

EXHIBIT A

**FOSSIL RIDGE METROPOLITAN DISTRICTS NOS. 1-3
SCHEDULE OF FEES EFFECTIVE AS OF 1 January 2022, approved by the Board of Directors
of Districts Nos. 1-3 at their respective public meetings held on
6 December 2021**

Adopted as allowed by the following Resolution:
Fifth Amended and Restated Joint Resolution of the Board of Directors of the Fossil
Ridge Metropolitan Districts Nos. 1 – 3 Concerning the Imposition of Districts’ Fees
(24 May 2021)

FEE TYPE	CLASSIFICATIONS	RATE
Development Fee	Detached Single Family	\$7,900
	Town Home, Condominium, or other attached “for sale” residential unit	\$5,900
	Rental unit within an apartment building	\$2,900
Storm Drainage Development Fee	Detached Single Family	\$1,000
	Town Home, Condominium, or other attached “for sale” residential unit	\$750
	Rental unit within an apartment	\$500
Administrative Set-Up Fee	All Classifications	\$261
Public Facilities/Service Fees	All Classifications	\$1,400 per year (to be billed quarterly)
Private Access Area Fee No. 1 ¹	Detached Single Family	\$150 per quarter per Unit for Scope of Services
Private Access Area Fee No. 2 ²	Detached Single Family and Detached Single Family with shared drive	TBD per quarter per Unit for Scope of Services Until Brookfield submits and FRMD accepts the filing, Brookfield will be responsible for these services and the associated costs to provide.
Private Access Area Fee No. 3 – F15 ³	Town Home	TBD per quarter per Unit for Scope of Services Until Brookfield submits and FRMD accepts the filing, Brookfield will be responsible for these services and the associated costs to provide.

EXHIBIT A

Townhome Fee No. 3-15 ⁴	Town Home	\$75 per quarter per Unit for fees associated with Cardel/FRMD agreement
Private Access Area Fee No. 3 – F16N ⁵	Town Home	TBD per quarter per Unit for Scope of Services Until Brookfield submits and FRMD accepts the filing, Brookfield will be responsible for these services and the associated costs to provide.
Townhome Fee No. 3-16N ⁶	Town Home	\$110 per quarter per Unit for fees associated with Cardel/FRMD agreement
Private Access Area Fee No. 3 – F16S ⁷	Town Home	TBD per quarter per Unit for Scope of Services Until Brookfield submits and FRMD accepts the filing, Brookfield will be responsible for these services and the associated costs to provide.
Townhome Fee No. 3-16S ⁸	Town Home	\$150 per quarter per Unit for fees associated with Cardel/FRMD agreement

1 - Private Access Area Fee No. 1 – Applies to the following lots in Solterra:

Lots 1-6, Block 1, Filing No. 1; and
Lots 51-57, Block 1, Filing No. 2

Fee based on a Scope of Services that includes:

- Snow removal from the private street when snowfall average depth is greater than 8-inches, per storm, not accumulations, and
- The average has been determined for each private street or alley using the identified locations outlined in Exhibit B, which may be changed from time to time. The measurements will be made in areas at or near the identified areas that are undisturbed natural snowfall. Areas with piled or dropped snow from roofs or overhangs will be avoided, and
- Snow removal begins within 72-hours after snowfall ends, and
- Snow removal consists of a single pass in each direction with the snow blade set between 4 and 6-inches, where practical, above road surface, and
- Depending on snowfall quantities, remaining snow may be greater than 6-inches, or may require heavier equipment to plow, load, and haul away, which will incur greater costs, and

EXHIBIT A

- gate maintenance once per calendar year, and
- reserve for future gate repair and replacement.

Note: Third-party, non-FRMD snow removal service companies, private contractors, or individuals may not be hired, bartered with, or provide donated snow removal services on the private streets and alleys. FRMD policy requires service providers of street snow removal to be contracted by the Districts and that includes minimum insurance limits and indemnification clauses.

2 - Private Access Area Fee No. 2 – Applies to the following lots in Solterra:

Lots 7-10, Block 1, Filing No.14	Lots 22-41, Block 4, Filing No. 14
Lots 10-11, Block 3, Filing No. 14	Lots 1-23, Block 1, Filing No. 16
Lots 24-44, Block 3, Filing No. 14	Lots 1-16, 25-45, Block 4, Filing No. 16

Fees based on a Scope of Services that includes:

- Snow removal from the private streets and private alleys when snowfall average depth is greater than 8-inches, per storm, not accumulations, and
- The average has been determined for each private street or alley using the identified locations outlined in Exhibit B, which may be changed from time to time. The measurements will be made in areas at or near the identified areas that are undisturbed natural snowfall. Areas with piled or dropped snow from roofs or overhangs will be avoided, and
- Snow removal begins within 72-hours after snowfall ends, and
- Snow removal consists of a single pass in each direction with the snow blade set between 4 and 6-inches, where practical, above road surface, and
- Depending on snowfall quantities, remaining snow may be greater than 6-inches, or may require heavier equipment to plow, load, and haul away, which will incur greater costs.

Note: Third-party, non-FRMD snow removal service companies, private contractors, or individuals may not be hired, bartered with, or provide donated snow removal services on the private streets and alleys. FRMD policy requires service providers of street snow removal to be contracted by the Districts and that includes minimum insurance limits and indemnification clauses.

3 - Private Access Area Fee No. 3-15 – Applies to the following lots in Solterra:

Lots 1-43, Block 1, Filing No. 15;

Fees based on a Scope of Services that includes:

- Snow removal from the private alleys when snowfall average depth is greater than 8-inches, per storm, not accumulations, and
- The average has been determined for each private street or alley using the identified locations outlined in Exhibit B, which may be changed from time to time. The measurements will be made in areas at or near the identified areas that are undisturbed natural snowfall. Areas with piled or dropped snow from roofs or overhangs will be avoided, and
- Snow removal begins within 72-hours after snowfall ends, and
- Snow removal consists of a single pass in each direction with the snow blade set between 4 and 6-inches, where practical, above road surface, and
- Depending on snowfall quantities, remaining snow may be greater than 6-inches, or may require heavier equipment to plow, load, and haul away, which will incur greater costs.

Note: Third-party, non-FRMD snow removal service companies, private contractors, or individuals may not be hired, bartered with, or provide donated snow removal services on the private streets and alleys. FRMD policy requires service providers of street snow removal to be contracted by the Districts and that includes minimum insurance limits and indemnification clauses.

4 –Townhome Fee No. 3-15 – Applies to the following lots in Solterra:

Lots 1-43, Block 1, Filing No. 15;

Fee based on a Scope of Services that includes:

EXHIBIT A

- Snow removal from the sidewalk within homeowner plot that extends from the concrete walk-up to the beginning of the flight of steps leading to the front door of each Town Home 2-inch/4-inch (2/4 standard),
- Landscape maintenance within the homeowner plot and
- Reserve for repair / replacement of sidewalk within the homeowner plot.

Note: Snow removal will not be provided on stairs or porches.

5 - Private Access Area Fee No. 3-16N – Applies to the following lots in Solterra:
Lots 1-29, Block 6, Filing No. 16

Fees based on a Scope of Services that includes:

- Snow removal from the private alleys when snowfall average depth is greater than 8-inches, per storm, not accumulations, and
- The average has been determined for each private street or alley using the identified locations outlined in Exhibit B, which may be changed from time to time. The measurements will be made in areas at or near the identified areas that are undisturbed natural snowfall. Areas with piled or dropped snow from roofs or overhangs will be avoided, and
- Snow removal begins within 72-hours after snowfall ends, and
- Snow removal consists of a single pass in each direction with the snow blade set between 4 and 6-inches, where practical, above road surface, and
- Depending on snowfall quantities, remaining snow may be greater than 6-inches, or may require heavier equipment to plow, load, and haul away, which will incur greater costs.

Note: Third-party, non-FRMD snow removal service companies, private contractors, or individuals may not be hired, bartered with, or provide donated snow removal services on the private streets and alleys. FRMD policy requires service providers of street snow removal to be contracted by the Districts and that includes minimum insurance limits and indemnification clauses.

6 –Townhome Fee No. 3-16N – Applies to the following lots in Solterra:
Lots 1-29, Block 6, Filing No. 16

Fee based on a Scope of Services that

- Snow removal from garage apron within the homeowner lot and the sidewalk within homeowner plot that extends from the concrete walk-up to the beginning of the flight of steps leading to the front door of each Town Home at a 2-inch/4-inch (2/4 standard),
- Landscape maintenance and planter box maintenance within the homeowner plot, and
- Reserve for repair / replacement of sidewalk within the homeowner plot and garage apron within the homeowner plot.

Note: Snow removal will not be provided on stairs or porches.

7 - Private Access Fee No. 3-16S – Applies to the following lots in Solterra:
Lots 1-42, Block 3, Filing No. 16

Fees based on a Scope of Services that includes:

- Snow removal from the private alleys when snowfall average depth is greater than 8-inches, per storm, not accumulations, and
- The average has been determined for each private street or alley using the identified locations outlined in Exhibit B, which may be changed from time to time. The measurements will be made in areas at or near the identified areas that are undisturbed natural snowfall. Areas with piled or dropped snow from roofs or overhangs will be avoided, and
- Snow removal begins within 72-hours after snowfall ends, and
- Snow removal consists of a single pass in each direction with the snow blade set between 4 and 6-inches, where practical, above road surface, and

EXHIBIT A

- Depending on snowfall quantities, remaining snow may be greater than 6-inches, or may require heavier equipment to plow, load, and haul away, which will incur greater costs.

Note: Third-party, non-FRMD snow removal service companies, private contractors, or individuals may not be hired, bartered with, or provide donated snow removal services on the private streets and alleys. FRMD policy requires service providers of street snow removal to be contracted by the Districts and that includes minimum insurance limits and indemnification clauses.

8 –Townhome Service Fee No. 3-16S – Applies to the following lots in Solterra:
Lots 1-42, Block 3, Filing No. 16

Fee based on a Scope of Services that includes:

- Snow removal from the garage apron within the homeowner lot and the sidewalk within homeowner plot that extends from the concrete walk-up to the beginning of the flight of steps leading to the front door of each Town Home at a 2-inch/4-inch (2/4 standard),
- Landscape maintenance and planter box maintenance within the homeowner plot, and
- Reserve for repair / replacement of sidewalk within the homeowner plot and driveway (garage apron) within the homeowner plot.

Note: Snow removal will not be provided on stairs or porches.

PAYMENTS: Payment for each fee shall be made payable to the Fossil Ridge Metropolitan District No. 1 and sent to the following address for receipt by the Due Date:

Fossil Ridge Metropolitan District No.1
c/o Community Resources Services of Colorado
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111
Phone: (303) 381-4960

Residents should note that pursuant to the District Resolution Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Sanitary Sewer Services and Facilities, fees for sanitary sewer services are additionally imposed by and through the Districts.