: 200 S. College Ave. Suite 100 Fort Collins, CO 80524	PHONE: 970.221.4158	WEBSITE: www.northernengineering.com
	FAX: 970.221.4159	

DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 4

A tract of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 26 as bearing South 00°33'07" West and with all bearings contained herein relative thereto:

Commencing at the West Quarter corner of said Section 26; thence North 89°44'03" East, 1507.07 feet to the **POINT OF BEGINNING**; thence, South 86°01'46" East, 88.12 feet; thence, South 07°13'21" West, 452.75 feet; thence, along a tangent curve concave to the northeast having a central angle of 90°54'09", a radius of 15.00 feet, an arc length of 23.80 feet and the chord of which bears South 38°13'43" East, 21.38 feet; thence, South 06°05'52" West, 60.00 feet; thence, South 83°40'48" East, 91.84 feet; thence, along a tangent curve concave to the north having a central angle of 01°44'08", a radius of 430.00 feet, an arc length of 13.02 feet and the chord of which bears South 84°32'52" East, 13.02 feet; thence, South 85°24'55" East, 392.38 feet; thence, along a tangent curve concave to the southwest having a central angle of 90°00'00", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 40°24'55" East, 21.21 feet; thence, South 85°24'55" East, 169.67 feet; thence, South 03°14'45" West, 99.57 feet; thence, South 02°10'21" East, 439.39 feet; thence, South 87°29'52" West, 122.00 feet; thence, South 02°10'21" East, 1.51 feet; thence, along a tangent curve concave to the east having a central angle of 00°43'05", a radius of 1,475.00 feet, an arc length of 18.49 feet and the chord of which bears South 02°31'54" East, 18.49 feet; thence, North 87°29'52" East, 122.00 feet; thence, South 02°48'17" East, 102.49 feet; thence, South 07°56'50" East, 210.60 feet; thence, South 47°15'40" East, 34.34 feet; thence, South 50°32'39" East, 60.43 feet; thence, South 26°40'34" East, 63.64 feet; thence, South 00°20'01" West, 76.44 feet; thence, South 31°57'33" West, 87.03 feet; thence, North 35°26'16" West, 99.14 feet; thence, along a curve concave to the northwest having a central angle of 27°50'40", a radius of 52.00 feet, an arc length of 25.27 feet and the chord of which bears South 52°06'34" West, 25.02 feet; thence, South 35°26'16" East, 98.82 feet; thence, South 54°33'44" West, 40.24 feet; thence, North 89°11'53" West, 84.68 feet; thence, South 74°56'57" West, 56.71 feet; thence, South 58°32'06" West, 191.07 feet; thence, South 33°13'09" West, 69.58 feet; thence, South 04°33'38" West, 64.22 feet; thence, South 76°32'31" West, 121.06 feet; thence, along a curve concave to the east having a central angle of 04°35'06", a radius of 250.00 feet, an arc length of 20.01 feet and the chord of which bears South 13°27'29" East, 20.00 feet; thence, North 76°32'31" East, 119.56 feet; thence, South 23°25'33" East, 243.18 feet; thence, South 66°34'27" West, 120.00 feet; thence, South 23°25'33" East, 4.48 feet; thence, along a tangent curve concave to the north having a central angle of 90°00'00", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which

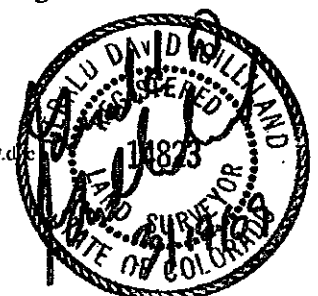
bears South 68°25'33" East, 21.21 feet; thence, North 66°34'27" East, 244.80 feet; thence, along a tangent curve concave to the south having a central angle of 06°34'14", a radius of 2,482.00 feet, an arc length of 284.63 feet and the chord of which bears North 69°51'34" East, 284.47 feet; thence, North 16°51'19" West, 115.35 feet; thence, North 74°35'25" East, 104.73 feet; thence, North 76°47'23" East, 114.32 feet; thence, North 79°11'05" East, 105.76 feet; thence, North 81°36'50" East, 107.15 feet; thence, North 82°21'10" East, 102.54 feet; thence, North 02°09'18" West, 109.83 feet; thence, North 10°17'16" West, 107.76 feet; thence, North 21°02'51" West, 103.74 feet; thence, North 30°42'54" West, 98.28 feet; thence, North 32°51'57" West, 118.21 feet; thence, North 26°33'01" West, 136.10 feet; thence, North 69°24'09" East, 130.07 feet; thence, along a curve concave to the east having a central angle of 01°50'01", a radius of 625.00 feet, an arc length of 20.00 feet and the chord of which bears North 20°35'51" West, 20.00 feet; thence, South 69°24'09" West, 130.59 feet; thence, North 17°36'27" West, 427.94 feet; thence, North 04°19'45" West, 112.80 feet; thence, North 19°37'54" East, 141.67 feet; thence, along a curve concave to the south having a central angle of 08°23'42", a radius of 786.00 feet, an arc length of 115.17 feet and the chord of which bears South 77°32'23" East, 115.06 feet; thence, along a compound curve concave to the southwest having a central angle of 92°58'26", a radius of 15.00 feet, an arc length of 24.34 feet and the chord of which bears South 26°51'19" East, 21.76 feet; thence, South 73°56'27" East, 50.10 feet; thence, South 19°37'54" West, 67.31 feet; thence, along a tangent curve concave to the east having a central angle of 04°59'37", a radius of 175.00 feet, an arc length of 15.25 feet and the chord of which bears South 17°08'06" West, 15.25 feet; thence, South 68°41'16" East, 440.81 feet; thence, North 18°29'49" East, 101.30 feet; thence, along a curve concave to the north having a central angle of 00°40'44", a radius of 1,688.00 feet, an arc length of 20.00 feet and the chord of which bears South 71°09'49" East, 20.00 feet; thence, South 18°29'49" West, 102.16 feet; thence, South 68°41'16" East, 28.14 feet; thence, South 76°20'40" East, 166.06 feet; thence, South 78°04'54" East, 325.00 feet; thence, South 11°55'06" West, 3.54 feet; thence, South 78°04'54" East, 205.81 feet; thence, North 82°08'56" East, 114.80 feet; thence, North 66°36'21" East, 130.03 feet; thence, North 48°42'55" East, 118.69 feet; thence, North 32°00'10" East, 114.73 feet; thence, North 23°53'07" East, 272.03 feet; thence, North 66°06'53" West, 84.26 feet; thence, along a tangent curve concave to the east having a central angle of 90°00'00", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 21°06'53" West, 21.21 feet; thence, North 66°06'53" West, 50.00 feet; thence, along a curve concave to the north having a central angle of 90°00'00", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 68°53'07" West, 21.21 feet; thence, North 66°06'53" West, 105.00 feet; thence, North 23°53'07" East, 261.53 feet; thence, North 17°36'09" East, 74.58 feet; thence, North 06°58'44" East, 21.10 feet; thence, North 20°42'07" West, 127.56 feet; thence, North 02°36'47" West, 94.36 feet; thence, North 39°35'03" East, 105.89 feet; thence, South 39°26'24" East, 133.13 feet; thence, along a curve concave to the south having a central angle of 34°27'22", a radius of 52.00 feet, an arc length of 31.27 feet and the chord of which bears North 67°47'17" East, 30.80 feet; thence, North 04°59'01" West, 125.62 feet; thence, North 44°13'56" East, 4.91 feet; thence, North 85°00'59" East, 78.84 feet; thence, South 45°46'04" East, 152.07 feet; thence, South 04°18'19" East, 92.78 feet; thence, South 12°28'38" West, 85.32 feet; thence, South

07°17'26" West, 88.93 feet; thence, South 10°34'25" West, 92.12 feet; thence, South 19°31'05" West, 91.69 feet; thence, South 23°53'07" West, 263.61 feet; thence, South 66°06'53" East, 20.00 feet; thence, North 23°53'07" East, 134.91 feet; thence, South 66°06'53" East, 71.36 feet; thence, South 43°13'58" East, 133.17 feet; thence, South 12°00'06" East, 155.34 feet; thence, South 17°56'17" West, 75.79 feet; thence, South 26°14'21" West, 796.88 feet; thence, North 63°45'39" West, 134.00 feet; thence, South 26°14'21" West, 30.00 feet; thence, South 63°45'39" East, 134.00 feet; thence, South 26°14'21" West, 553.94 feet; thence, South 38°58'53" West, 123.81 feet; thence, South 73°59'59" West, 65.92 feet; thence, North 16°00'01" West, 136.17 feet; thence, along a curve concave to the north having a central angle of 11°52'58", a radius of 145.00 feet, an arc length of 30.07 feet and the chord of which bears South 72°00'47" West, 30.02 feet; thence, South 16°00'01" East, 135.13 feet; thence, South 73°59'59" West, 30.03 feet; thence, South 89°58'29" West, 689.57 feet; thence, South 86°22'43" West, 116.78 feet; thence, South 86°21'53" West, 108.68 feet; thence, South 80°51'15" West, 215.96 feet; thence, South 75°32'39" West, 209.71 feet; thence, South 70°35'11" West, 101.41 feet; thence, South 68°32'20" West, 98.33 feet; thence, South 68°27'49" West, 93.48 feet; thence, North 23°25'33" West, 130.00 feet; thence, South 66°34'27" West, 40.00 feet; thence, South 23°25'33" East, 130.00 feet; thence, South 66°34'27" West, 417.91 feet; thence, South 81°39'45" West, 105.30 feet; thence, North 89°52'03" West, 159.35 feet; thence, South 00°07'57" West, 23.87 feet; thence, South 89°45'26" West, 88.00 feet; thence, North 00°07'57" East, 129.45 feet; thence, along a tangent curve concave to the southwest having a central angle of 90°00'00", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 44°52'03" West, 21.21 feet; thence, North 00°07'57" East, 80.00 feet; thence, along a curve concave to the northwest having a central angle of 90°00'26", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears North 45°07'44" East, 21.21 feet; thence, along a reverse curve concave to the east having a central angle of 07°11'14", a radius of 1,044.00 feet, an arc length of 130.96 feet and the chord of which bears North 03°43'08" East, 130.87 feet; thence, North 07°18'44" East, 583.81 feet; thence, along a tangent curve concave to the west having a central angle of 15°32'22", a radius of 570.00 feet, an arc length of 154.59 feet and the chord of which bears North 00°27'27" West, 154.12 feet; thence, North 08°13'37" West, 297.08 feet; thence, along a curve concave to the east having a central angle of 07°11'31", a radius of 2,544.00 feet, an arc length of 319.33 feet and the chord of which bears North 04°37'52" West, 319.12 feet; thence, North 01°02'07" West, 247.98 feet; thence, along a tangent curve concave to the east having a central angle of 08°15'28", a radius of 1,400.00 feet, an arc length of 201.77 feet and the chord of which bears North 03°05'37" East, 201.60 feet; thence, North 07°13'21" East, 472.32 feet to the POINT OF BEGINNING.

The above described tract of land contains 3,870,163 square feet or 88.847 acres, more or less and is subject to all easements and rights-of-way now on record or existing

March 19, 2009
LMM

SA\Survey Jobs\201-001\Dwg\DIST-MAP-2009\EXHIBIT DESCRIPTIONS\COPY of 3-19-09\DISTRICT 4_3-19-09.dwg





**NORTHERN
ENGINEERING**

ADDRESS:
200 S. College Ave. Suite 100
Fort Collins, CO 80524

PHONE: 970.221.4158
FAX: 970.221.4159

WEBSITE:
www.northernengineering.com

DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 5

A tract of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

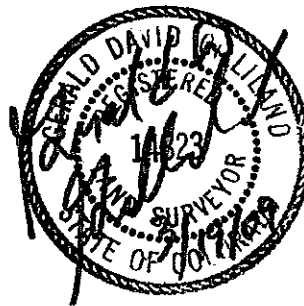
Tract L, Highland Meadows Golf Course Subdivision, Town of Windsor, County of Larimer, State of Colorado.

The above described tract of land contains 159,547 square feet or 3.663 acres, more or less and is subject to all easements and rights-of-way now on record or existing

March 19, 2009

LMM

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**NORTHERN
ENGINEERING**

ADDRESS: 200 S. College Ave. Suite 100 Fort Collins, CO 80524	PHONE: 970.221.4158	WEBSITE: www.northernengineering.com
	FAX: 970.221.4159	

DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 6

A tract of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 26 as bearing South 00°33'07" West and with all bearings contained herein relative thereto:

Commencing at the West Quarter corner of said Section 26; thence, South 00°33'07" West, 30.00 feet to the **POINT OF BEGINNING**; thence, South 89°46'21" East, 314.40 feet; thence, along a tangent curve concave to the north having a central angle of 07°57'04", a radius of 1,030.00 feet, an arc length of 142.94 feet and the chord of which bears North 86°15'07" East, 142.82 feet; thence, North 82°17'13" East, 100.79 feet; thence, along a curve concave to the south having a central angle of 07°53'52", a radius of 970.00 feet, an arc length of 133.71 feet and the chord of which bears North 86°14'47" East, 133.60 feet; thence, South 89°48'17" East, 247.56 feet; thence, along a tangent curve concave to the north having a central angle of 12°01'10", a radius of 430.00 feet, an arc length of 90.20 feet and the chord of which bears North 84°11'08" East, 90.04 feet; thence, North 78°10'33" East, 113.51 feet; thence, along a tangent curve concave to the south having a central angle of 19°02'48", a radius of 670.00 feet, an arc length of 222.73 feet and the chord of which bears North 87°41'57" East, 221.70 feet; thence, South 82°46'39" East, 135.56 feet; thence, along a tangent curve concave to the southwest having a central angle of 90°00'00", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 37°46'39" East, 21.21 feet; thence, South 07°13'21" West, 472.32 feet; thence, along a tangent curve concave to the east having a central angle of 08°15'28", a radius of 1,400.00 feet, an arc length of 201.77 feet and the chord of which bears South 03°05'37" West, 201.60 feet; thence, South 01°02'07" East, 247.98 feet; thence, along a tangent curve concave to the east having a central angle of 07°11'31", a radius of 2,544.00 feet, an arc length of 319.33 feet and the chord of which bears South 04°37'52" East, 319.12 feet; thence, South 08°13'37" East, 297.08 feet; thence, along a curve concave to the west having a central angle of 15°32'22", a radius of 570.00 feet, an arc length of 154.59 feet and the chord of which bears South 00°27'27" East, 154.12 feet; thence, South 07°18'44" West, 583.81 feet; thence, along a curve concave to the east having a central angle of 07°11'14", a radius of 1,044.00 feet, an arc length of 130.96 feet and the chord of which bears South 03°43'08" West, 130.87 feet; thence, along a reverse curve concave to the northwest having a central angle of 90°00'26", a radius of 15.00 feet, an arc length of 23.56 feet and the chord of which bears South 45°07'44" West, 21.21 feet; thence, North 89°52'03" West, 53.09 feet; thence, along a tangent curve concave to the south having a central angle of 26°25'59", a radius of 190.00 feet, an arc length of 87.66 feet and the chord of which bears South 76°54'57" West, 86.88 feet; thence, South 63°41'58" West,

316.78 feet; thence, along a curve concave to the north having a central angle of 26°03'28", a radius of 260.00 feet, an arc length of 118.25 feet and the chord of which bears South 76°43'36" West, 117.23 feet; thence, South 89°45'26" West, 801.71 feet; thence, along a curve concave to the northeast having a central angle of 90°47'41", a radius of 30.00 feet, an arc length of 47.54 feet and the chord of which bears North 44°50'44" West, 42.72 feet; thence, North 00°33'07" East, 504.81 feet; thence, along a tangent curve concave to the west having a central angle of 05°46'15", a radius of 4,120.00 feet, an arc length of 414.97 feet and the chord of which bears North 02°20'00" West, 414.80 feet; thence, North 05°13'08" West, 488.50 feet; thence, North 00°33'07" East, 1,125.93 feet to the POINT OF BEGINNING.

The above described tract of land contains 3,691,631 square feet or 84.748 acres, more or less and is subject to all easements and rights-of-way now on record or existing

March 19, 2009

LMM

S:\Survey Jobs\201-001\Dwg\DIST-MAP-2009\EXHIBIT DESCRIPTIONS\COPY of 3-19-09\DISTRICT 6_3-19-09.doc

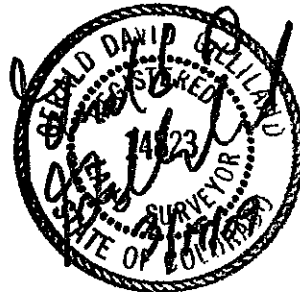


Exhibit A-2

District Nos. 7-10 Initial District Legal Descriptions



DESCRIPTION: WINDSOR HIGHLANDS METRO DISTRICT 7

A tract of land located in the Southeast Quarter of Section 22, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows;

Considering the South line of the Southeast Quarter as bearing South 89° 21' 08" West, and with all bearing contained herein relative thereto:

COMMENCING at the Southeast corner of Section 22; thence along the South line of the Southeast Quarter of Section 22, thence, South 89° 21' 08" West, 229.17 feet; thence, North 00° 38' 52" West, 56.00 feet to the **POINT OF BEGINNING**; thence, South 89° 21' 08" West, 335.63 feet; thence, North 00° 00' 00" East, 22.56 feet; thence, South 90° 00' 00" West, 385.43 feet; thence South 00° 21' 10" West, 26.92 feet; thence, South 89° 21' 08" West, 292.98 feet; thence, North 00° 21' 08" East, 428.89 feet; thence, South 89° 21' 08" West, 153.24 feet; thence, North 18° 43' 09" East, 10.57 feet; thence, North 48° 20' 27" East, 31.91 feet; thence, North 68° 58' 35" East, 39.75 feet; thence, North 87° 50' 55" East, 42.21 feet; thence, South 75° 22' 25" East, 40.48 feet; thence, South 52° 18' 51" East, 56.50 feet; thence, South 63° 09' 57" East, 56.86 feet; thence, South 73° 10' 26" East, 50.36 feet; thence, North 87° 14' 35" East, 45.53 feet; thence, North 83° 55' 57" East, 74.54 feet; thence, North 75° 47' 55" East, 42.26 feet; thence, North 62° 23' 45" East, 25.81 feet; thence, North 36° 20' 31" East, 137.50 feet; thence, North 25° 38' 24" East, 73.90 feet; thence, North 12° 53' 04" East, 28.63 feet; thence, North 02° 36' 49" West, 118.08 feet; thence, North 05° 39' 24" West, 40.33 feet; thence, North 11° 04' 29" West, 79.47 feet; thence, North 10° 29' 45" East, 23.28 feet; thence, North 49° 00' 11" East, 25.84 feet; thence, North 68° 38' 15" East, 41.89 feet; thence, North 83° 08' 45" East, 134.96 feet; thence, North 88° 14' 50" East, 83.15 feet; thence, South 86° 38' 06" East, 98.64 feet; thence, North 88° 48' 10" East, 109.94 feet; thence, North 86° 59' 19" East, 98.75 feet; thence, North 84° 04' 49" East, 184.70 feet; thence along a curve concave to the northwest having a central angle of 14° 50' 02" with a radius of 1010.00 feet, an arc length of 261.49 feet and the chord of which bears South 08° 01' 50" West, 260.76 feet; thence, South 15° 26' 51" West, 203.06 feet; thence along a curve concave to the southeast having a central angle of 16° 05' 43" with a radius of 1140.00 feet, an arc length of 320.24 feet and the chord of which bears South 07° 24' 00" West, 319.19 feet; thence, South 00° 38' 52" East, 54.88 feet; thence along a curve concave to the west having a central angle of 20° 00' 23" with a radius of 288.00 feet, an arc length of 100.56 feet and the chord of which bears South 09° 21' 20" West, 100.05 feet; thence, South 19° 21' 32" West, 4.14 feet; thence along a curve concave to the northwest having a central angle of 69° 59' 37" with a radius of 27.00 feet, an arc length of 32.98 feet and the chord of which bears South 54° 21' 20" West, 30.97 feet to the **POINT OF BEGINNING**.

The above described tract contains 802,417 square feet or 18.421 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

March 14, 2017

LMS

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DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 8 AND DIRECTOR PARCEL 8

A tract of land located in the Southeast Quarter of Section 22, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter as bearing South 89° 21' 08" West, and with all bearing contained herein relative thereto:

COMMENCING at the Southeast corner of Section 22; thence along the South line of the Southeast Quarter of Section 22, thence, South 89° 21' 08" West, 765.14 feet; thence, North 00° 38' 52" West, 56.00 feet to the **POINT OF BEGINNING**; thence, South 89° 21' 08" West, 185.28 feet; thence, North 00° 21' 10" East, 26.92 feet; thence North 90° 00' 00" East, 185.10 feet; thence, South 00° 00' 00" West, 24.83 feet to the **POINT OF BEGINNING**.

The above described tract contains 4,791 square feet or 0.110 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

March 14, 2017

LMS

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DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 9 AND DIRECTOR PARCEL 9

A tract of land located in the Southeast Quarter of Section 22, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter as bearing South 89° 21' 08" West, and with all bearing contained herein relative thereto:

COMMENCING at the Southeast corner of Section 22; thence along the South line of the Southeast Quarter of Section 22, thence, South 89° 21' 08" West, 1243.39 feet; thence, North 00° 38' 52" West, 56.00 feet to the **POINT OF BEGINNING**; thence, South 89° 21' 08" West, 231.00 feet; thence, North 00° 21' 08" East, 4.00 feet; thence North 89° 21' 08" East, 231.00 feet; thence, South 00° 21' 08" West, 4.00 feet to the **POINT OF BEGINNING**.

The above described tract contains 923 square feet or 0.021 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

March 14, 2017

LMS

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DESCRIPTION: WINDSOR HIGHLANDS DISTRICT 10 AND DIRECTOR PARCEL 10

A tract of land located in the Southeast Quarter of Section 22, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Considering the South line of the Southeast Quarter as bearing South 89° 21' 08" West, and with all bearing contained herein relative thereto:

COMMENCING at the Southeast corner of Section 22; thence along the South line of the Southeast Quarter of Section 22, thence, South 89° 21' 08" West, 1243.39 feet; thence, North 00° 38' 52" West, 56.00 feet to the **POINT OF BEGINNING**; thence, South 89° 21' 08" West, 200.35 feet; thence, North 00° 00' 00" West, 24.83 feet; thence North 90° 00' 00" East, 200.33 feet; thence, South 00° 00' 00" West, 22.56 feet to the **POINT OF BEGINNING**.

The above described tract contains 4,747 square feet or 0.109 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

March 14, 2017

LMS

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Description.docx

Exhibit A-3

District No. 11 Map/Legal Description (Highland Meadows Golf Course)

WINDSOR HIGHLANDS METROPOLITAN DISTRICT FUTURE INCLUSION MAP

SECTION 26, TOWNSHIP 6 NORTH, RANGE 68 WEST,
TOWN OF WINDSOR, COUNTY OF LARIMER, COLORADO

Legend:

-  -Section Corner
-  - Future Inclusion Area

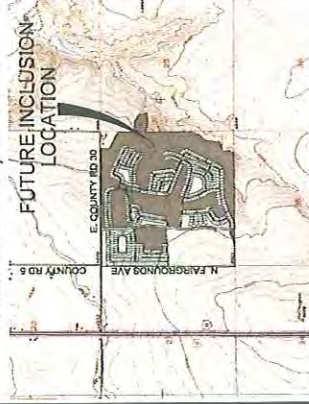
Future Inclusion Acreage:

WINDSOR HIGHLANDS FUTURE INCLUSION AREA LAND DISTRIBUTION TABLE			
PARCEL AREA	SF	AC	% OF TOTAL
	11,463,701	263.659	100.0



0 50 100 150 200 250 Feet
0 50 100 150 200 Meters

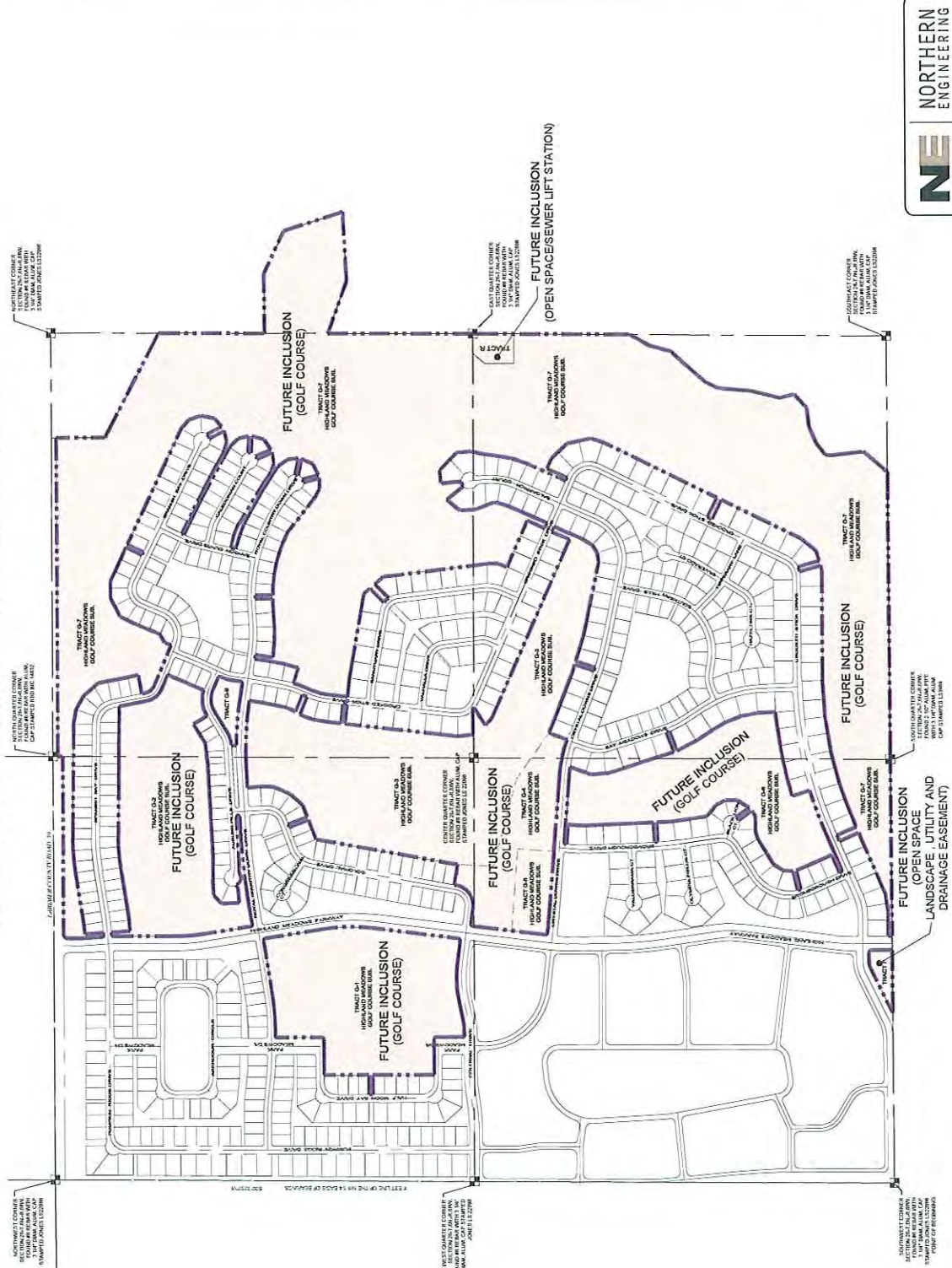
March 27, 2009



VICINITY MAP
N.T.S.

**WINDSOR
HIGHLANDS**
Metropolitan District
Future Inclusion Area

DISTRICT MAP




**NORTHERN
ENGINEERING**
307 South Lincoln Street, Suite 100
Fort Collins, Colorado 80521-1138
Phone: 970.221.1138 Fax: 970.221.6779



**NORTHERN
ENGINEERING**

ADDRESS:
200 S. College Ave. Suite 100
Fort Collins, CO 80524

PHONE: 970.221.4158

FAX: 970.221.4159

WEBSITE:
www.northernengineering.com

DESCRIPTION: WINDSOR HIGHLANDS FUTURE INCLUSION AREA

Tracts of land located in Section 26, Township 6 North, Range 68 West of the 6th Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows:

Tracts G-1, G-2, G-3, G-4, G-6, G-7, G-8, G-9, F and R all in Highland Meadows Golf Course Subdivision, Town of Windsor, County of Larimer, State of Colorado.

The above described tract of land contains 11,493,701 square feet or 263.859 acres, more or less and is subject to all easements and rights-of-way now on record or existing

March 19, 2009

LMM

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Exhibit B

Vicinity Map/Proposed Expansion Area Map

Metro District / Property Map

Country Farms 3rd
Town of Windsor

LCR 30

Thornburg -
Hamilton
(City of
Loveland)

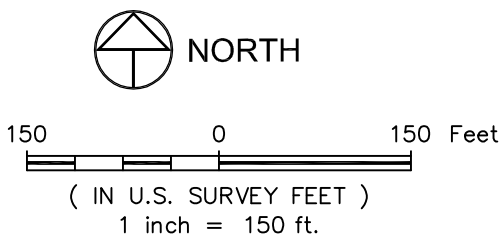
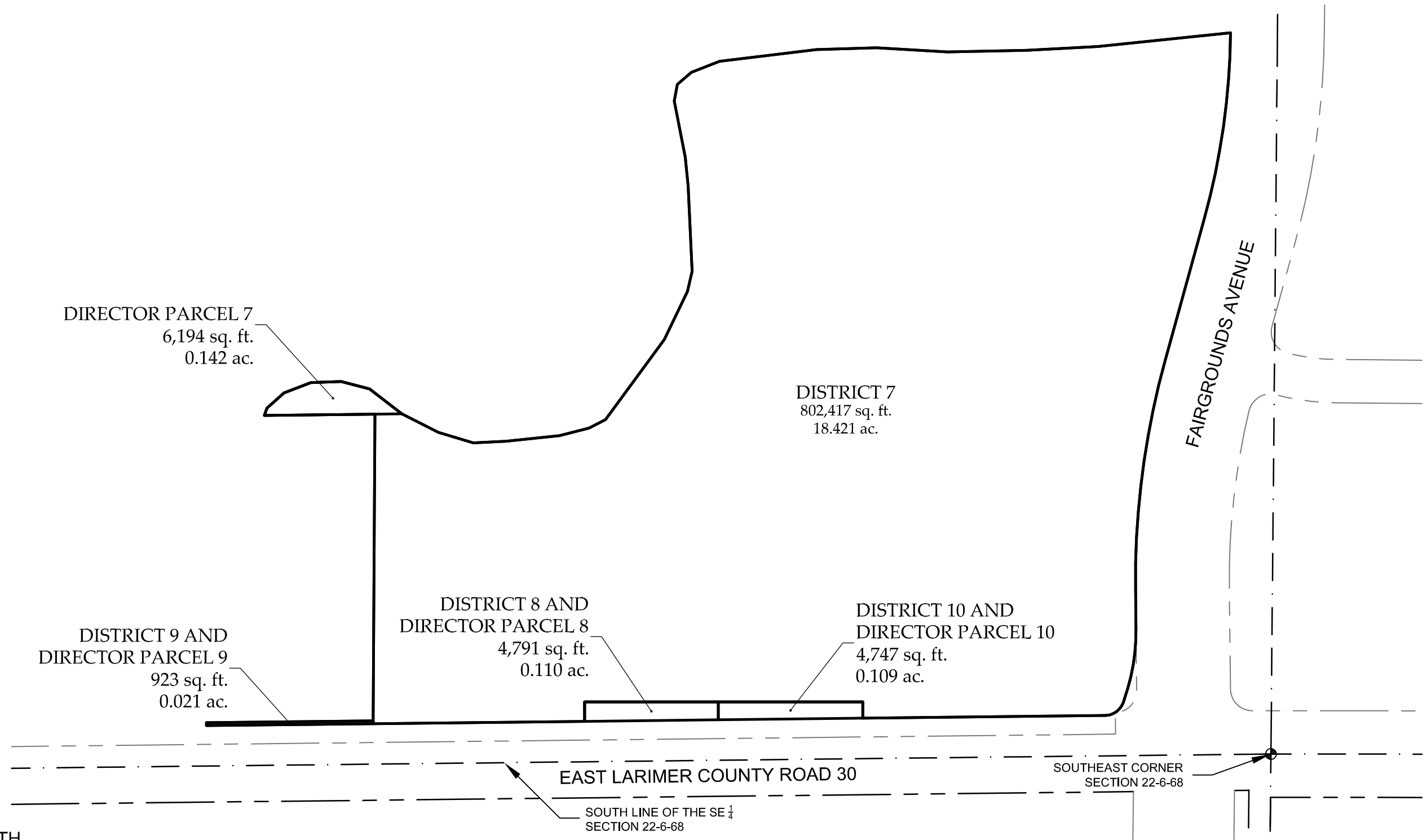
Highland
Meadows Golf
Course
Town of Windsor

Exhibit C-1

Initial District Boundary Map District Nos. 7-10

WINDSOR HIGHLANDS METRO DISTRICT OVERALL MAP

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PUPPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

Exhibit C-1

Inclusion Area Boundary Map & Legal Description (Thornberg-Hamilton)



DESCRIPTION: FUTURE INCLUSION

A tract of land located in the Northeast Quarter of Section 27, Township 6 North, Range 68 West of the Sixth Principal Meridian, Town of Windsor, County of Larimer, State of Colorado being more particularly described as follows;

LOTS 1 & 3, BLOCK 1, THORNBURG-HAMILTON FIRST SUBDIVISION (according to the Plat recorded with Larimer County Clerk and Recorder on October 5, 1998 at Reception No. 98086662), to the City of Loveland, County of Larimer, State of Colorado.

The above described tract contains 4,758,425 square feet or 109.238 acres, more or less, and is subject to all easements and rights-of-way now on record or existing.

March 14, 2017

LMS

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Exhibit C-2

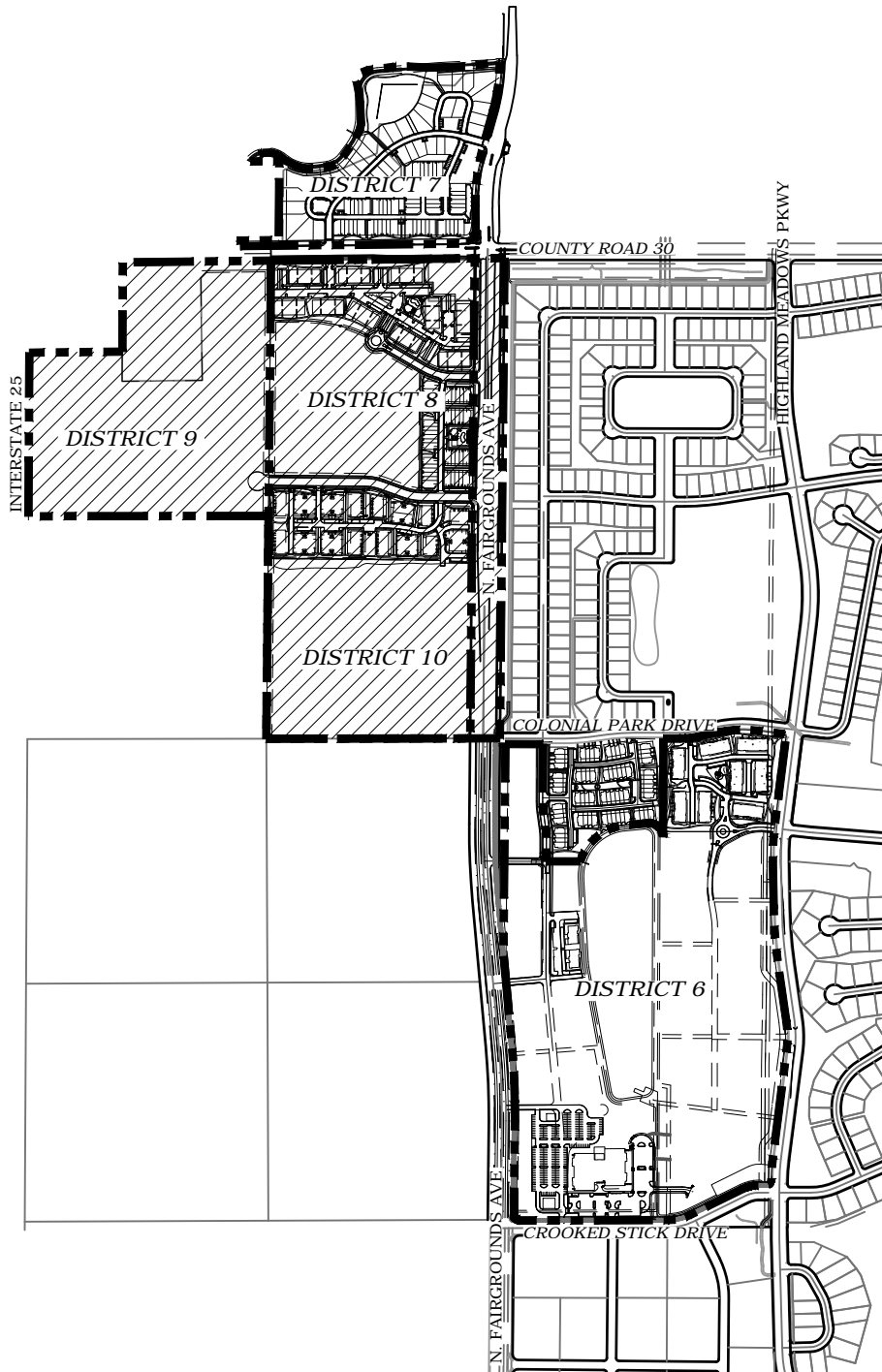
District 6-10 Boundary Map (proposed post inclusions)\

MAP OF DISTRICTS

LEGEND:



FUTURE
INCLUSION
AREA



301 North Howes Street, Suite 100
Fort Collins, Colorado 80521

**NORTHERN
ENGINEERING**

PHONE: 970.221.4158
www.northernengineering.com

**WINDSOR HIGHLANDS
METRO DISTRICT 6-10**

DRAWN BY: A. Morse

SCALE: 1" = 1000'

ISSUED: MARCH 2017

SHEET NO:

EX 1

Exhibit D

District Nos. 6-10 Supplemental Preliminary Infrastructure Plan

PRELIMINARY ESTIMATE OF DISTRICT EXPENDITURES

PUBLIC IMPROVEMENTS COSTS FOR

WINDSOR HIGHLANDS METROPOLITAN DISTRICT 6

Public Improvements	QUANTIT	UNIT	UNIT PRICE	COST
I. Water System				
Water Line	1	LS	\$ 121,791.00	\$ 121,791.00
			Subtotal	\$ 121,791.00
II. Sewer System				
Sewer Line	1	LS	\$ 340,000.00	\$ 340,000.00
			Subtotal	\$ 340,000.00
III. Storm Drain Facilities				
Storm Drain Facilities	1	LS	\$ 153,435.00	\$ 153,435.00
			Subtotal	\$ 153,435.00
IV. Non-Potable Water System				
Non-Potable Water System	1	LS	\$ 473,600.00	\$ 473,600.00
			Subtotal	\$ 473,600.00
V. Street Improvements				
Earthwork	1	LS	\$ 295,927.00	\$ 295,927.00
Concrete	1	LS	\$ 123,105.00	\$ 123,105.00
Asphalt Paving	1	LS	\$ 117,702.00	\$ 117,702.00
Roadway Accessories	1	LS	\$ 4,200.00	\$ 4,200.00
Dry Utilities	1	LS	\$ 169,624.00	\$ 169,624.00
			Subtotal	\$ 710,558.00
VI. Landscape, Parks & Open Space				
Fencing	1	LS	\$ 9,600.00	\$ 9,600.00
Landscape	1	LS	\$ 341,546.00	\$ 341,546.00
Erosion Control	1	LS	\$ 50,560.00	\$ 50,560.00
Boardwalk&Pond Enhancemen	1	LS	\$ 568,400.00	\$ 568,400.00
Park Site	1	LS	\$ 426,700.00	\$ 426,700.00
Public Parking Lot	1	LS	\$ 315,200.00	\$ 315,200.00
Public Amenities: Clubhouse & Pool	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
			Subtotal	\$ 2,712,006.00
VII. Offsite Improvements				
Offsite Arterial Road Improv.	1	LS	\$ 1,529,946.00	\$ 1,529,946.00
			Subtotal	\$ 1,529,946.00
			TOTAL COST	\$ 6,041,336.00
			Engineering, Design, Administration (10%)	\$ 604,134.00
			Construction Contingency & Non-Itemized Improvements (10%)	\$ 604,134.00
			TOTAL COST	\$ 7,249,604.00

PRELIMINARY ESTIMATE OF DISTRICT EXPENDITURES

PUBLIC IMPROVEMENTS COSTS FOR

WINDSOR HIGHLANDS METROPOLITAN DISTRICT 7

PUBLIC IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	COST
I. Water System				
Water Line	1	LS	\$ 335,471.00	\$ 335,471.00
			Subtotal	\$ 335,471.00
II. Sewer System				
Sewer Line	1	LS	\$ 140,645.00	\$ 140,645.00
			Subtotal	\$ 140,645.00
III. Storm Drain Facilities				
Storm Drain Facilities	1	LS	\$ 332,632.00	\$ 332,632.00
			Subtotal	\$ 332,632.00
IV. Street Improvements				
Earthwork	1	LS	\$ 662,670.00	\$ 662,670.00
Concrete	1	LS	\$ 449,905.00	\$ 449,905.00
Asphalt Paving	1	LS	\$ 311,460.00	\$ 311,460.00
Roadway Accessories	1	LS	\$ 36,850.00	\$ 36,850.00
Dry Utilities	1	LS	\$ 402,841.00	\$ 402,841.00
			Subtotal	\$ 1,863,726.00
V. Landscape, Parks & Open Space				
Fencing	1	LS	\$ 197,126.00	\$ 197,126.00
Landscape	1	LS	\$ 309,733.00	\$ 309,733.00
Erosion Control	1	LS	\$ 45,277.00	\$ 45,277.00
Public Amenities: Clubhouse & Pool	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
			Subtotal	\$ 1,552,136.00
VI. Offsite Improvements				
Offsite Arterial Road Improv.	1	LS	\$ 1,529,946.00	\$ 1,529,946.00
			Subtotal	\$ 1,529,946.00
			TOTAL COST	\$ 5,754,556.00
			Engineering, Design, Administration (10%)	\$ 575,456.00
			Construction Contingency & Non-Itemized Improvements (10%)	\$ 575,456.00
			TOTAL COST	\$ 6,905,468.00

PRELIMINARY ESTIMATE OF DISTRICT EXPENDITURES

PUBLIC IMPROVEMENTS COSTS FOR

WINDSOR HIGHLANDS METROPOLITAN DISTRICT 8

Public Improvements	QUANTIT	UNIT	UNIT PRICE	COST
I. Water System				
Water Line	1	LS	\$ 498,057.00	\$ 498,057.00
			Subtotal	\$ 498,057.00
II. Sewer System				
Sewer Line	1	LS	\$ 302,278.00	\$ 302,278.00
			Subtotal	\$ 302,278.00
III. Storm Drain Facilities				
Storm Drain Facilities	1	LS	\$ 331,196.00	\$ 331,196.00
			Subtotal	\$ 331,196.00
IV. Street Improvements				
Earthwork	1	LS	\$ 163,431.00	\$ 163,431.00
Concrete	1	LS	\$ 803,303.00	\$ 803,303.00
Asphalt Paving	1	LS	\$ 775,356.00	\$ 775,356.00
Roadway Accessories	1	LS	\$ 64,050.00	\$ 64,050.00
Dry Utilities	1	LS	\$ 675,106.00	\$ 675,106.00
			Subtotal	\$ 2,481,246.00
V. Landscape, Parks & Open Space				
Landscape	1	LS	\$ 239,780.00	\$ 239,780.00
Erosion Control	1	LS	\$ 65,230.00	\$ 65,230.00
Public Amenities: Clubhouse & Pool	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
			Subtotal	\$ 1,305,010.00
VI. Offsite Improvements				
Offsite Arterial Road Improv.	1	LS	\$ 1,529,946.00	\$ 1,529,946.00
			Subtotal	\$ 1,529,946.00
			TOTAL COST	\$ 6,447,733.00
			Engineering, Design, Administration (10%)	\$ 644,773.00
			Construction Contingency & Non-Itemized Improvements (10%)	\$ 644,773.00
			TOTAL COST	\$ 7,737,279.00

PRELIMINARY ESTIMATE OF DISTRICT EXPENDITURES

PUBLIC IMPROVEMENTS COSTS FOR

WINDSOR HIGHLANDS METROPOLITAN DISTRICT 9

Public Improvements	QUANTIT	UNIT	UNIT PRICE	COST
I. Water System				
Water Line	1	LS	\$ 503,118.00	\$ 503,118.00
			Subtotal	\$ 503,118.00
II. Sewer System				
Sewer Line	1	LS	\$ 640,332.00	\$ 640,332.00
			Subtotal	\$ 640,332.00
III. Storm Drain Facilities				
Storm Drain Facilities	1	LS	\$ 426,888.00	\$ 426,888.00
			Subtotal	\$ 426,888.00
IV. Street Improvements				
Earthwork	1	LS	\$ 670,824.00	\$ 670,824.00
Concrete	1	LS	\$ 487,872.00	\$ 487,872.00
Asphalt Paving	1	LS	\$ 670,824.00	\$ 670,824.00
Roadway Accessories	1	LS	\$ 45,738.00	\$ 45,738.00
Dry Utilities	1	LS	\$ 731,808.00	\$ 731,808.00
			Subtotal	\$ 2,607,066.00
V. Landscape, Parks & Open Space				
Landscape	1	LS	\$ 365,904.00	\$ 365,904.00
Erosion Control	1	LS	\$ 30,492.00	\$ 30,492.00
Public Amenities: Clubhouse & Pool	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
			Subtotal	\$ 1,396,396.00
VI. Offsite Improvements				
Offsite Arterial Road Improv.	1	LS	\$ 1,529,946.00	\$ 1,529,946.00
			Subtotal	\$ 1,529,946.00
			TOTAL COST	\$ 7,103,746.00
			Engineering, Design, Administration (10%)	\$ 710,375.00
			Construction Contingency & Non-Itemized Improvements (10%)	\$ 710,375.00
			TOTAL COST	\$ 8,524,496.00

PRELIMINARY ESTIMATE OF DISTRICT EXPENDITURES

PUBLIC IMPROVEMENTS COSTS FOR

WINDSOR HIGHLANDS METROPOLITAN DISTRICT 10

Public Improvements	QUANTIT	UNIT	UNIT PRICE	COST
I. Water System				
Water Line	1	LS	\$ 344,995.00	\$ 344,995.00
			Subtotal	\$ 344,995.00
II. Sewer System				
Sewer Line	1	LS	\$ 439,084.00	\$ 439,084.00
			Subtotal	\$ 439,084.00
III. Storm Drain Facilities				
Storm Drain Facilities	1	LS	\$ 292,724.00	\$ 292,724.00
			Subtotal	\$ 292,724.00
IV. Street Improvements				
Earthwork	1	LS	\$ 459,994.00	\$ 459,994.00
Concrete	1	LS	\$ 457,380.00	\$ 457,380.00
Asphalt Paving	1	LS	\$ 459,994.00	\$ 459,994.00
Roadway Accessories	1	LS	\$ 31,363.00	\$ 31,363.00
Dry Utilities	1	LS	\$ 501,811.00	\$ 501,811.00
			Subtotal	\$ 1,910,542.00
V. Landscape, Parks & Open Space				
Landscape	1	LS	\$ 250,906.00	\$ 250,906.00
Erosion Control	1	LS	\$ 20,908.00	\$ 20,908.00
Public Amenities: Clubhouse & Pool	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
			Subtotal	\$ 1,271,814.00
VI. Offsite Improvements				
Offsite Arterial Road Improv.	1	LS	\$ 1,529,946.00	\$ 1,529,946.00
Offsite Sewer/Water Stub-In	1	LS	\$ 45,000.00	\$ 45,000.00
			Subtotal	\$ 1,574,946.00
			TOTAL COST	\$ 5,834,105.00
			Engineering, Design, Administration (10%)	\$ 583,411.00
			Construction Contingency & Non-Itemized Improvements (10%)	\$ 583,411.00
			TOTAL COST	\$ 7,000,927.00

Exhibit E

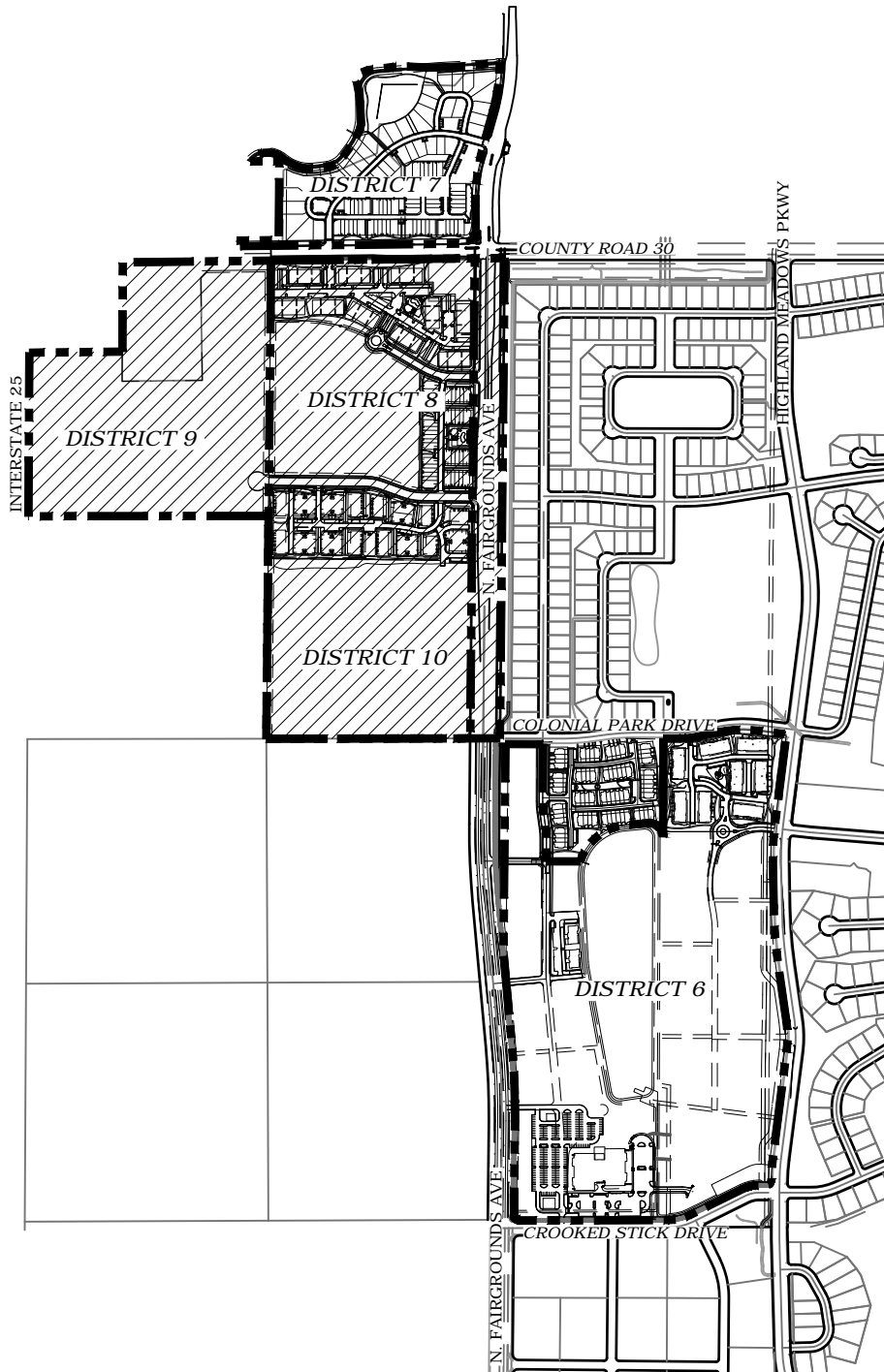
District Nos. 6-10 Maps Depicting Public Improvements

MAP OF DISTRICTS

LEGEND:



FUTURE
INCLUSION
AREA



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WINDSOR HIGHLANDS METRO DISTRICT 6-10

DRAWN BY: A. Morse

SCALE: 1" = 1000'



ISSUED: MARCH 2017

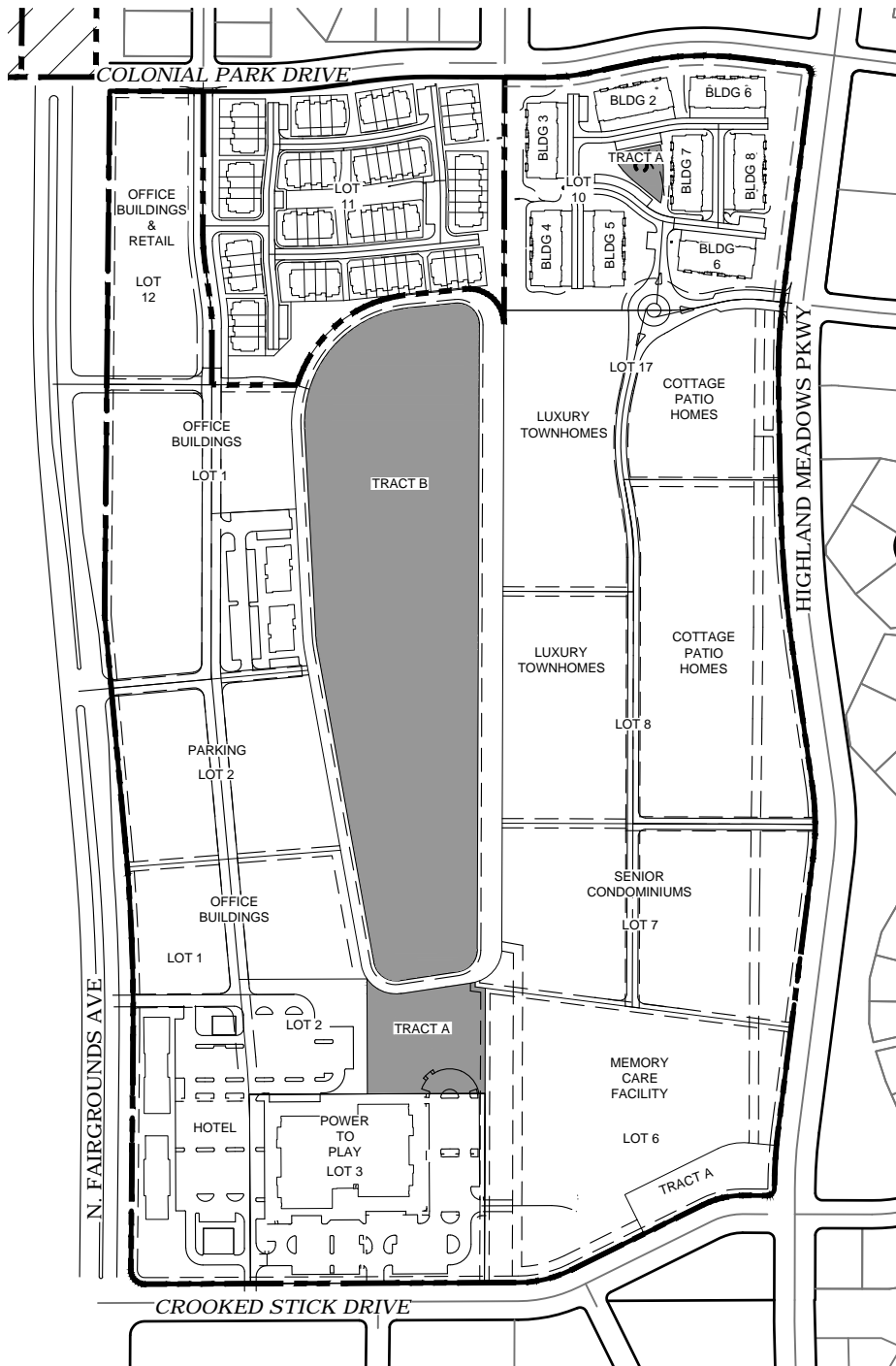
SHEET NO:

EX 1

PARKS AND OPEN SPACE

LEGEND:

-  OPEN SPACE
-  PLAYGROUND AREA



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WINDSOR HIGHLANDS METRO DISTRICT 6

DRAWN BY: A. Morse

SCALE: 1" = 400'



ISSUED: MARCH 2017

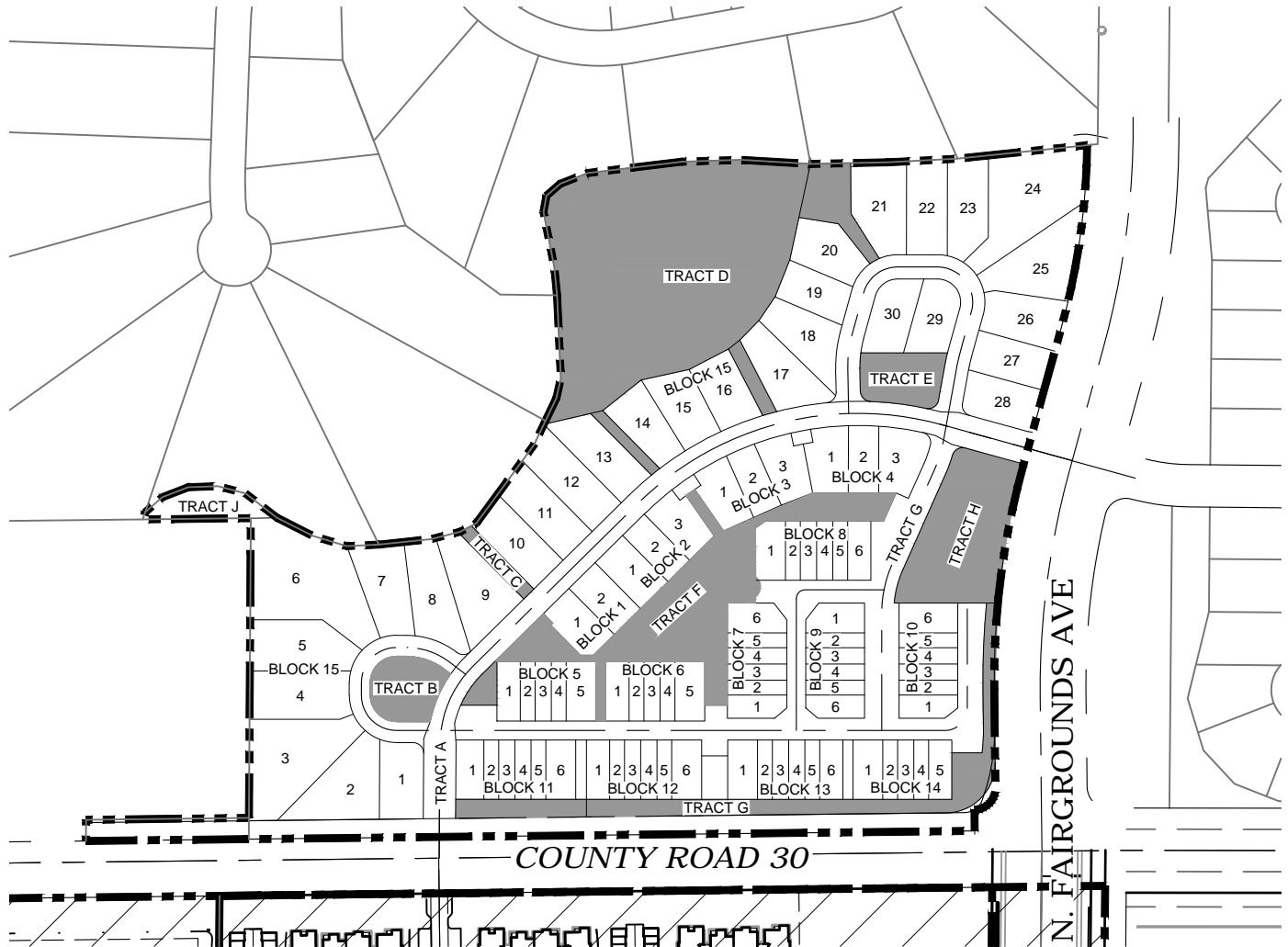
SHEET NO:

EX 2

PARKS AND OPEN SPACE

LEGEND:

-  OPEN SPACE
-  PLAYGROUND AREA



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

SHEET NO:



SCALE: 1" = 250'

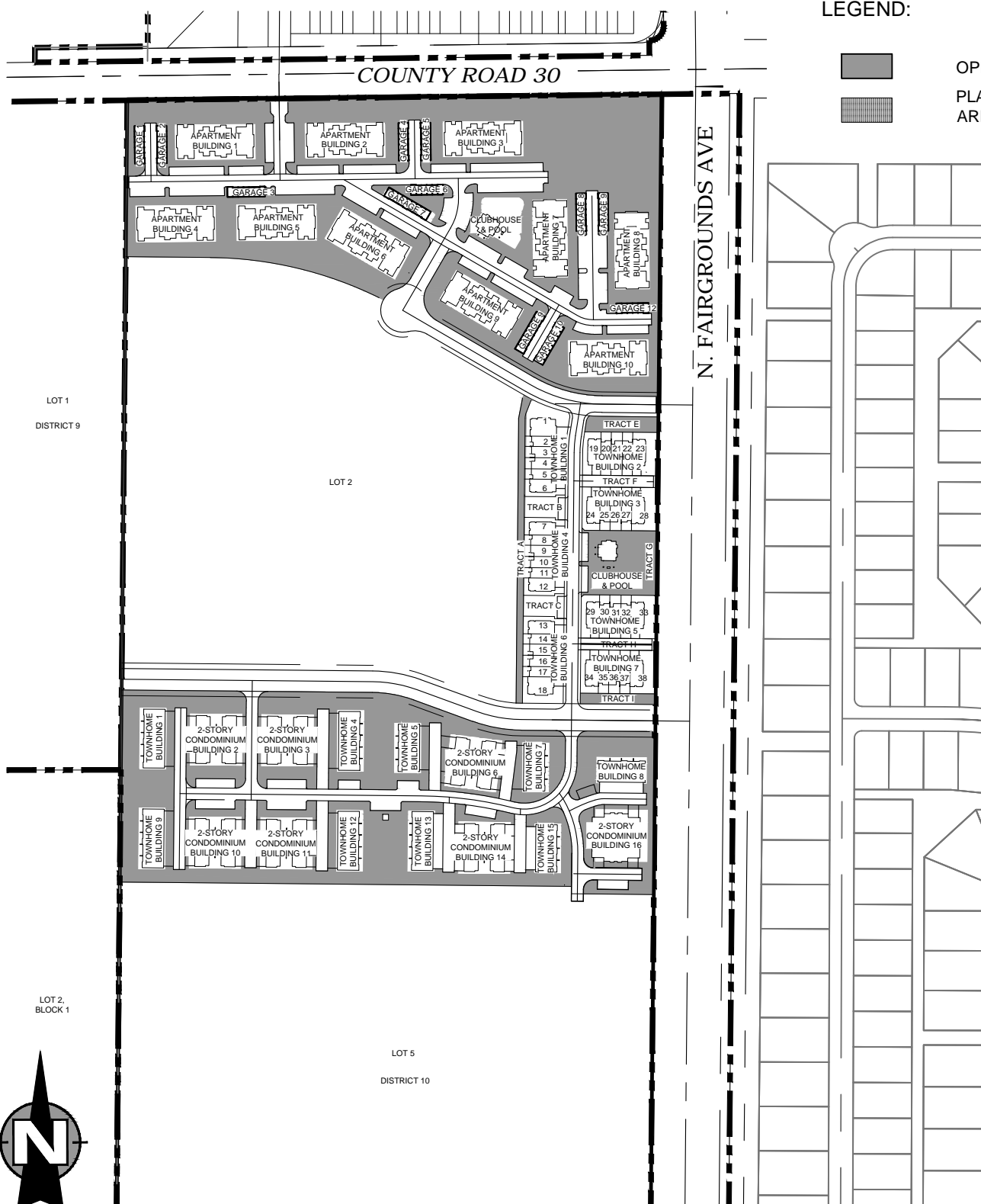
ISSUED: MARCH 2017

EX 3

PARKS AND OPEN SPACE

LEGEND:

-  OPEN SPACE
-  PLAYGROUND AREA



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THORNBURG HAMILTON METRO DISTRICT 8

DRAWN BY: A. Morse

SCALE: 1" = 300'

ISSUED: MARCH 2017

SHEET NO:

EX 4

FENCING

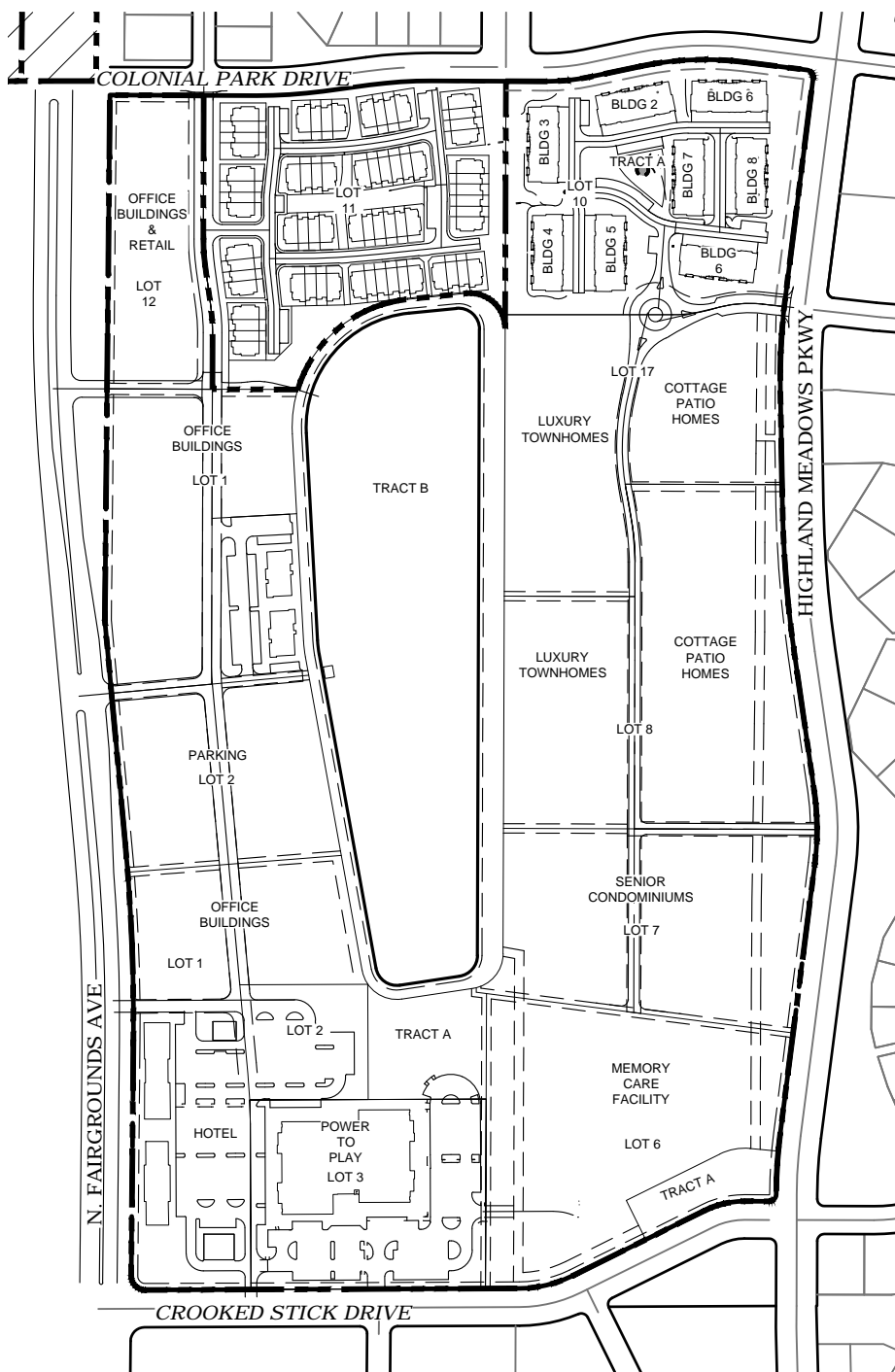
LEGEND:

FENCE TYPE 1 - 5
FOOT PRIVACY
FENCE

FENCE TYPE 2 - 4
FOOT THREE RAIL

○ COLUMN TYPE 1

○ COLUMN TYPE 2



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WINDSOR HIGHLANDS METRO DISTRICT 6

DRAWN BY: A. Morse

SCALE: 1" = 400'

ISSUED: MARCH 2017

SHEET NO:

EX 2

FENCING

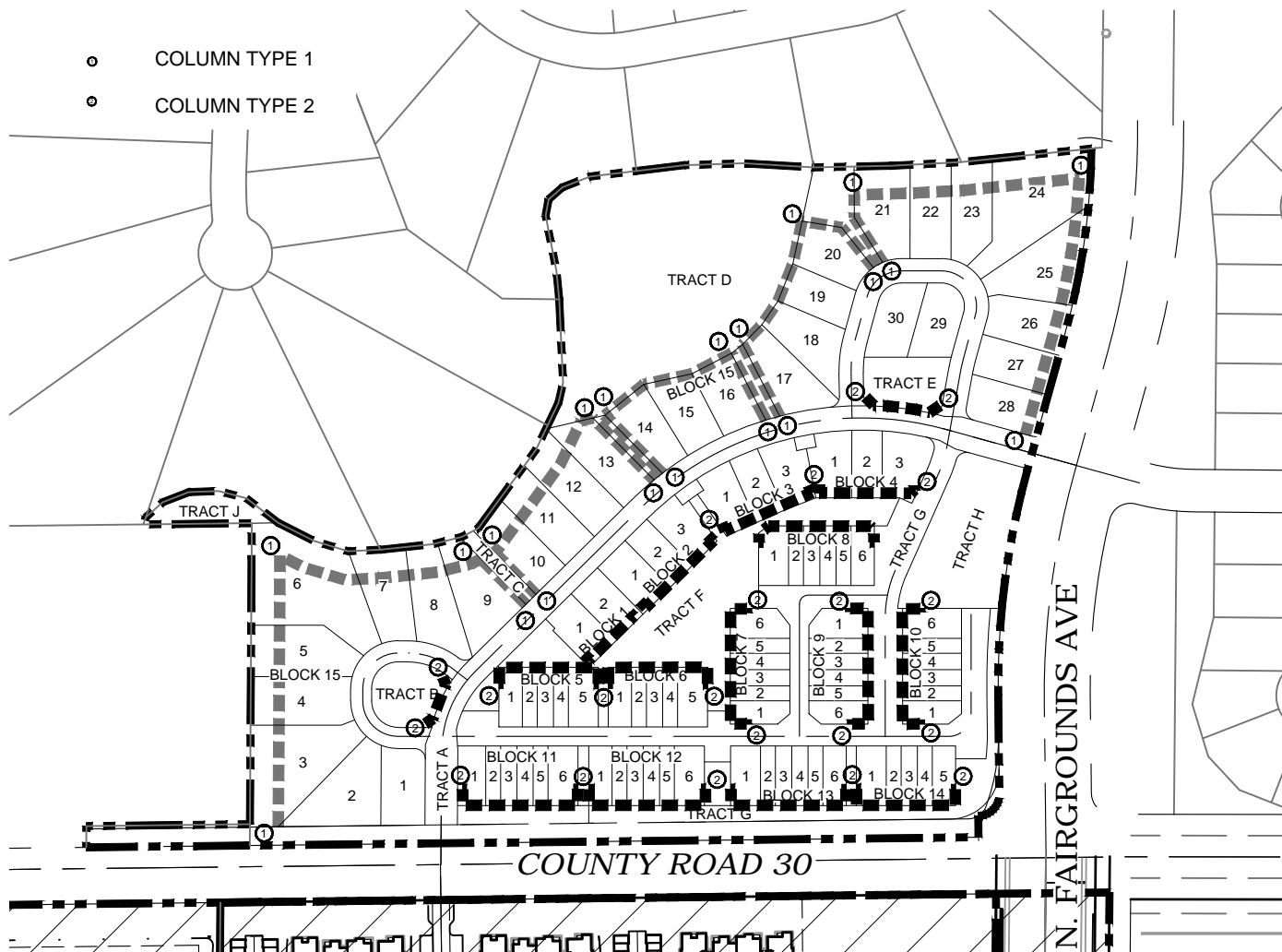
LEGEND:

 FENCE TYPE 1 - 5
 FOOT PRIVACY
 FENCE

 FENCE TYPE 2 - 4
 FOOT THREE RAIL

 COLUMN TYPE 1

 COLUMN TYPE 2



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

SCALE: 1" = 250'





ISSUED: MARCH 2017

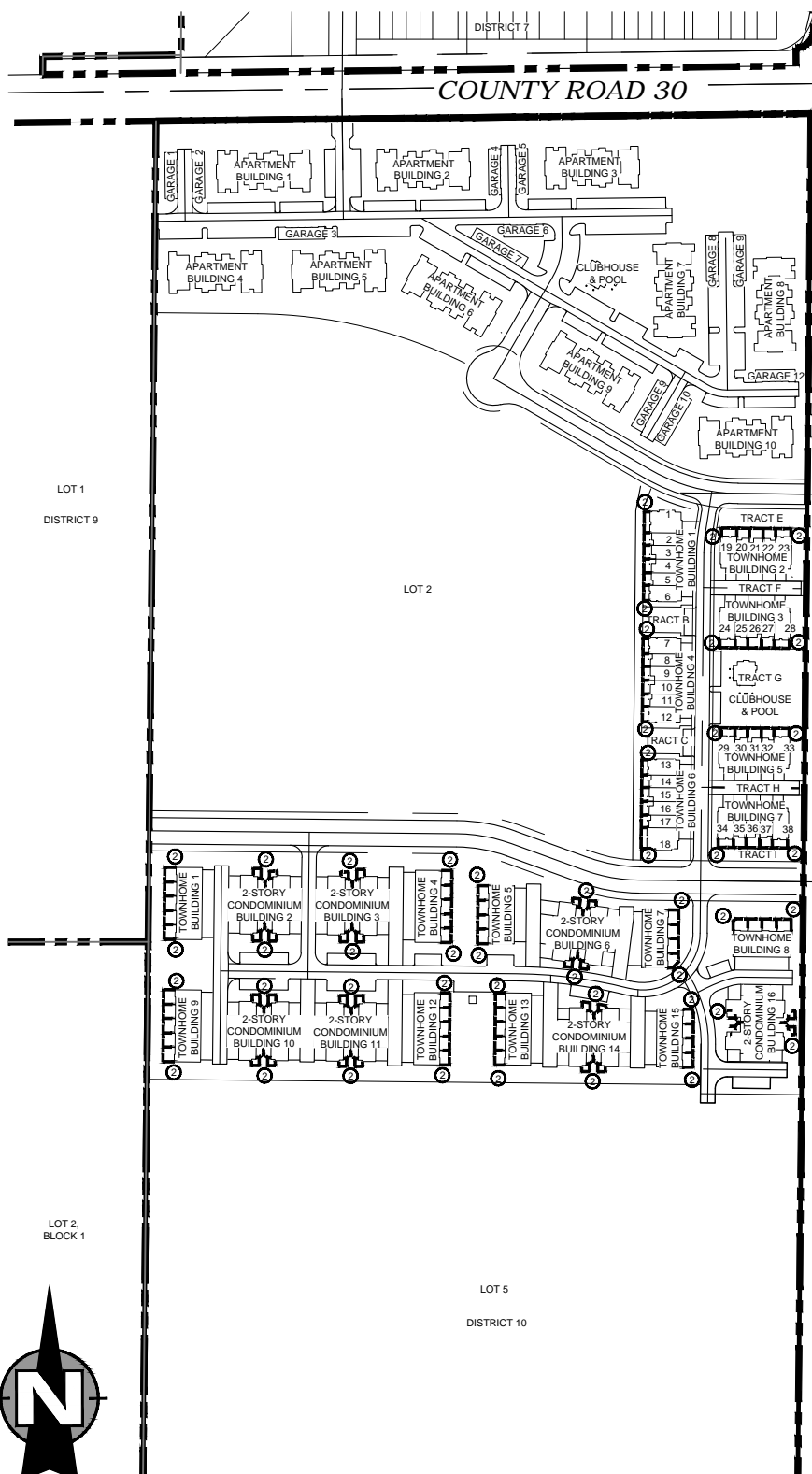
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EX 6

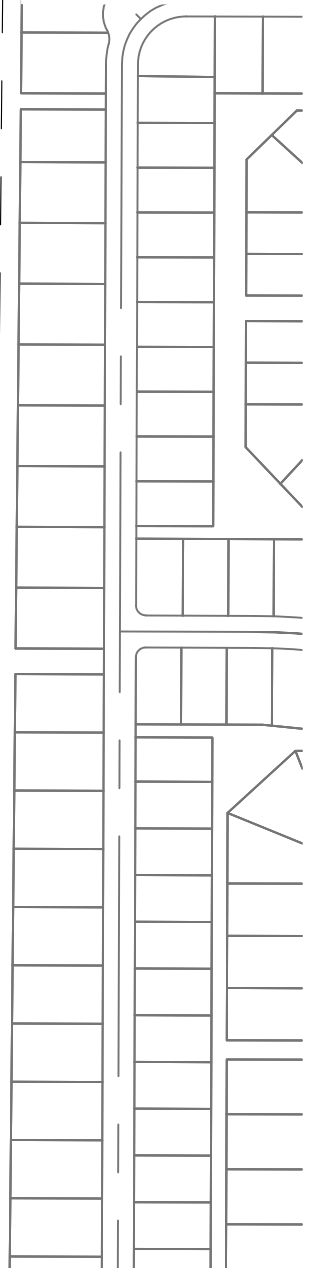
FENCING

LEGEND:

-  FENCE TYPE 1 - 5 FOOT PRIVACY FENCE
-  FENCE TYPE 2 - 4 FOOT THREE RAIL
-  COLUMN TYPE 1
-  COLUMN TYPE 2



N. FAIRGROUNDS AVE



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THORNBURG HAMILTON METRO DISTRICT 8

DRAWN BY: A. Morse

SCALE: 1" = 300'

ISSUED: MARCH 2017

SHEET NO:

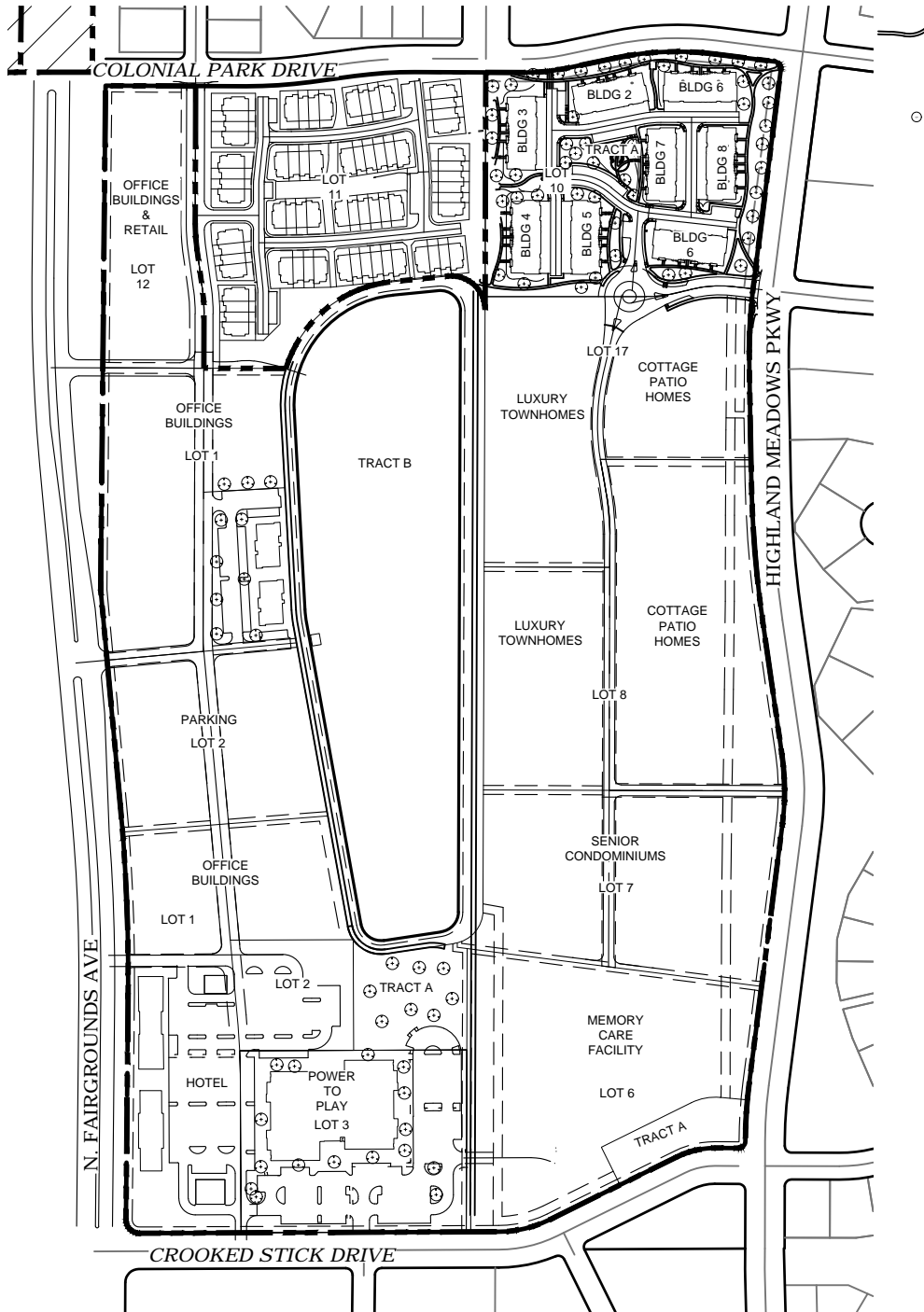
EX 7

LANDSCAPE AND TRAILS

LEGEND:

CONCRETE TRAIL, TYPICAL

TREE LOCATIONS - LOCATIONS ARE CONCEPTUAL



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WINDSOR HIGHLANDS METRO DISTRICT 6

DRAWN BY: A. Morse

SCALE: 1" = 400'



ISSUED: MARCH 2017

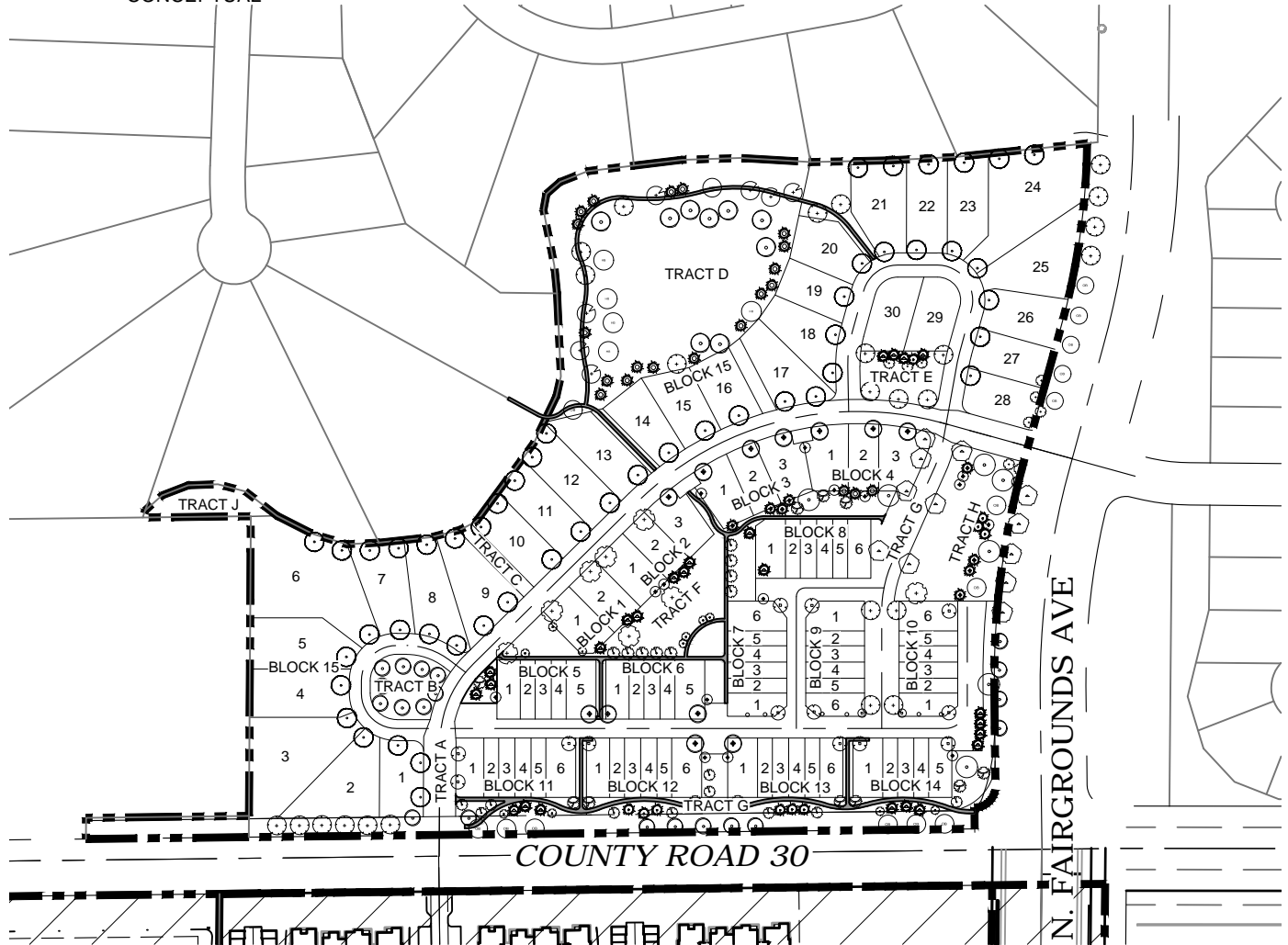
SHEET NO:

EX 8

LANDSCAPE AND TRAILS

LEGEND:

-  CONCRETE TRAIL, TYPICAL
-  TREE LOCATIONS - LOCATIONS ARE CONCEPTUAL



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

SCALE: 1" = 250'



ISSUED: MARCH 2017

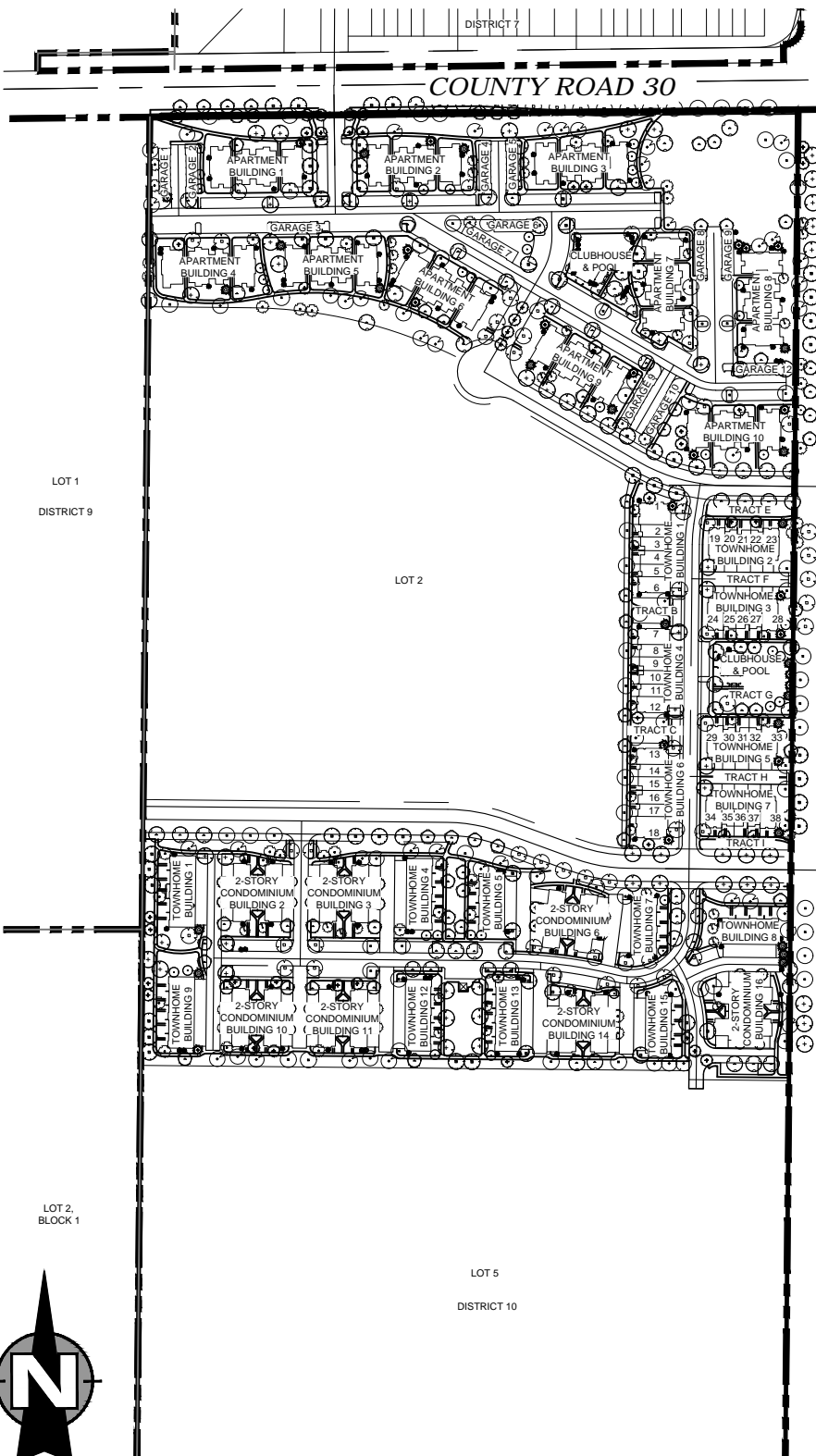
SHEET NO:

EX 9

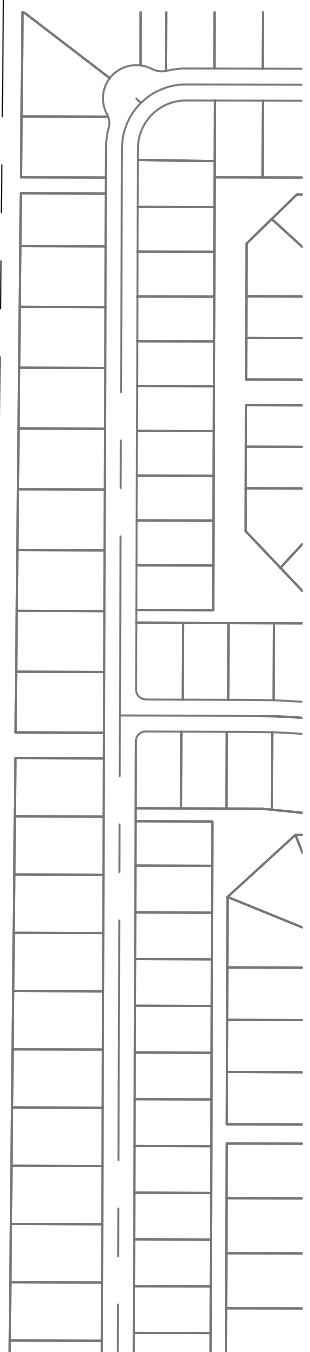
LANDSCAPE AND TRAILS

LEGEND:

-  CONCRETE TRAIL, TYPICAL
-  TREE LOCATIONS - LOCATIONS ARE CONCEPTUAL



N. FAIRGROUNDS AVE



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THORNBURG HAMILTON METRO DISTRICT 8

DRAWN BY: A. Morse

SCALE: 1" = 300'



ISSUED: MARCH 2017

SHEET NO:

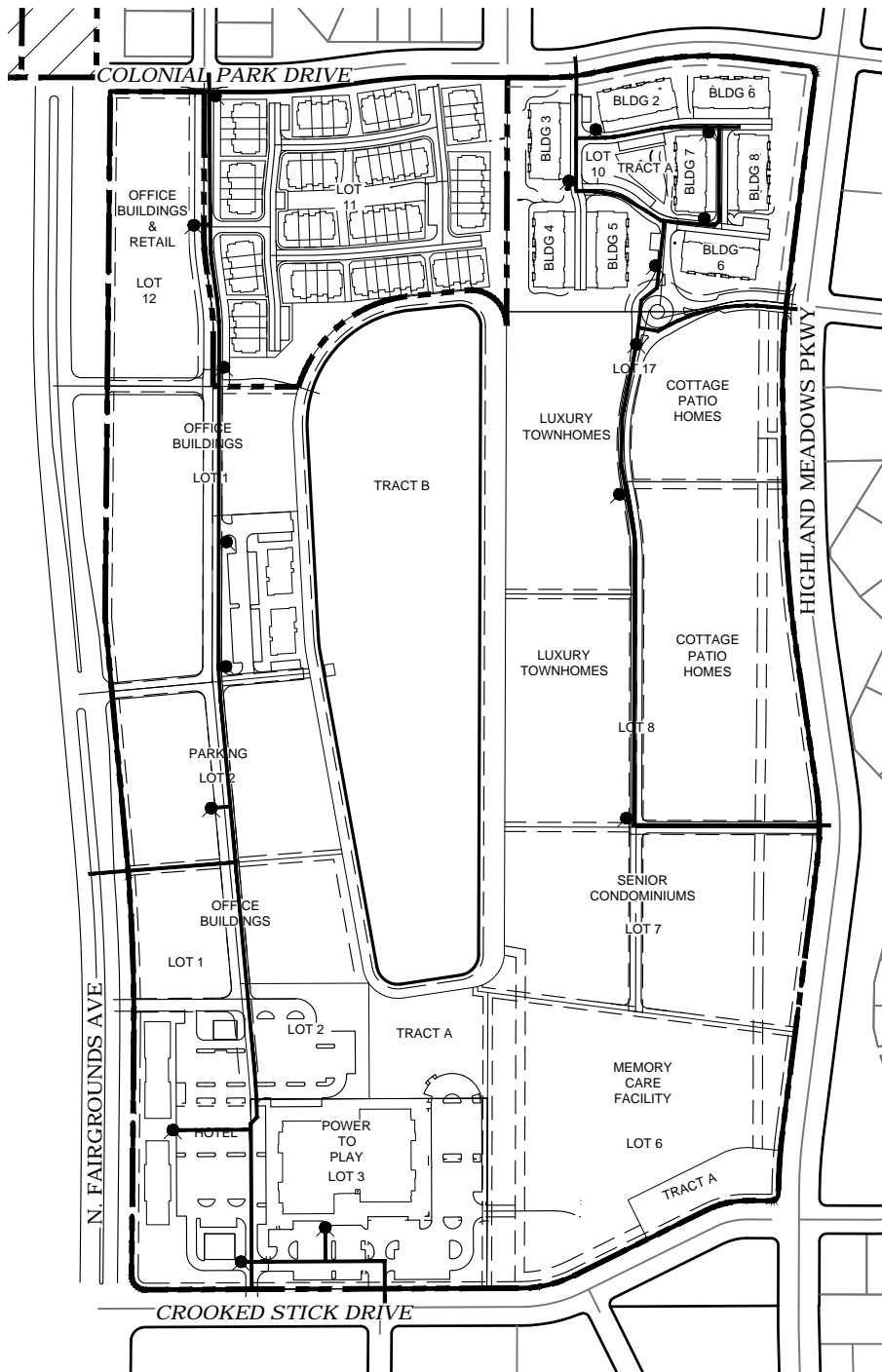
EX 10

POTABLE WATER SYSTEM

LEGEND:

-  WATER LINE - ALL LINES ARE 8" PVC. ALL WATER TO BE OWNED AND MAINTAINED BY FORT COLLINS - LOVELAND WATER DISTRICT.
-  HYDRANT

NOTE: ALL LOTS SHALL BE PROVIDED A WATER SERVICE



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WINDSOR HIGHLANDS METRO DISTRICT 6

DRAWN BY: A. Morse

SCALE: 1" = 400'


ISSUED: MARCH 2017


SHEET NO:

EX 11

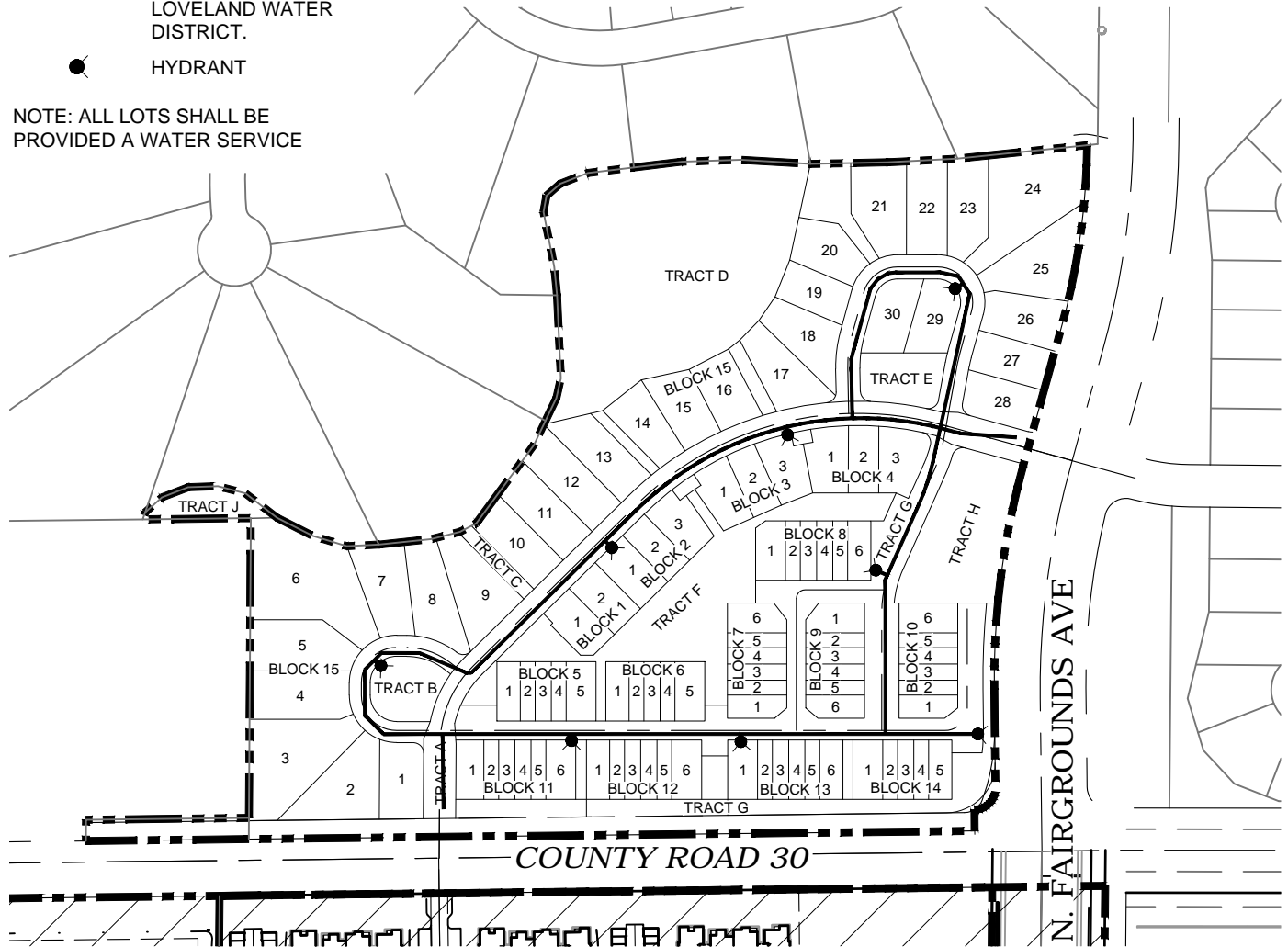
POTABLE WATER SYSTEM

LEGEND:

 WATER LINE - ALL LINES ARE 8" PVC.
 ALL WATER TO BE OWNED AND MAINTAINED BY FORT COLLINS - LOVELAND WATER DISTRICT.

 HYDRANT

NOTE: ALL LOTS SHALL BE PROVIDED A WATER SERVICE



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

SCALE: 1" = 250'


ISSUED: MARCH 2017


SHEET NO:

EX 12

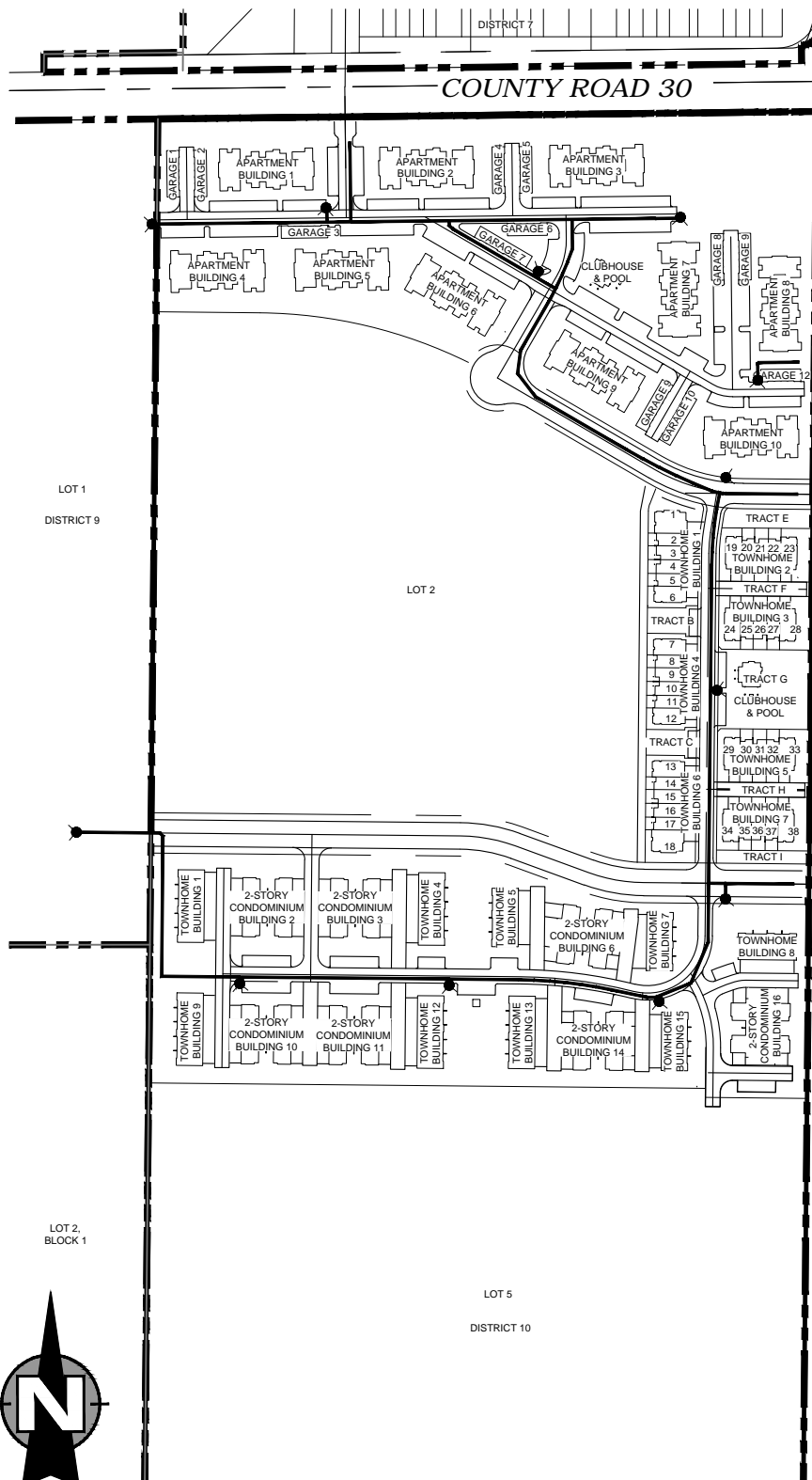
POTABLE WATER SYSTEM

LEGEND:

 WATER LINE - ALL LINES ARE 8" PVC. ALL WATER TO BE OWNED AND MAINTAINED BY FORT COLLINS - LOVELAND WATER DISTRICT.

 HYDRANT

NOTE: ALL LOTS SHALL BE PROVIDED A WATER SERVICE



N. FAIRGROUNDS AVE

THORNBURG HAMILTON METRO DISTRICT 8

DRAWN BY: A. Morse

SHEET NO:

SCALE: 1" = 300'

ISSUED: MARCH 2017

EX 13




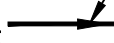

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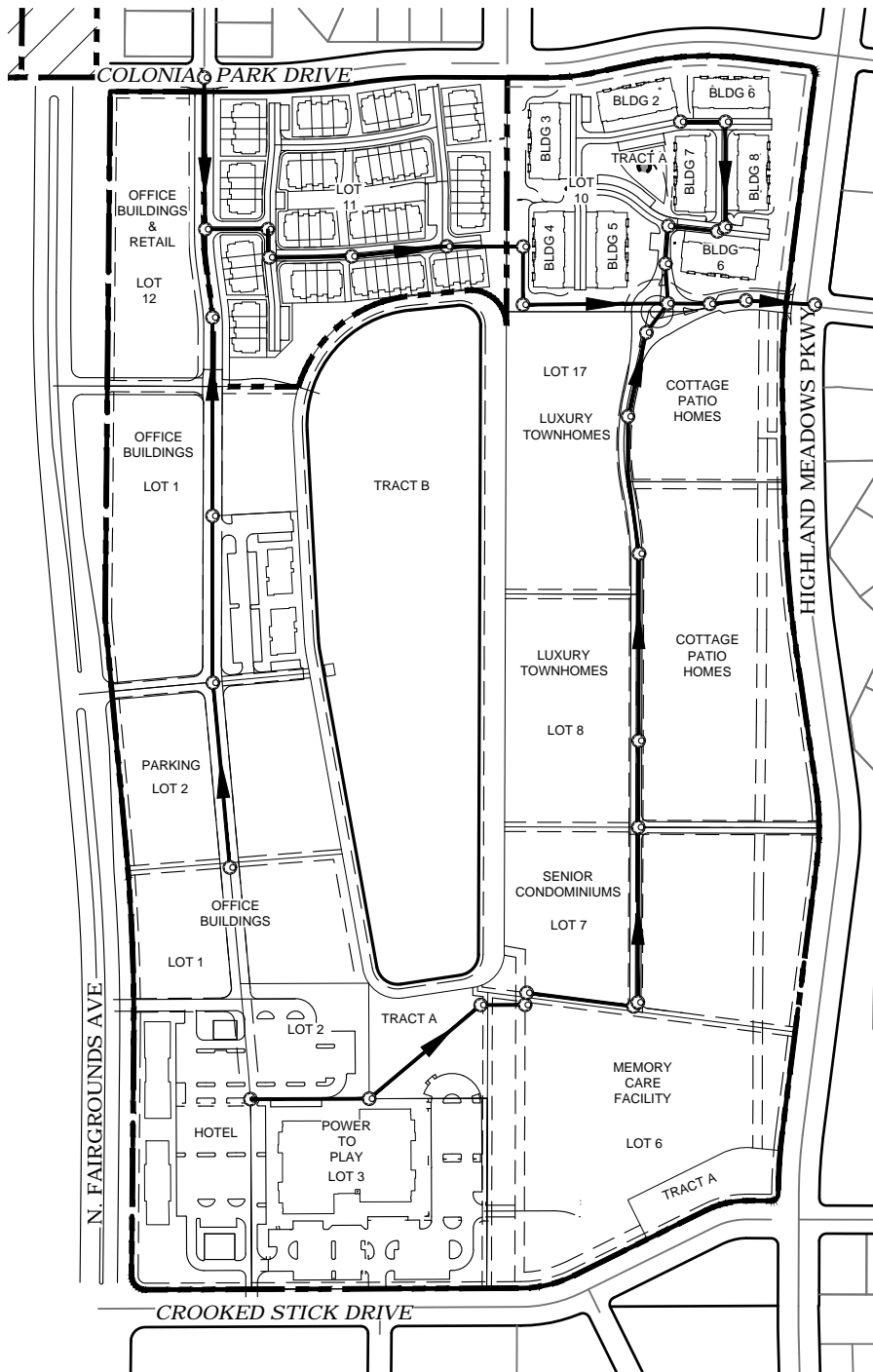
PHONE: 970.221.4158
www.northernengineering.com

SANITARY SEWER SYSTEM

LEGEND:

-  DIRECTION OF FLOW
-  SEWER LINE - ALL LINES ARE 8" PVC. ALL SEWER TO BE OWNED AND MAINTAINED BY SOUTH FORT COLLINS SANITATION DISTRICT
-  MANHOLE, TYPICAL

NOTE: ALL LOTS SHALL BE PROVIDED A SEWER SERVICE



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**WINDSOR HIGHLANDS
METRO DISTRICT 6**

DRAWN BY: A. Morse

SCALE: 1" = 400'




ISSUED: MARCH 2017

SHEET NO:

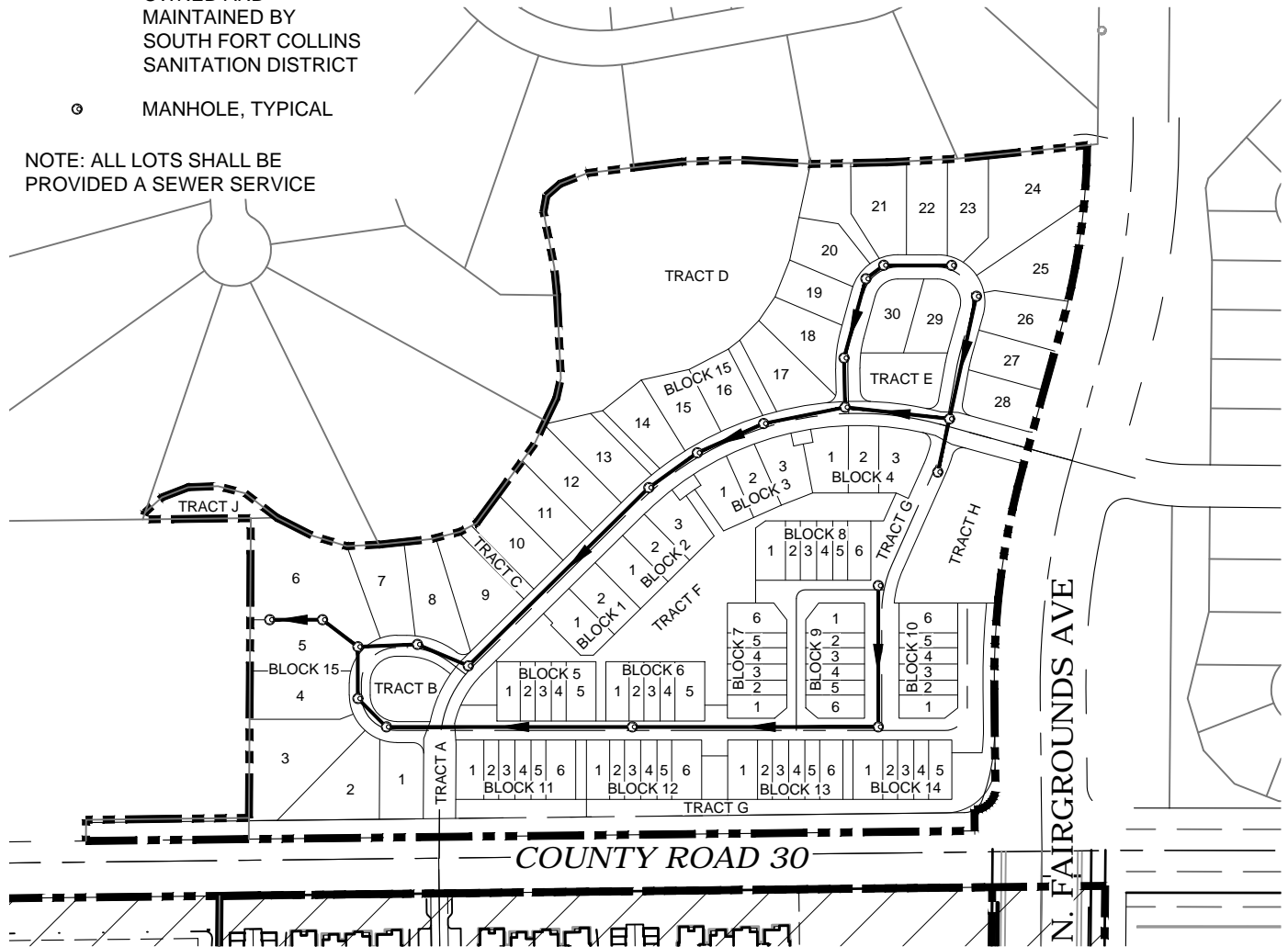
EX 14

SANITARY SEWER SYSTEM

LEGEND:

-  DIRECTION OF FLOW
-  SEWER LINE - ALL LINES ARE 8" PVC. ALL SEWER TO BE OWNED AND MAINTAINED BY SOUTH FORT COLLINS SANITATION DISTRICT
-  MANHOLE, TYPICAL

NOTE: ALL LOTS SHALL BE PROVIDED A SEWER SERVICE



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

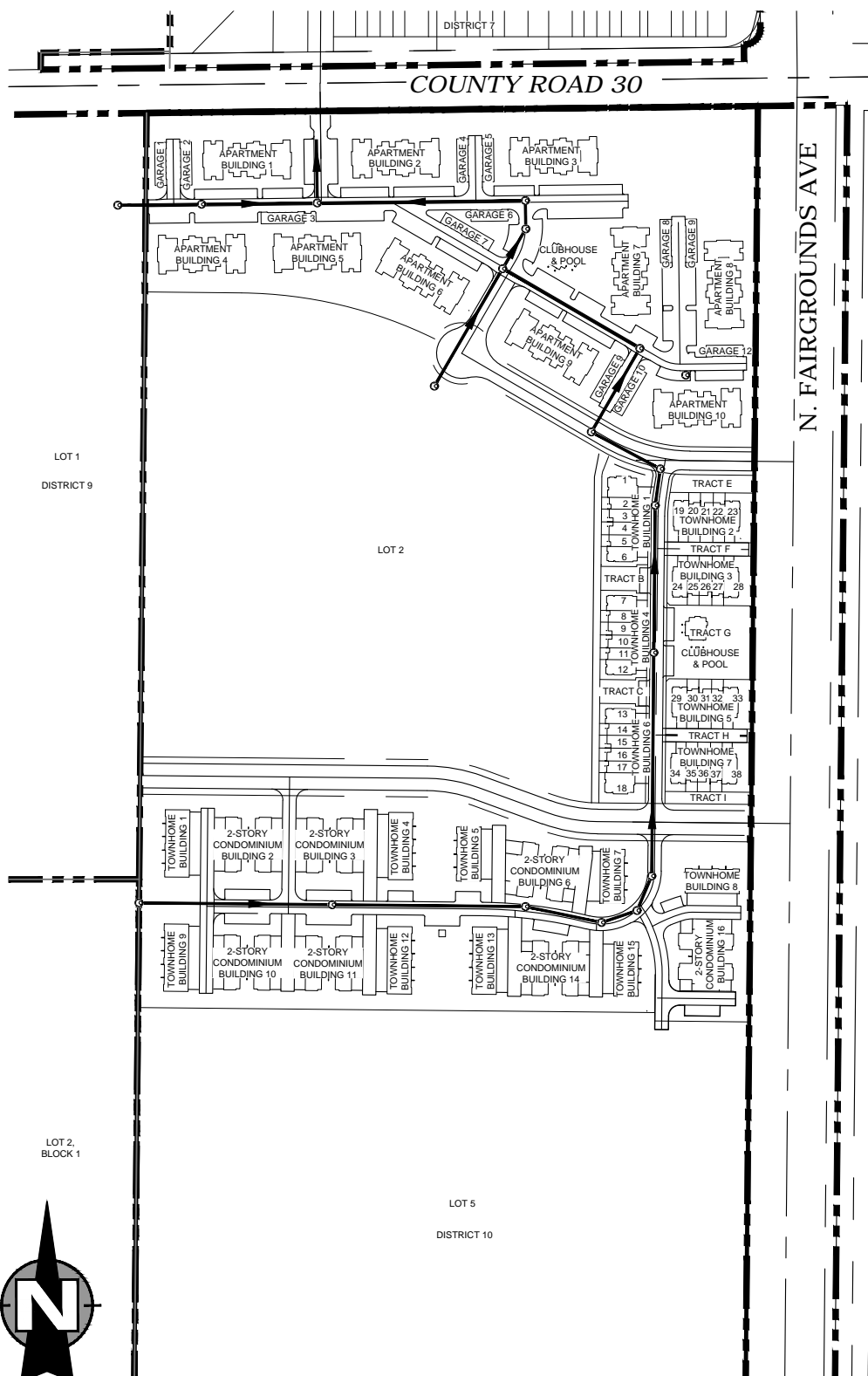
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ISSUED: MARCH 2017


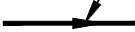

SHEET NO:

EX 15

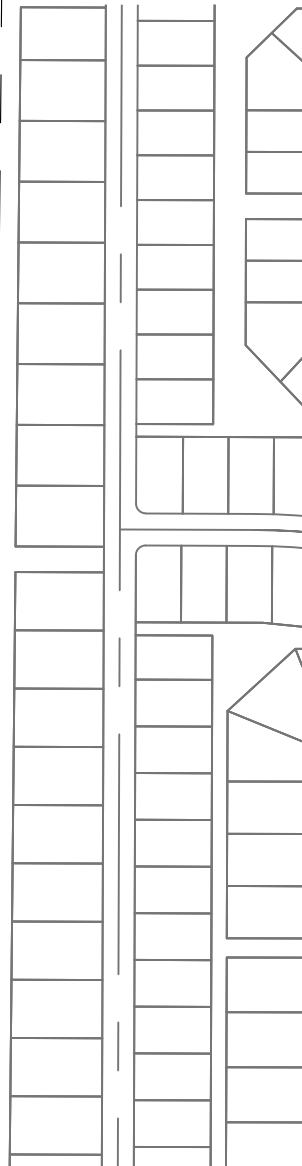
SANITARY SEWER SYSTEM



LEGEND:

-  DIRECTION OF FLOW
-  SEWER LINE - ALL LINES ARE 8" PVC. ALL SEWER TO BE OWNED AND MAINTAINED BY SOUTH FORT COLLINS SANITATION DISTRICT
-  MANHOLE, TYPICAL

NOTE: ALL LOTS SHALL BE PROVIDED A SEWER SERVICE



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THORNBURG HAMILTON METRO DISTRICT 8

DRAWN BY: A. Morse

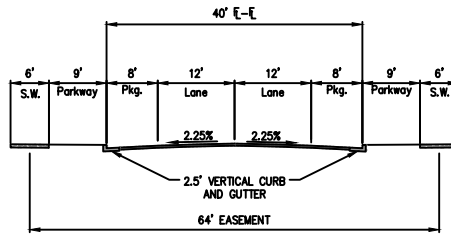
SCALE: 1" = 300'

ISSUED: MARCH 2017

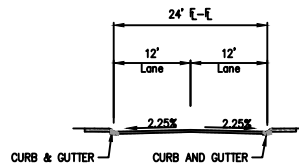
SHEET NO:

EX 16

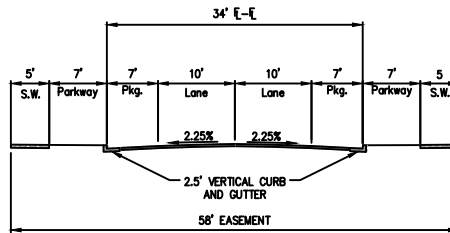
STREET DETAILS



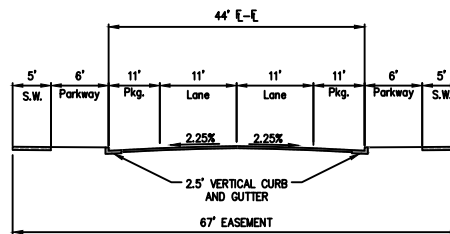
A PUBLIC MINOR COLLECTOR STREET SECTION
40' FLOWLINE TO FLOWLINE NTS
 VERTICAL CURB, GUTTER & 6' DETACHED SIDEWALK



B TYPICAL PRIVATE STREET
24' FLOWLINE TO FLOWLINE NTS
 VERTICAL CURB, GUTTER & 5' DETACHED SIDEWALK



C PUBLIC RESIDENTIAL LOCAL STREET SECTION
34' FLOWLINE TO FLOWLINE NTS
 VERTICAL CURB, GUTTER & 5' DETACHED SIDEWALK



D PUBLIC MINOR COLLECTOR STREET SECTION
44' FLOWLINE TO FLOWLINE NTS
 VERTICAL CURB, GUTTER & 5' DETACHED SIDEWALK



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**WINDSOR HIGHLANDS
 METRO DISTRICT 6**

DRAWN BY: A. Morse

SCALE: 1" = 400'


ISSUED: MARCH 2017


SHEET NO:

EX 17

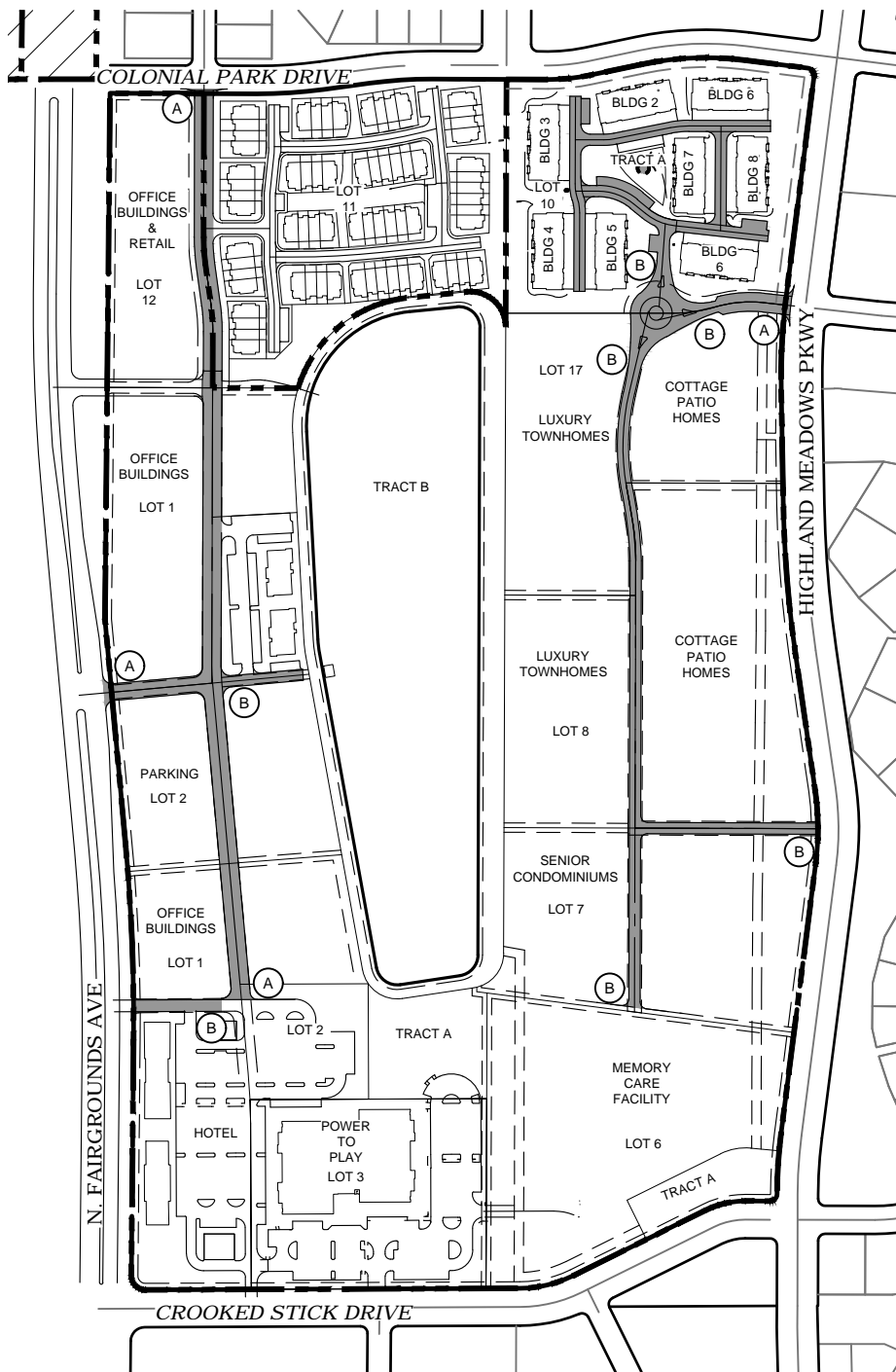
STREET PLAN

LEGEND:

 IMPROVED BY METRO DISTRICT - OWNED AND MAINTAINED BY THE TOWN OF TIMNATH

 STREET TYPE INDICATOR REFERENCE EXHIBIT 8: STREET DETAILS

NOTE: ALL STREETS ARE LOCAL STREETS UNLESS OTHERWISE NOTED (REFERENCE EXHIBIT 8: STREET DETAILS - TYPES A AND B).



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**WINDSOR HIGHLANDS
METRO DISTRICT 6**

DRAWN BY: A. Morse

SCALE: 1" = 400'


ISSUED: MARCH 2017


SHEET NO:

EX 18

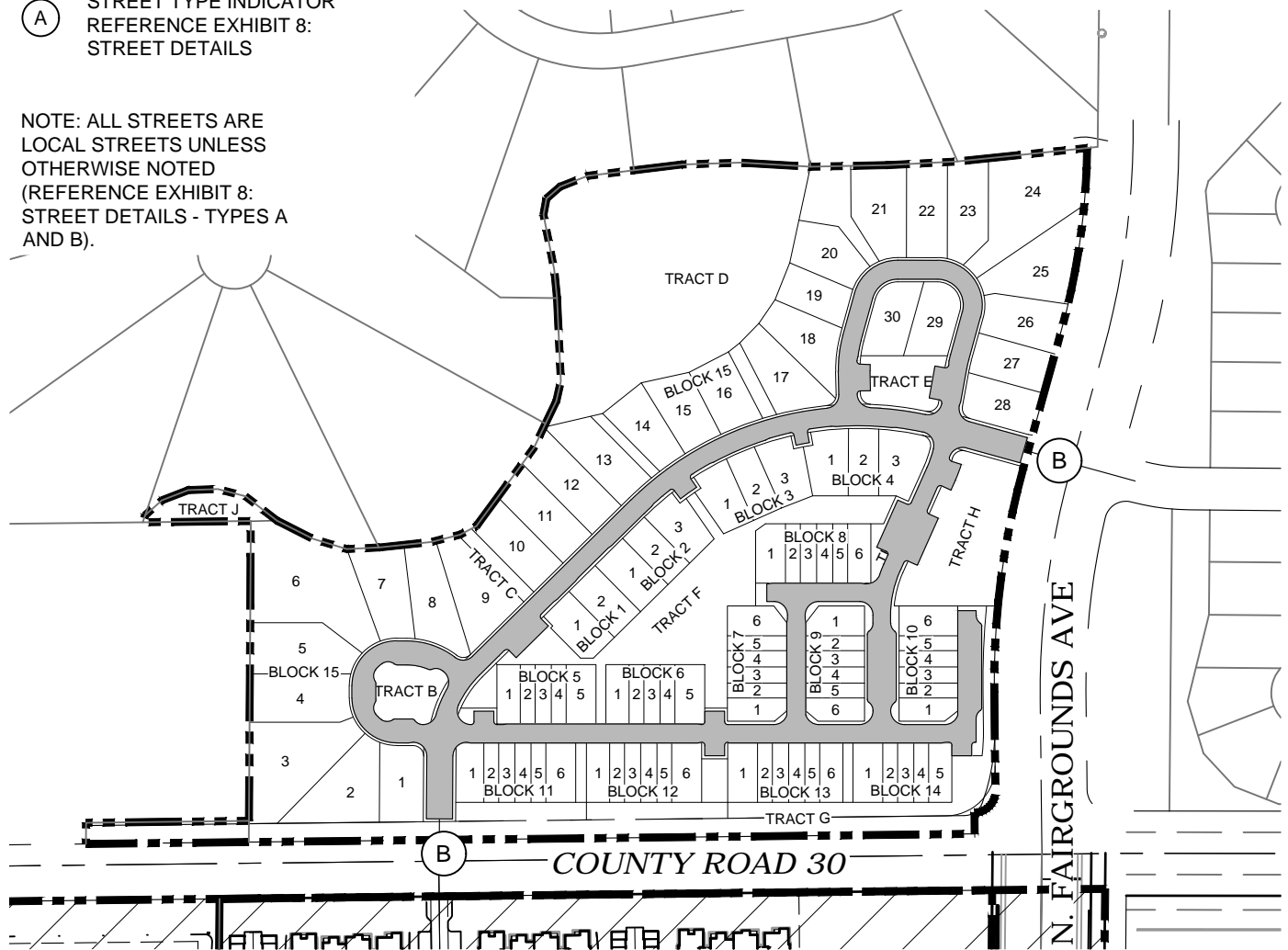
STREET PLAN

LEGEND:

 IMPROVED BY METRO DISTRICT - OWNED AND MAINTAINED BY THE TOWN OF TIMNATH

 STREET TYPE INDICATOR
REFERENCE EXHIBIT 8:
STREET DETAILS

NOTE: ALL STREETS ARE LOCAL STREETS UNLESS OTHERWISE NOTED (REFERENCE EXHIBIT 8: STREET DETAILS - TYPES A AND B).



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

SCALE: 1" = 250'


ISSUED: MARCH 2017


SHEET NO:

EX 19

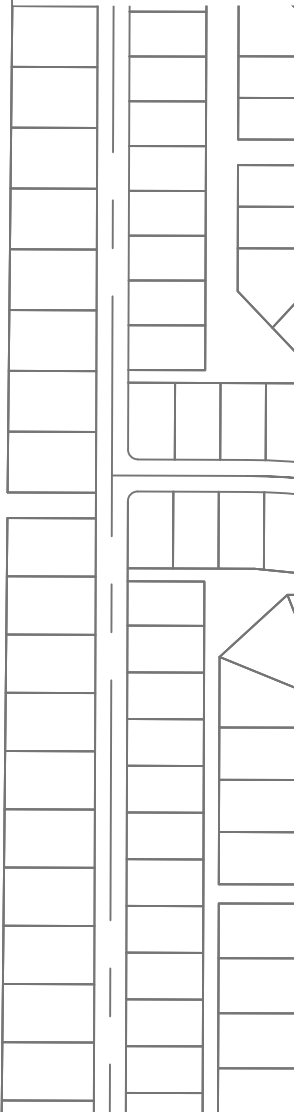
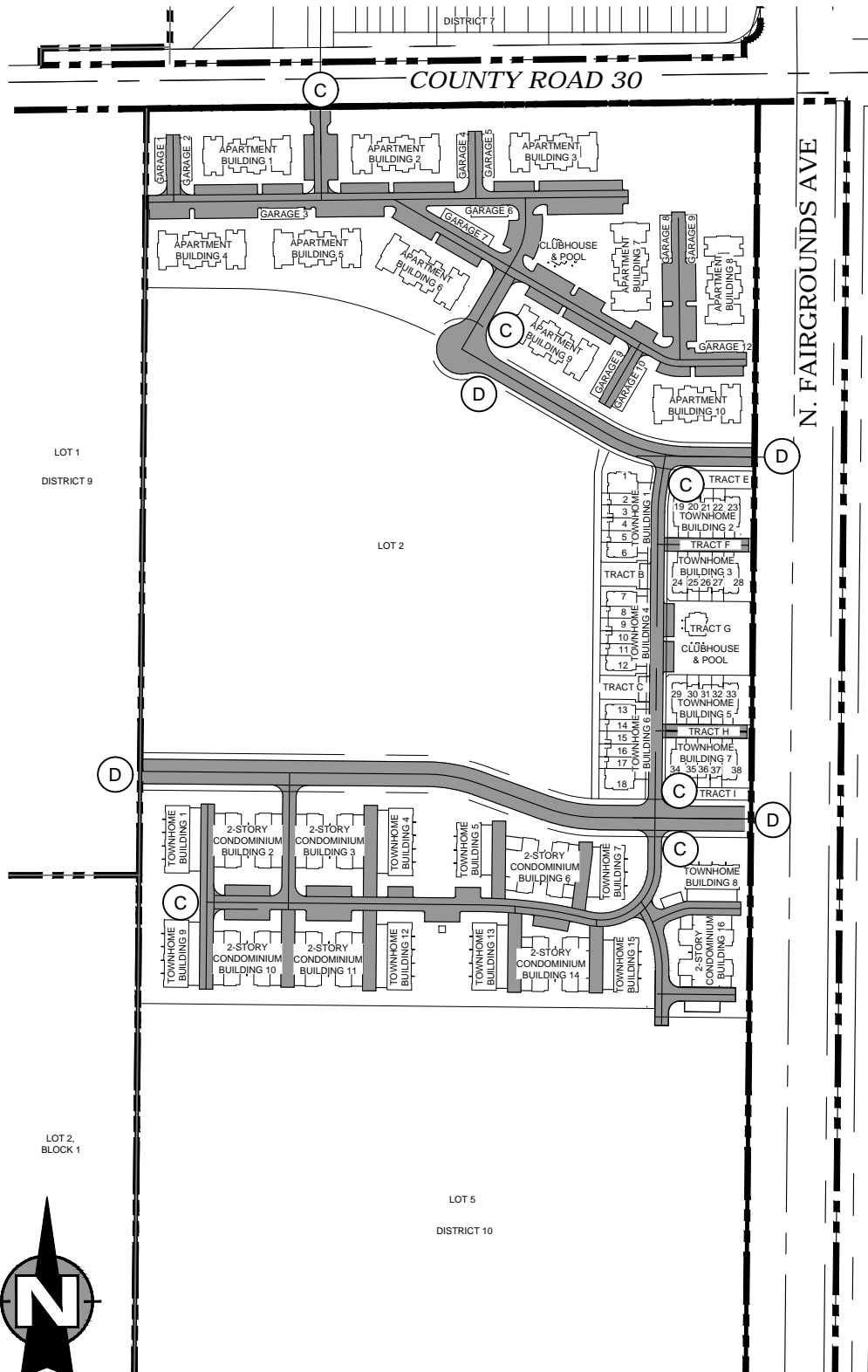
STREET PLAN

LEGEND:

 IMPROVED BY METRO DISTRICT - OWNED AND MAINTAINED BY THE TOWN OF TIMNATH

 STREET TYPE INDICATOR REFERENCE EXHIBIT 8: STREET DETAILS

NOTE: ALL STREETS ARE LOCAL STREETS UNLESS OTHERWISE NOTED (REFERENCE EXHIBIT 8: STREET DETAILS - TYPES A AND B).



LOT 1
DISTRICT 9

LOT 2

LOT 2,
BLOCK 1

LOT 5
DISTRICT 10



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**THORNBURG HAMILTON
METRO DISTRICT 8**

DRAWN BY: A. Morse

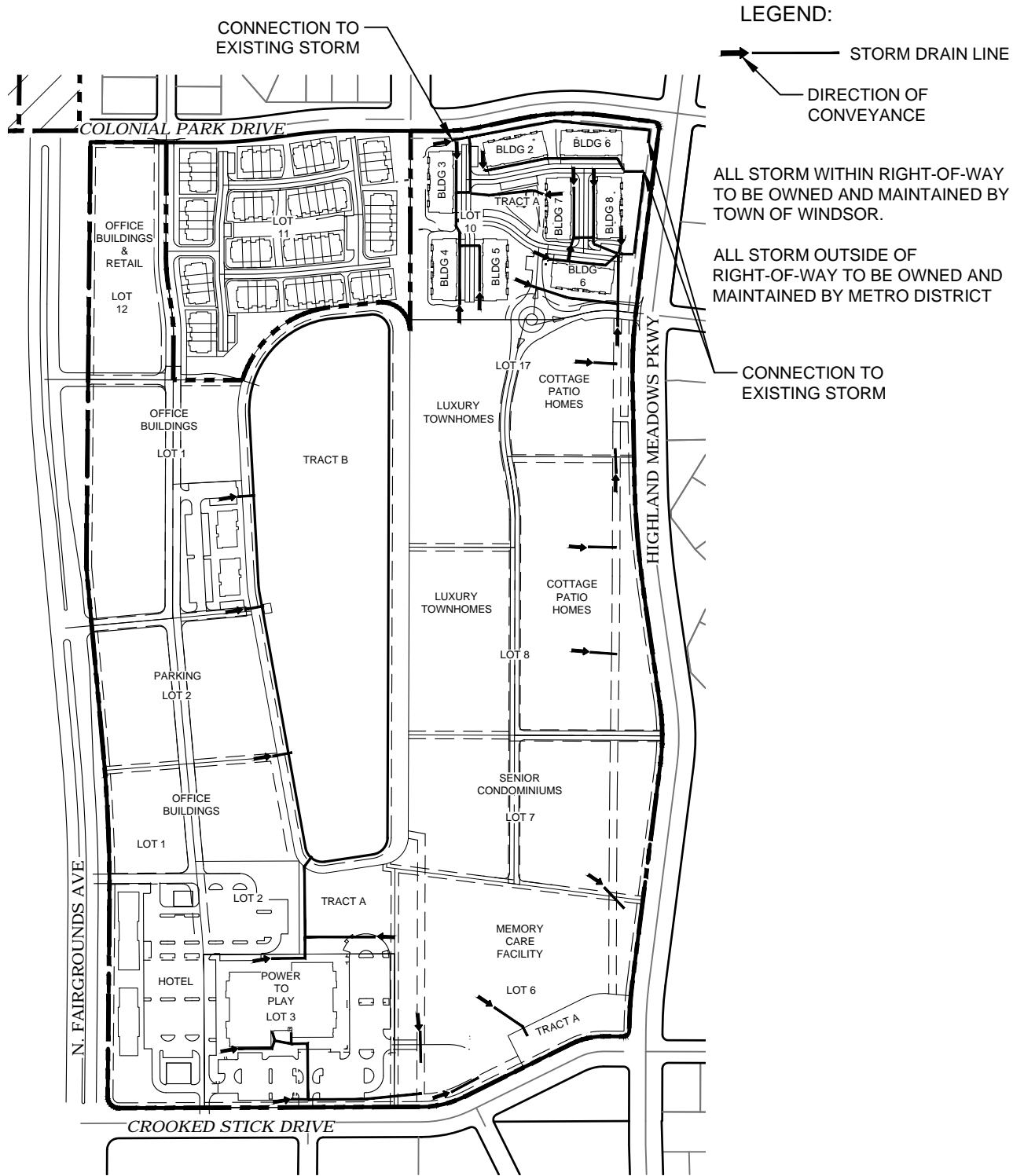
SCALE: 1" = 300'

ISSUED: MARCH 2017

SHEET NO:

EX 20

STORM SEWER SYSTEM



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**WINDSOR HIGHLANDS
METRO DISTRICT 6**

DRAWN BY: A. Morse

SCALE: 1" = 400'

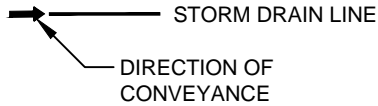
ISSUED: MARCH 2017

SHEET NO:

EX 21

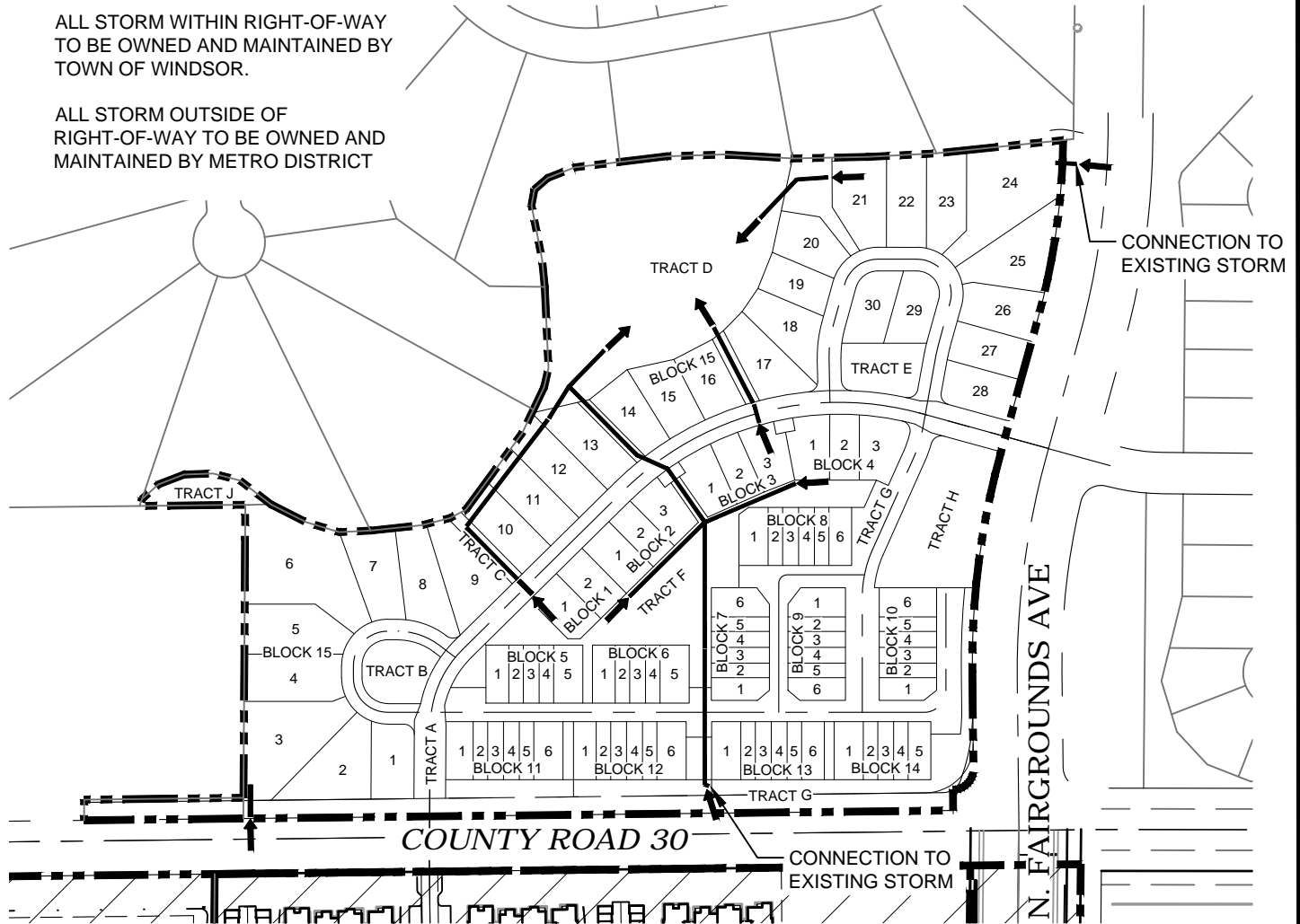
STORM SEWER SYSTEM

LEGEND:



ALL STORM WITHIN RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY TOWN OF WINDSOR.

ALL STORM OUTSIDE OF RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY METRO DISTRICT



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**WINDSOR HIGHLANDS
METRO DISTRICT 7**

DRAWN BY: A. Morse

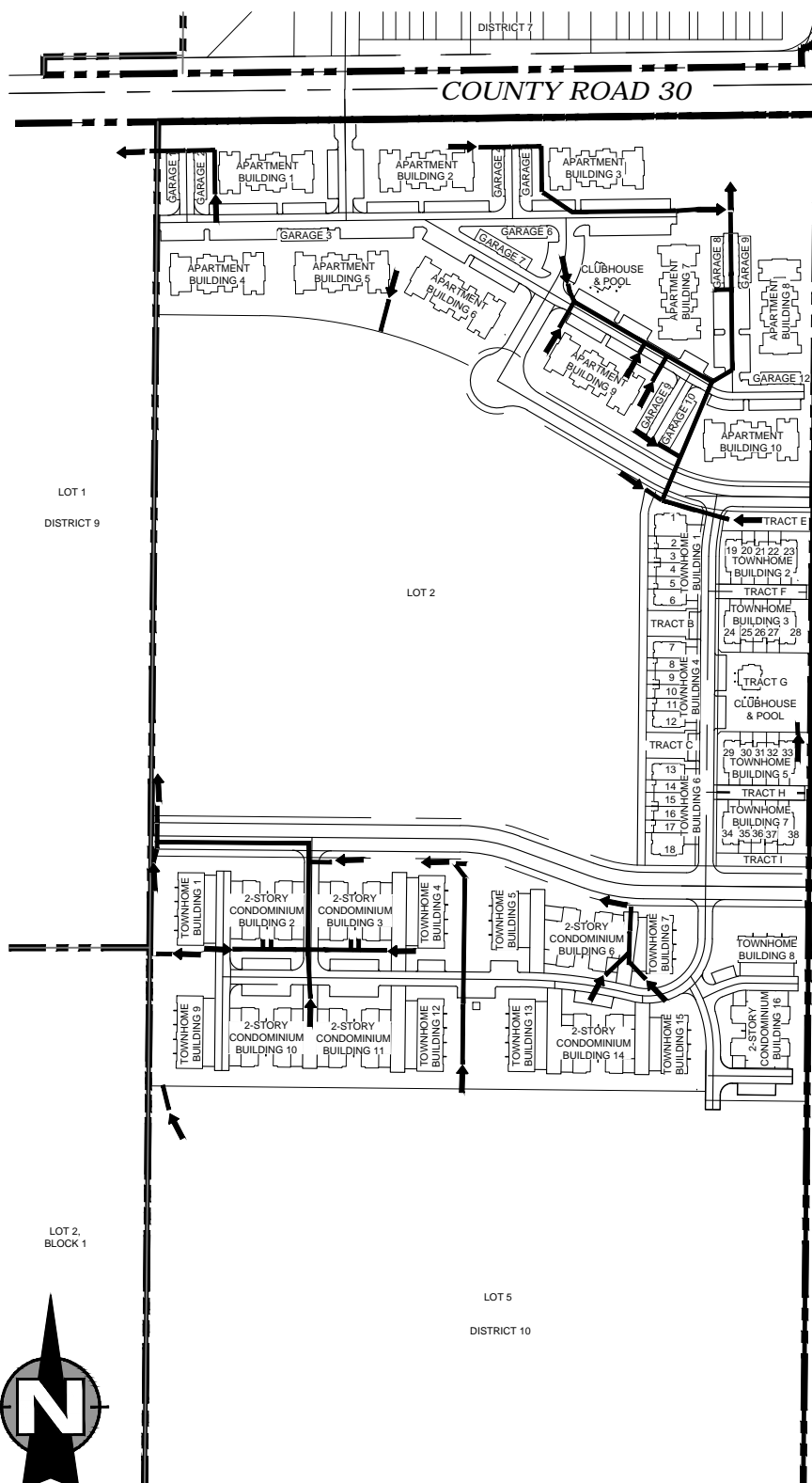
SCALE: 1" = 250'

ISSUED: MARCH 2017

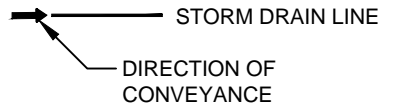
SHEET NO:

EX 22

STORM SEWER SYSTEM

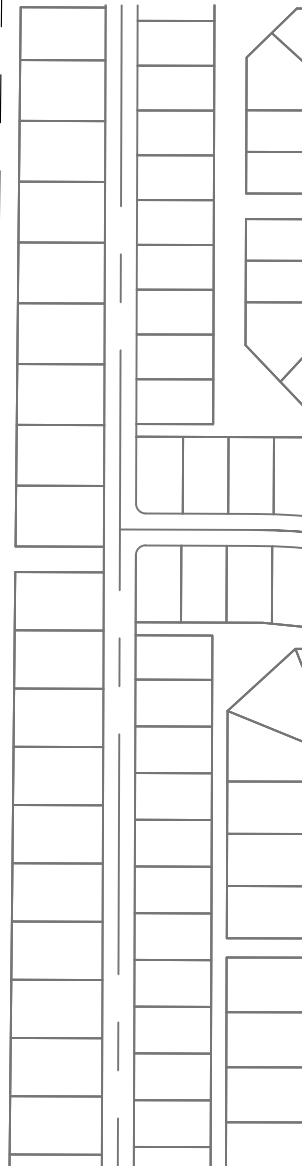


LEGEND:



ALL STORM WITHIN RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY CITY OF LOVELAND.

ALL STORM OUTSIDE OF RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY METRO DISTRICT



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THORNBURG HAMILTON METRO DISTRICT 8

DRAWN BY: A. Morse

SCALE: 1" = 300'

ISSUED: MARCH 2017

SHEET NO:

EX 23

Exhibit F

District Nos. 6-10 Supplemental Preliminary Financial Plan

Windsor Highlands Metropolitan Districts 6-10
 Larimer County, Colorado
 Limited Tax General Obligation Bonds

Table of Schedules

Assumptions **Projected Case: New Money - Residential & Commercial Development**

Preliminary as of 03/17/2017

Revenue Included

29 Mill Debt Service Levy
 10 Mill Operations Levy

G.O. Bonds

5.75% Rate Series 2020
 5.75% Rate Series 2023

Issue	Term	Repayment Source	Par Amount	Project Fund Proceeds at Close
Series 2020	30 Year Term	Res. & Comm.	\$10,745,000	\$10,000,000
Series 2023	30 Year Term	Res. & Comm.	\$17,350,000	\$16,000,000
Total			\$28,095,000	\$26,000,000

- 1 . Cover Page
- 2 . Schedule of Revenue & Debt Service
- 3 . Residential Development 1 of 2
- 4 . Residential Development 2 of 2
- 5 . Commercial Development
- 6 . Assessed Value Summary
- 7 . Operations Revenue & Expenses

Series 2020		Res. & Comm.
8 .	Debt Service Schedule	
9 .	Sources and Uses of Funds	
10 .	Net Debt Service Schedule	
Series 2023		Res. & Comm.
12 .	Debt Service Schedule	
13 .	Sources and Uses of Funds	
14 .	Net Debt Service Schedule	

**Windsor Highlands Metropolitan Districts 6-10
Larimer County, Colorado
Limited Tax General Obligation Bonds**

WHMD
Cashflow

Schedule of Revenue & Debt Service

Schedule of Revenue & Debt Service Continued

Collection Year	Assessed Value and Bond Levy Revenue				Total Revenue Available for Debt Service	Res. & Comm.		Residential & Commercial		
	Assessed Value	Debt Service Levy*	Incremental Property Tax	S.O. Tax		Series 2020	Series 2023	Debt Service	Annual Surplus/Deficit	Cumulative Surplus/Deficit
						Debt Service	Debt Service			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
			98.5% Net of Collection Fees	7.00%						
			-	-					-	-
2019	2,751,048	29.000	78,584	5,501	84,085	-	-	-	84,085	84,085
2020	9,281,998	29.000	265,140	18,560	283,700	-	-	-	283,700	367,785
2021	21,772,818	29.000	621,941	43,536	665,476	630,441	-	630,441	35,036	402,820
2022	35,689,335	29.000	1,019,466	71,363	1,090,828	1,029,578	-	1,029,578	61,250	464,071
2023	43,039,391	29.000	1,229,420	86,059	1,315,480	1,245,716	-	1,245,716	69,764	533,835
2024	49,917,678	29.000	1,425,898	99,813	1,525,711	623,053	869,221	1,492,274	33,437	567,272
2025	54,485,178	29.000	1,556,369	108,946	1,665,315	754,028	869,221	1,623,249	42,066	609,338
2026	56,662,382	29.000	1,618,561	113,299	1,731,860	617,241	1,078,924	1,696,165	35,695	645,033
2027	57,749,882	29.000	1,649,625	115,474	1,765,099	627,641	1,104,037	1,731,677	33,422	678,455
2028	59,992,380	29.000	1,713,682	119,958	1,833,640	652,178	1,142,424	1,794,602	39,038	717,493
2029	61,079,880	29.000	1,744,747	122,132	1,866,879	664,991	1,163,224	1,828,215	38,664	756,157
2030	62,301,477	29.000	1,779,642	124,575	1,904,217	676,653	1,187,299	1,863,952	40,264	796,421
2031	62,301,477	29.000	1,779,642	124,575	1,904,217	677,166	1,189,362	1,866,527	37,689	834,110
2032	63,547,507	29.000	1,815,235	127,066	1,942,301	692,103	1,210,562	1,902,665	39,636	873,746
2033	63,547,507	29.000	1,815,235	127,066	1,942,301	685,603	1,214,749	1,900,352	41,949	915,695
2034	64,818,457	29.000	1,851,539	129,608	1,981,147	703,816	1,237,787	1,941,602	39,545	955,239
2035	64,818,457	29.000	1,851,539	129,608	1,981,147	700,303	1,238,524	1,938,827	42,320	997,559
2036	66,114,826	29.000	1,888,570	132,200	2,020,770	716,216	1,263,112	1,979,327	41,443	1,039,002
2037	66,114,826	29.000	1,888,570	132,200	2,020,770	720,403	1,260,112	1,980,515	40,255	1,079,257
2038	67,437,123	29.000	1,926,341	134,844	2,061,185	733,441	1,285,962	2,019,402	41,783	1,121,040
2039	67,437,123	29.000	1,926,341	134,844	2,061,185	729,753	1,288,937	2,018,690	42,495	1,163,535
2040	68,785,865	29.000	1,964,868	137,541	2,102,409	750,203	1,310,187	2,060,390	42,019	1,205,554
2041	68,785,865	29.000	1,964,868	137,541	2,102,409	748,353	1,313,562	2,061,915	40,494	1,246,048
2042	70,161,582	29.000	2,004,166	140,292	2,144,457	760,353	1,339,924	2,100,277	44,180	1,290,228
2043	70,161,582	29.000	2,004,166	140,292	2,144,457	760,341	1,337,837	2,098,177	46,280	1,336,508
2044	71,564,814	29.000	2,044,249	143,097	2,187,346	778,891	1,363,737	2,142,627	44,719	1,381,227
2045	71,564,814	29.000	2,044,249	143,097	2,187,346	774,853	1,365,899	2,140,752	46,594	1,427,821
2046	72,996,110	29.000	2,085,134	145,959	2,231,093	794,378	1,390,474	2,184,852	46,241	1,474,062
2047	72,996,110	29.000	2,085,134	145,959	2,231,093	796,028	1,391,024	2,187,052	44,041	1,518,103
2048	74,456,032	29.000	2,126,837	148,879	2,275,715	810,666	1,418,699	2,229,365	46,350	1,564,453
2049	74,456,032	29.000	2,126,837	148,879	2,275,715	807,428	1,421,774	2,229,202	46,513	1,610,966
2050	75,945,153	29.000	2,169,373	151,856	2,321,229	797,784	1,451,399	2,249,184	72,046	1,683,011
2051	75,945,153	19.000	1,421,314	99,492	1,520,805	-	1,450,849	1,450,849	69,956	1,752,967
2052	77,464,056	18.500	1,411,589	98,811	1,510,400	-	1,476,562	1,476,562	33,838	1,786,806
2053	77,464,056	15.000	1,144,531	80,117	1,224,649	-	1,196,681	1,196,681	27,968	1,814,774
			58,043,401	4,063,038	62,106,439	22,459,597	37,832,068	60,291,665	1,814,774	

**Windsor Highlands Metropolitan Districts 6-10
Larimer County, Colorado**

Residential Development Value Page 1 of 2

Growth Factor

2.0%

			HMGC 6										Thornberg-Hamilton					
			Townhomes - \$340k		Townhomes - \$400k		Condos		Cottages		Senior Condos		Apartments		Condos		Townhomes	
Completion Year	Assessment Year	Collection Year	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home
2017	2018	2019	32	340,000	-	400,000	-	275,000	-	450,000	-	250,000	-	125,000	-	150,000	-	325,000
2018	2019	2020	32	346,800	30	408,000	32	280,500	-	459,000	-	255,000	-	127,500	30	153,000	20	331,500
2019	2020	2021	4	353,736	22	416,160	32	286,110	26	468,180	30	260,100	-	130,050	30	156,060	20	338,130
2020	2021	2022	-	360,811	-	424,483	32	291,832	10	477,544	30	265,302	80	132,651	30	159,181	3	344,893
2021	2022	2023	-	368,027	-	432,973	-	297,669	-	487,094	-	270,608	80	135,304	7	162,365	-	351,790
Total Units Developed			68		52		96		36		60		160		97		43	

Windsor Highlands Metropolitan Districts 6-10
Larimer County, Colorado

Residential Development Value Page 2 of 2

Growth Factor

2.0%

			Country Farms						Residential Construction Value	Assessed Value
			Single Family		Cottages		Townhomes			
Completion Year	Assessment Year	Collection Year	Homes Completed	Value per Home	Homes Completed	Value per Home	Homes Completed	Value per Home		7.96%
2017	2018	2019	-	500,000	-	150,000	-	325,000	10,880,000	866,048
2018	2019	2020	15	510,000	11	153,000	20	331,500	59,496,600	4,735,929
2019	2020	2021	15	520,200	30	156,060	20	338,130	70,393,464	5,603,320
2020	2021	2022	-	530,604	30	159,181	17	344,893	49,133,930	3,911,061
2021	2022	2023	-	541,216	7	162,365	-	351,790	13,097,429	1,042,555
Total Units Developed			30		78		57		203,001,424	16,158,913

**Windsor Highlands Metropolitan Districts 6-10
Larimer County, Colorado
Limited Tax General Obligation Bonds**

WHMD
Commercial 1

Commercial Development

			HMGC District 6								District 10				District 9		Commercial Development Market Value	Assessed Value		
			Phase 1		Phase 2		Power to Play		Retail		Senior Living Facility		Retail		Office				Retail	
Completion Year	Assessment Year	Collection Year	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.	Square Feet	Value/ Sq. Ft.		29.00%
			2017	2018	2019	-	200.00	-	200.00	52,000.00	125.00	-	200.00	-	150.00	-	200.00	-	150.00	-
2018	2019	2020	10,000.00	200.00	-	200.00	-	125.00	-	200.00	-	150.00	-	200.00	-	150.00	-	200.00	6,000,000	1,740,000
2019	2020	2021	10,000.00	200.00	10,000.00	200.00	-	125.00	20,000.00	200.00	-	150.00	10,000.00	200.00	25,000.00	150.00	50,000.00	200.00	23,750,000	6,887,500
2020	2021	2022	-	200.00	10,000.00	200.00	-	125.00	20,000.00	200.00	75,000.00	150.00	10,000.00	200.00	25,000.00	150.00	50,000.00	200.00	33,000,000	9,570,000
2021	2022	2023	-	200.00	10,000.00	200.00	-	125.00	20,000.00	200.00	-	150.00	10,000.00	200.00	25,000.00	150.00	50,000.00	200.00	21,750,000	6,307,500
2022	2023	2024	-	200.00	5,000	200.00	-	125.00	20,000.00	200.00	-	150.00	10,000.00	200.00	25,000.00	150.00	50,000.00	200.00	20,750,000	6,017,500
2023	2024	2025		200.00	-	200.00	-	125.00	-	200.00	-	150.00	10,000.00	200.00	25,000.00	150.00	50,000.00	200.00	15,750,000	4,567,500
2024	2025	2026		200.00	-	200.00	-	125.00	-	200.00	-	150.00	-	200.00	25,000.00	150.00	-	200.00	3,750,000	1,087,500
2025	2026	2027		200.00	-	200.00	-	125.00	-	200.00	-	150.00	-	200.00	25,000.00	150.00	-	200.00	3,750,000	1,087,500
2026	2027	2028		200.00	-	200.00	-	125.00	-	200.00	-	150.00	-	200.00	25,000.00	150.00	-	200.00	3,750,000	1,087,500
2027	2028	2029		200.00	-	200.00	-	125.00	-	200.00	-	150.00	-	200.00	25,000.00	150.00	-	200.00	3,750,000	1,087,500
Total			20,000.0		35,000.0		52,000.0		100,000		75,000		50,000		225,000		250,000		142,500,000	41,325,000

**Windsor Highlands Metropolitan Districts 6-10
Larimer County, Colorado
Limited Tax General Obligation Bonds**

Assessed Value Summary

Completion Year	Assessment Year	Tax Collection Year	Assessed Value - From Residential & Commercial Development				
			Commercial Assessed Value	Home Sales Assessed Value	Incremental AV	Growth Rate 2.00%	Total Assessed Value
			-				
			-				
		2014	-				
	2014	2015	-				
2014	2015	2016	-				
2015	2016	2017	-				
2016	2017	2018	-				
2017	2018	2019	1,885,000	866,048	2,751,048	-	2,751,048
2018	2019	2020	1,740,000	4,735,929	6,475,929	55,021	9,281,998
2019	2020	2021	6,887,500	5,603,320	12,490,820	-	21,772,818
2020	2021	2022	9,570,000	3,911,061	13,481,061	435,456	35,689,335
2021	2022	2023	6,307,500	1,042,555	7,350,055	-	43,039,391
2022	2023	2024	6,017,500	-	6,017,500	860,788	49,917,678
2023	2024	2025	4,567,500	-	4,567,500	-	54,485,178
2024	2025	2026	1,087,500	-	1,087,500	1,089,704	56,662,382
2025	2026	2027	1,087,500	-	1,087,500	-	57,749,882
2026	2027	2028	1,087,500	-	1,087,500	1,154,998	59,992,380
2027	2028	2029	1,087,500	-	1,087,500	-	61,079,880
2028	2029	2030	-	-	-	1,221,598	62,301,477
2029	2030	2031	-	-	-	-	62,301,477
2030	2031	2032	-	-	-	1,246,030	63,547,507
2031	2032	2033	-	-	-	-	63,547,507
2032	2033	2034	-	-	-	1,270,950	64,818,457
2033	2034	2035	-	-	-	-	64,818,457
2034	2035	2036	-	-	-	1,296,369	66,114,826
2035	2036	2037	-	-	-	-	66,114,826
2036	2037	2038	-	-	-	1,322,297	67,437,123
2037	2038	2039	-	-	-	-	67,437,123
2038	2039	2040	-	-	-	1,348,742	68,785,865
2039	2040	2041	-	-	-	-	68,785,865
2040	2041	2042	-	-	-	1,375,717	70,161,582
2041	2042	2043	-	-	-	-	70,161,582
2042	2043	2044	-	-	-	1,403,232	71,564,814
2043	2044	2045	-	-	-	-	71,564,814
2044	2045	2046	-	-	-	1,431,296	72,996,110
2045	2046	2047	-	-	-	-	72,996,110
2046	2047	2048	-	-	-	1,459,922	74,456,032
2047	2048	2049	-	-	-	-	74,456,032
2048	2049	2050	-	-	-	1,489,121	75,945,153
2049	2050	2051	-	-	-	-	75,945,153
2050	2051	2052	-	-	-	1,518,903	77,464,056
2051	2052	2053	-	-	-	-	77,464,056
2052	2053	2054	-	-	-	1,549,281	79,013,337
2053	2054	2055	-	-	-	-	79,013,337
2054	2055	2056	-	-	-	1,580,267	80,593,604
2055	2056	2057	-	-	-	-	80,593,604
2056	2057	2058	-	-	-	1,611,872	82,205,476
2057	2058	2059	-	-	-	-	82,205,476
2058	2059	2060	-	-	-	1,644,110	83,849,586
2059	2060	2061	-	-	-	-	83,849,586
2060	2061	2062	-	-	-	1,676,992	85,526,577
		Total	41,325,000	16,158,913	57,483,913	28,042,664	

Windsor Highlands Metropolitan Districts 6-10
Larimer County, Colorado
Limited Tax General Obligation Bonds

WHMD
 Operations
 3/17/2017

Schedule of Operating Mill Levy & Expense

Collection Year	Assessed Value	Operations Mill Levy	Property Tax @ 98.5%	Operating Expense	Total Expenses	Annual Surplus/Deficit	Cumulative Surplus/Deficit
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2019	2,751,048	10.000	27,098	26,098	26,098	1,000	1,000
2020	9,281,998	10.000	91,428	90,428	90,428	1,000	2,000
2021	21,772,818	10.000	214,462	213,462	213,462	1,000	3,000
2022	35,689,335	10.000	351,540	350,540	350,540	1,000	4,000
2023	43,039,391	10.000	423,938	422,938	422,938	1,000	5,000
2024	49,917,678	10.000	491,689	490,689	490,689	1,000	6,000
2025	54,485,178	10.000	536,679	535,679	535,679	1,000	7,000
2026	56,662,382	10.000	558,124	557,124	557,124	1,000	8,000
2027	57,749,882	10.000	568,836	567,836	567,836	1,000	9,000
2028	59,992,380	10.000	590,925	589,925	589,925	1,000	10,000
2029	61,079,880	10.000	601,637	600,637	600,637	1,000	11,000
2030	62,301,477	10.000	613,670	612,670	612,670	1,000	12,000
2031	62,301,477	10.000	613,670	612,670	612,670	1,000	13,000
2032	63,547,507	10.000	625,943	624,943	624,943	1,000	14,000
2033	63,547,507	10.000	625,943	624,943	624,943	1,000	15,000
2034	64,818,457	10.000	638,462	637,462	637,462	1,000	16,000
2035	64,818,457	10.000	638,462	637,462	637,462	1,000	17,000
2036	66,114,826	10.000	651,231	650,231	650,231	1,000	18,000
2037	66,114,826	10.000	651,231	650,231	650,231	1,000	19,000
2038	67,437,123	10.000	664,256	663,256	663,256	1,000	20,000
2039	67,437,123	10.000	664,256	663,256	663,256	1,000	21,000
2040	68,785,865	10.000	677,541	676,541	676,541	1,000	22,000
2041	68,785,865	10.000	677,541	676,541	676,541	1,000	23,000
2042	70,161,582	10.000	691,092	690,092	690,092	1,000	24,000
2043	70,161,582	10.000	691,092	690,092	690,092	1,000	25,000
2044	71,564,814	10.000	704,913	703,913	703,913	1,000	26,000
2045	71,564,814	10.000	704,913	703,913	703,913	1,000	27,000
2046	72,996,110	10.000	719,012	718,012	718,012	1,000	28,000
2047	72,996,110	10.000	719,012	718,012	718,012	1,000	29,000
2048	74,456,032	10.000	733,392	732,392	732,392	1,000	30,000
2049	74,456,032	10.000	733,392	732,392	732,392	1,000	31,000
2050	75,945,153	10.000	748,060	747,060	747,060	1,000	32,000
2051	75,945,153	10.000	748,060	747,060	747,060	1,000	33,000
2052	77,464,056	10.000	763,021	762,021	762,021	1,000	34,000
2053	77,464,056	10.000	763,021	762,021	762,021	1,000	35,000
			20,917,539	20,882,539	20,882,539	35,000	

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2020

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2020	-	-	-	-
12/01/2021	15,000.00	5.750%	617,837.50	632,837.50
12/01/2022	415,000.00	5.750%	616,975.00	1,031,975.00
12/01/2023	655,000.00	5.750%	593,112.50	1,248,112.50
12/01/2024	70,000.00	5.750%	555,450.00	625,450.00
12/01/2025	205,000.00	5.750%	551,425.00	756,425.00
12/01/2026	80,000.00	5.750%	539,637.50	619,637.50
12/01/2027	95,000.00	5.750%	535,037.50	630,037.50
12/01/2028	125,000.00	5.750%	529,575.00	654,575.00
12/01/2029	145,000.00	5.750%	522,387.50	667,387.50
12/01/2030	165,000.00	5.750%	514,050.00	679,050.00
12/01/2031	175,000.00	5.750%	504,562.50	679,562.50
12/01/2032	200,000.00	5.750%	494,500.00	694,500.00
12/01/2033	205,000.00	5.750%	483,000.00	688,000.00
12/01/2034	235,000.00	5.750%	471,212.50	706,212.50
12/01/2035	245,000.00	5.750%	457,700.00	702,700.00
12/01/2036	275,000.00	5.750%	443,612.50	718,612.50
12/01/2037	295,000.00	5.750%	427,800.00	722,800.00
12/01/2038	325,000.00	5.750%	410,837.50	735,837.50
12/01/2039	340,000.00	5.750%	392,150.00	732,150.00
12/01/2040	380,000.00	5.750%	372,600.00	752,600.00
12/01/2041	400,000.00	5.750%	350,750.00	750,750.00
12/01/2042	435,000.00	5.750%	327,750.00	762,750.00
12/01/2043	460,000.00	5.750%	302,737.50	762,737.50
12/01/2044	505,000.00	5.750%	276,287.50	781,287.50
12/01/2045	530,000.00	5.750%	247,250.00	777,250.00
12/01/2046	580,000.00	5.750%	216,775.00	796,775.00
12/01/2047	615,000.00	5.750%	183,425.00	798,425.00
12/01/2048	665,000.00	5.750%	148,062.50	813,062.50
12/01/2049	700,000.00	5.750%	109,825.00	809,825.00
12/01/2050	1,210,000.00	5.750%	69,575.00	1,279,575.00
Total	\$10,745,000.00	-	\$12,265,900.00	\$23,010,900.00

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2020

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars.....	\$213,320.00
Average Life.....	19.853 Years
Average Coupon.....	5.750000%
Net Interest Cost (NIC).....	5.825555%
True Interest Cost (TIC).....	5.8890648%
Bond Yield for Arbitrage Purposes.....	5.750000%
All Inclusive Cost (AIC).....	5.9770854%
IRS Form 8038	
Net Interest Cost.....	5.750000%
Weighted Average Maturity.....	19.853 Years

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2020

Sources & Uses

Dated 12/01/2020 | Delivered 12/01/2020

Sources Of Funds

Par Amount of Bonds..... \$10,745,000.00

Total Sources..... \$10,745,000.00

Uses Of Funds

Total Underwriter's Discount (1.500%)..... 161,175.00

Costs of Issuance..... 100,000.00

Deposit to Debt Service Reserve Fund (DSRF)..... 479,393.75

Deposit to Project Construction Fund..... 10,000,000.00

Rounding Amount..... 4,431.25

Total Uses..... \$10,745,000.00

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2020

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	Net New D/S
12/01/2020	-	-	-	-	-	-
12/01/2021	15,000.00	5.750%	617,837.50	632,837.50	(2,396.96)	630,440.54
12/01/2022	415,000.00	5.750%	616,975.00	1,031,975.00	(2,396.96)	1,029,578.04
12/01/2023	655,000.00	5.750%	593,112.50	1,248,112.50	(2,396.96)	1,245,715.54
12/01/2024	70,000.00	5.750%	555,450.00	625,450.00	(2,396.96)	623,053.04
12/01/2025	205,000.00	5.750%	551,425.00	756,425.00	(2,396.96)	754,028.04
12/01/2026	80,000.00	5.750%	539,637.50	619,637.50	(2,396.96)	617,240.54
12/01/2027	95,000.00	5.750%	535,037.50	630,037.50	(2,396.96)	627,640.54
12/01/2028	125,000.00	5.750%	529,575.00	654,575.00	(2,396.96)	652,178.04
12/01/2029	145,000.00	5.750%	522,387.50	667,387.50	(2,396.96)	664,990.54
12/01/2030	165,000.00	5.750%	514,050.00	679,050.00	(2,396.96)	676,653.04
12/01/2031	175,000.00	5.750%	504,562.50	679,562.50	(2,396.96)	677,165.54
12/01/2032	200,000.00	5.750%	494,500.00	694,500.00	(2,396.96)	692,103.04
12/01/2033	205,000.00	5.750%	483,000.00	688,000.00	(2,396.96)	685,603.04
12/01/2034	235,000.00	5.750%	471,212.50	706,212.50	(2,396.96)	703,815.54
12/01/2035	245,000.00	5.750%	457,700.00	702,700.00	(2,396.96)	700,303.04
12/01/2036	275,000.00	5.750%	443,612.50	718,612.50	(2,396.96)	716,215.54
12/01/2037	295,000.00	5.750%	427,800.00	722,800.00	(2,396.96)	720,403.04
12/01/2038	325,000.00	5.750%	410,837.50	735,837.50	(2,396.96)	733,440.54
12/01/2039	340,000.00	5.750%	392,150.00	732,150.00	(2,396.96)	729,753.04
12/01/2040	380,000.00	5.750%	372,600.00	752,600.00	(2,396.96)	750,203.04
12/01/2041	400,000.00	5.750%	350,750.00	750,750.00	(2,396.96)	748,353.04
12/01/2042	435,000.00	5.750%	327,750.00	762,750.00	(2,396.96)	760,353.04
12/01/2043	460,000.00	5.750%	302,737.50	762,737.50	(2,396.96)	760,340.54
12/01/2044	505,000.00	5.750%	276,287.50	781,287.50	(2,396.96)	778,890.54
12/01/2045	530,000.00	5.750%	247,250.00	777,250.00	(2,396.96)	774,853.04
12/01/2046	580,000.00	5.750%	216,775.00	796,775.00	(2,396.96)	794,378.04
12/01/2047	615,000.00	5.750%	183,425.00	798,425.00	(2,396.96)	796,028.04
12/01/2048	665,000.00	5.750%	148,062.50	813,062.50	(2,396.96)	810,665.54
12/01/2049	700,000.00	5.750%	109,825.00	809,825.00	(2,396.96)	807,428.04
12/01/2050	1,210,000.00	5.750%	69,575.00	1,279,575.00	(481,790.71)	797,784.29
Total	\$10,745,000.00	-	\$12,265,900.00	\$23,010,900.00	(551,302.55)	\$22,459,597.45

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2023

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2023	-	-	-	-
12/01/2024	-	-	997,625.00	997,625.00
12/01/2025	-	-	997,625.00	997,625.00
12/01/2026	85,000.00	5.750%	997,625.00	1,082,625.00
12/01/2027	115,000.00	5.750%	992,737.50	1,107,737.50
12/01/2028	160,000.00	5.750%	986,125.00	1,146,125.00
12/01/2029	190,000.00	5.750%	976,925.00	1,166,925.00
12/01/2030	225,000.00	5.750%	966,000.00	1,191,000.00
12/01/2031	240,000.00	5.750%	953,062.50	1,193,062.50
12/01/2032	275,000.00	5.750%	939,262.50	1,214,262.50
12/01/2033	295,000.00	5.750%	923,450.00	1,218,450.00
12/01/2034	335,000.00	5.750%	906,487.50	1,241,487.50
12/01/2035	355,000.00	5.750%	887,225.00	1,242,225.00
12/01/2036	400,000.00	5.750%	866,812.50	1,266,812.50
12/01/2037	420,000.00	5.750%	843,812.50	1,263,812.50
12/01/2038	470,000.00	5.750%	819,662.50	1,289,662.50
12/01/2039	500,000.00	5.750%	792,637.50	1,292,637.50
12/01/2040	550,000.00	5.750%	763,887.50	1,313,887.50
12/01/2041	585,000.00	5.750%	732,262.50	1,317,262.50
12/01/2042	645,000.00	5.750%	698,625.00	1,343,625.00
12/01/2043	680,000.00	5.750%	661,537.50	1,341,537.50
12/01/2044	745,000.00	5.750%	622,437.50	1,367,437.50
12/01/2045	790,000.00	5.750%	579,600.00	1,369,600.00
12/01/2046	860,000.00	5.750%	534,175.00	1,394,175.00
12/01/2047	910,000.00	5.750%	484,725.00	1,394,725.00
12/01/2048	990,000.00	5.750%	432,400.00	1,422,400.00
12/01/2049	1,050,000.00	5.750%	375,475.00	1,425,475.00
12/01/2050	1,140,000.00	5.750%	315,100.00	1,455,100.00
12/01/2051	1,205,000.00	5.750%	249,550.00	1,454,550.00
12/01/2052	1,300,000.00	5.750%	180,262.50	1,480,262.50
12/01/2053	1,835,000.00	5.750%	105,512.50	1,940,512.50
Total	\$17,350,000.00	-	\$21,582,625.00	\$38,932,625.00

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2023

Debt Service Schedule

Part 2 of 2

Yield Statistics

Bond Year Dollars.....	\$375,350.00
Average Life.....	21.634 Years
Average Coupon.....	5.750000%
Net Interest Cost (NIC).....	5.8193353%
True Interest Cost (TIC).....	5.8781429%
Bond Yield for Arbitrage Purposes.....	5.750000%
All Inclusive Cost (AIC).....	5.9281695%
IRS Form 8038	
Net Interest Cost.....	5.750000%
Weighted Average Maturity.....	21.634 Years

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2023

Sources & Uses

Dated 12/01/2023 | Delivered 12/01/2023

Sources Of Funds

Par Amount of Bonds..... \$17,350,000.00

Total Sources..... \$17,350,000.00

Uses Of Funds

Total Underwriter's Discount (1.500%)..... 260,250.00

Costs of Issuance..... 100,000.00

Deposit to Debt Service Reserve Fund (DSRF)..... 740,131.25

Deposit to Capitalized Interest (CIF) Fund..... 249,406.26

Deposit to Project Construction Fund..... 16,000,000.00

Rounding Amount..... 212.49

Total Uses..... \$17,350,000.00

Windsor Highlands Metropolitan Districts 6-10

Larimer County, CO

Limited Tax General Obligation Bonds, Series 2023

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	CIF	Net New D/S
12/01/2023	-	-	-	-	-	-	-
12/01/2024	-	-	997,625.00	997,625.00	(3,700.66)	(124,703.13)	869,221.22
12/01/2025	-	-	997,625.00	997,625.00	(3,700.66)	(124,703.14)	869,221.21
12/01/2026	85,000.00	5.750%	997,625.00	1,082,625.00	(3,700.66)	-	1,078,924.34
12/01/2027	115,000.00	5.750%	992,737.50	1,107,737.50	(3,700.66)	-	1,104,036.84
12/01/2028	160,000.00	5.750%	986,125.00	1,146,125.00	(3,700.66)	-	1,142,424.34
12/01/2029	190,000.00	5.750%	976,925.00	1,166,925.00	(3,700.66)	-	1,163,224.34
12/01/2030	225,000.00	5.750%	966,000.00	1,191,000.00	(3,700.66)	-	1,187,299.34
12/01/2031	240,000.00	5.750%	953,062.50	1,193,062.50	(3,700.66)	-	1,189,361.84
12/01/2032	275,000.00	5.750%	939,262.50	1,214,262.50	(3,700.66)	-	1,210,561.84
12/01/2033	295,000.00	5.750%	923,450.00	1,218,450.00	(3,700.66)	-	1,214,749.34
12/01/2034	335,000.00	5.750%	906,487.50	1,241,487.50	(3,700.66)	-	1,237,786.84
12/01/2035	355,000.00	5.750%	887,225.00	1,242,225.00	(3,700.66)	-	1,238,524.34
12/01/2036	400,000.00	5.750%	866,812.50	1,266,812.50	(3,700.66)	-	1,263,111.84
12/01/2037	420,000.00	5.750%	843,812.50	1,263,812.50	(3,700.66)	-	1,260,111.84
12/01/2038	470,000.00	5.750%	819,662.50	1,289,662.50	(3,700.66)	-	1,285,961.84
12/01/2039	500,000.00	5.750%	792,637.50	1,292,637.50	(3,700.66)	-	1,288,936.84
12/01/2040	550,000.00	5.750%	763,887.50	1,313,887.50	(3,700.66)	-	1,310,186.84
12/01/2041	585,000.00	5.750%	732,262.50	1,317,262.50	(3,700.66)	-	1,313,561.84
12/01/2042	645,000.00	5.750%	698,625.00	1,343,625.00	(3,700.66)	-	1,339,924.34
12/01/2043	680,000.00	5.750%	661,537.50	1,341,537.50	(3,700.66)	-	1,337,836.84
12/01/2044	745,000.00	5.750%	622,437.50	1,367,437.50	(3,700.66)	-	1,363,736.84
12/01/2045	790,000.00	5.750%	579,600.00	1,369,600.00	(3,700.66)	-	1,365,899.34
12/01/2046	860,000.00	5.750%	534,175.00	1,394,175.00	(3,700.66)	-	1,390,474.34
12/01/2047	910,000.00	5.750%	484,725.00	1,394,725.00	(3,700.66)	-	1,391,024.34
12/01/2048	990,000.00	5.750%	432,400.00	1,422,400.00	(3,700.66)	-	1,418,699.34
12/01/2049	1,050,000.00	5.750%	375,475.00	1,425,475.00	(3,700.66)	-	1,421,774.34
12/01/2050	1,140,000.00	5.750%	315,100.00	1,455,100.00	(3,700.66)	-	1,451,399.34
12/01/2051	1,205,000.00	5.750%	249,550.00	1,454,550.00	(3,700.66)	-	1,450,849.34
12/01/2052	1,300,000.00	5.750%	180,262.50	1,480,262.50	(3,700.66)	-	1,476,561.84
12/01/2053	1,835,000.00	5.750%	105,512.50	1,940,512.50	(743,831.91)	-	1,196,680.59
Total	\$17,350,000.00	-	\$21,582,625.00	\$38,932,625.00	(851,151.05)	(249,406.26)	\$37,832,067.69

Exhibit G

Service Plan Intergovernmental Agreement

Exhibit H

District Disclosure Form

EXHIBIT H

District Disclosure Form

Windsor Highlands Metropolitan District Nos. 1-11 § 32-1-104.8, Colorado Revised Statutes Disclosure

In accordance with § 32-1-104.8, Colorado Revised Statutes, Windsor Highlands Metropolitan District Nos. 1-11 (the “Districts”) are required to submit a public disclosure to the Larimer County Clerk and Recorder for recording along with a map depicting the boundaries of the District, attached hereto as **Exhibit A**.

Name of Districts: Windsor Highlands Metropolitan District Nos. 1-11.

Powers of the Districts as authorized by § 32-1-1004, Colorado Revised Statutes, and the Districts’ Service Plan as of the time of this filing: The Districts have the authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in the Service Plan (as amended from time to time).

The Districts’ Service Plan, approved on January 26, 2004, amended and restated on July 28, 2009 and as amended by the First Amendment dated August 27, 2017 by the Town of Windsor, State of Colorado, which can be amended from time to time, includes a description of the Districts’ powers and authority. A copy of the Districts’ Service Plan and any amendments thereto is available from the Division of Local Government.

Windsor Highlands Metropolitan District Nos. 1-11 are authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. The maximum debt service mill levy authorized under the Districts’ Service Plan is 35 mills for District Nos. 1-5 and 39 mills for District Nos. 6-11. The maximum operations and maintenance mill levy authorized under the Districts’ Service Plan is 35 mills for District Nos. 1-5 and 39 mills for District Nos. 6-11. Voter approval for the imposition of these taxes under Section 20 of article X of the Colorado Constitution has been obtained. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described in § 32-1-809(1), Colorado Revised Statutes, which can be found at the Districts’ office, on the Districts’ website, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the Clerk and Recorder of each county in which the special district is located.