

After Recording, Return to:
WBA, PC
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

CONCERNING THE IMPOSITION OF FACILITIES FEES**

WHEREAS, the Brighton Crossing Metropolitan District No. 4 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”); and

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

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to finance, acquire and construct, certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include streets, parks and recreation, water, sanitation/storm sewer, transportation, safety control and security improvements, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the Districts incur certain direct and indirect costs associated with the financing, construction, repair, replacement, improvement, and reconstruction of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the “**Facilities Costs**”) in order that the Facilities may be properly provided; and

WHEREAS, the establishment and continuation of fair and equitable fees (the “**Facilities Fees**”) to provide a source of funding to pay for a portion of the Facilities Costs, which Facilities Costs are generally attributable to the persons and/or properties subject to such Facilities Fees, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants and for the orderly and uniform administration of the District’s affairs; and

WHEREAS, the District finds that the Facilities Fees, as set forth in this Resolution, are reasonably related to the overall cost of providing a portion of the Facilities and paying a portion of the Facilities Costs, and that imposition thereof is necessary and appropriate; and

WHEREAS, the Board adopted the Resolution of the Board of Directors Concerning the Imposition of an Operations Fee, dated April 15, 2019 (the “**Prior Fee Resolution**”), and the Board desires to adopt this Resolution to amend, restate, and supersede the Prior Fee Resolution in its entirety. Any fees, rates, tolls, penalties or charges due under the Prior Fee Resolution, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.

NOW, THEREFORE, be it resolved by the Board as follows:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“**District Boundaries**” means the legal boundaries of the District, as the same are established and amended from time to time pursuant to the Special District Act, as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Facilities Fees are due, which Due Date is reflected on the Schedule of Fees.

“**Fee Schedule**” or “**Schedule of Fees**” means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“**Lot**” means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.

2. FACILITIES FEE.

a. A Facilities Fee is hereby established for the costs associated with the construction, operations and maintenance of public facilities built within the boundaries of the District and for other costs of the District.

b. The Facilities Fee shall be imposed upon all Lots at a rate established by the District from time to time pursuant to an annual Schedule of Fees and shall constitute the rate in effect until such Schedule of Fees is amended.

c. All Facilities Fees shall be due and owing not later than ten (10) days after which a building permit is obtained by the owner of a Lot. The amount of each Facilities Fee due hereunder shall be at the rate in effect at the time of payment.

3. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., the Facilities Fees, if not paid within ten (10) days after the scheduled Due Date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00). Interest will also accrue on any outstanding Facilities Fees, exclusive of assessed late fees, penalties, interest and any other costs of collection, specifically including, but not limited to, attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The District reserves the right to waive any late fee or interest in its sole discretion. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.

4. PAYMENT. Payment for all fees, rates, tolls, penalties, charges, interest and attorneys' fees shall be made by check or equivalent form acceptable to the District, made payable to "Brighton Crossing Metropolitan District No. 4" and sent to the address indicated on the Fee Schedule. The District may change the payment address from time and time and such change shall not require an amendment to this Resolution.

5. LIEN. The Facilities Fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Adams County, Colorado.

6. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

7. THE PROPERTY. This Resolution shall apply to all property within the District Boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

8. EFFECTIVE DATE. This Resolution shall become effective January 1, 2026.

[Remainder of Page Intentionally Left Blank. Signature Page Follows].

ADOPTED DECEMBER 2, 2025


DISTRICT:

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4, a quasi-municipal corporation and political subdivision of the State of Colorado

By: 

Officer of the District

Attest:


By: David Zirinsky (Jan 9, 2026 08:42:16 MST)

Signature page to Resolution Concerning the Imposition of Facilities Fees

EXHIBIT A
BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4
Schedule of Fees
Effective January 1, 2026

Schedule of Fees		
Fee Type	Classifications	Rate
Facilities Fee collected by District	Single Family Detached	\$3,000/Unit Due Upon Issuance of Building Permit

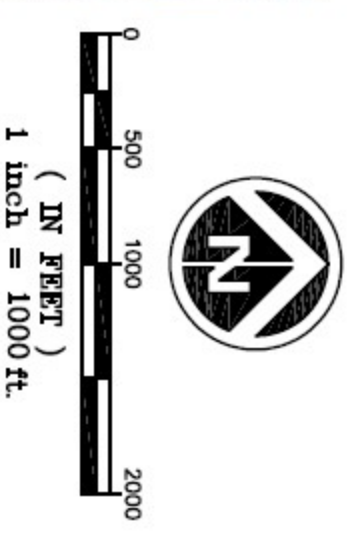
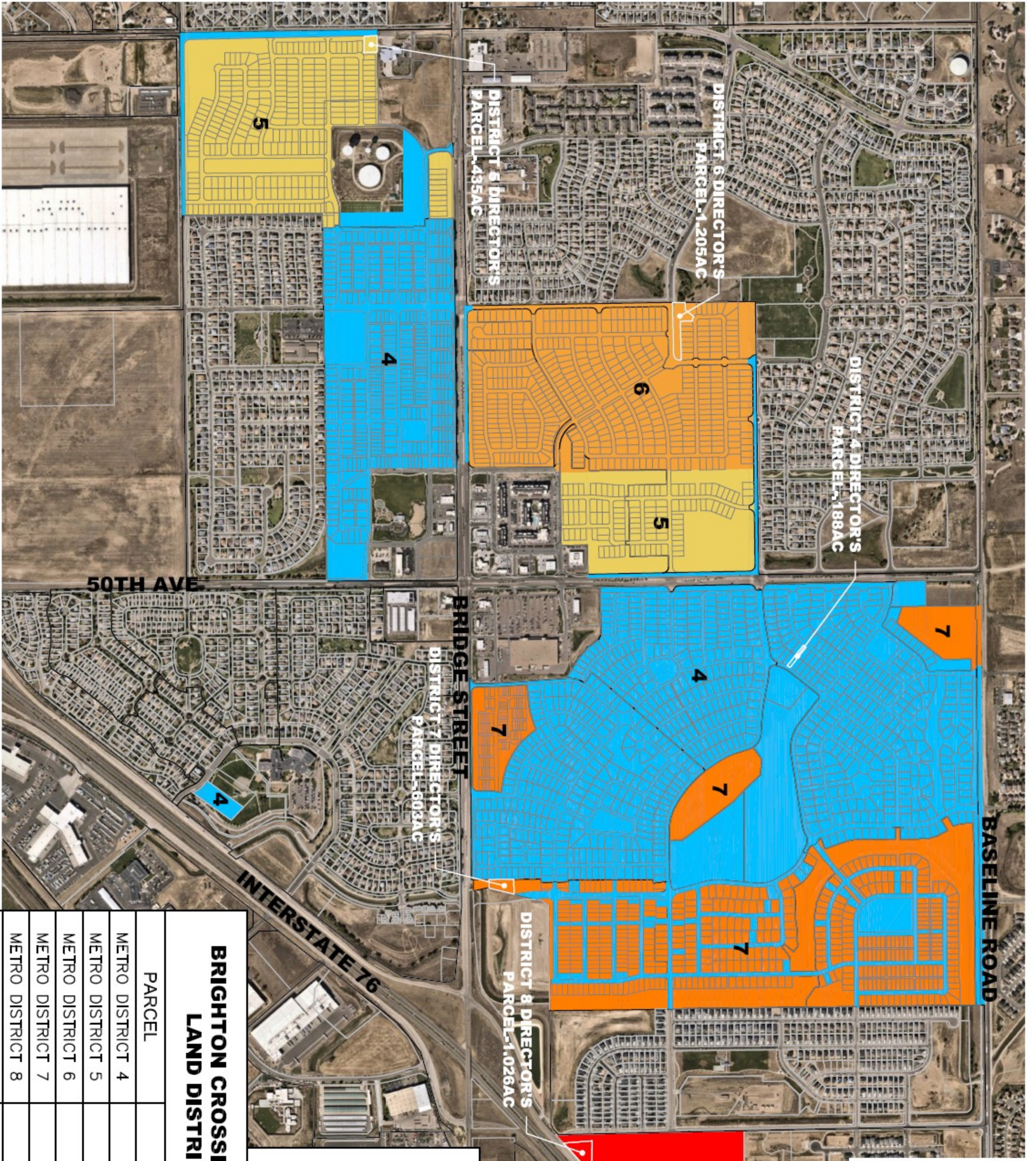
PAYMENTS:

- Pay online by accessing the online payment portal through the Brighton Crossings website, www.brightoncrossingconnect.com.
- Payments by check made out to Brighton Crossing Metro District No. 4 may be mailed to:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower Blvd. Loveland, CO 80537
- Email billing@brightoncrossing-connect.com or call 970-669-3611 with questions related to billings and/or payments.

EXHIBIT B

BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 4

District Boundaries



LEGEND:

■	DISTRICT 4
■	DISTRICT 5
■	DISTRICT 6
■	DISTRICT 7
■	DISTRICT 8

BRIGHTON CROSSINGS METRO DISTRICT LAND DISTRIBUTION TABLE

PARCEL	AC	% OF TOTAL
METRO DISTRICT 4	402.117	49.8%
METRO DISTRICT 5	107.767	13.4%
METRO DISTRICT 6	99.049	12.3%
METRO DISTRICT 7	134.472	16.7%
METRO DISTRICT 8	63.299	7.8%
TOTAL:	806.704	100.0%



Dewberry Engineers Inc.
 2011 Cherry Street, Suite 206
 Lakeland, CO 80027
 303.975.0177
 Contact: Stephen G. Stahl, PE
 Email: sstahl@dewberry.com

BROOKFIELD RESIDENTIAL
BRIGHTON CROSSINGS METROPOLITAN DISTRICTS
 BRIGHTON, CO

SEAL
 PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION

DRAWN BY: KND
 APPROVED BY: SOS
 CHECKED BY: WZ
 DATE: MARCH 24, 2025
 PROJECT NO. XXXXXXXX
 TITLE:
 SHEET NO.