STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

3,995.79 Acres - 16,050 Dwelling Units
(Typical for all pages).

NOTE: THE FINAL VERSION OF THE 15TH AMENDMENT PD EXHIBIT WILL REFLECT ALL PREVIOUSLY APPROVED AMENDMENTS.

New County Certification

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING PLANNING AREAS D1, D2, D3, AND SA1 AS DEPICTED HEREON PURSUANT TO THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 14 AFFECTS ONLY THE LAND USE PLAN AND PLAN DETAILS ON SHEETS 8-13, 18, AND 30 AS DESCRIBED IN FILE NO. ZR2025-###.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING THE PLANNED DEVELOPMENT BOUNDARY, PLANNING AREAS SA2 AND SA3, AND THE DWELLING UNIT MAXIMUM AS DEPICTED HEREON PURSUANT TO THE PLANS AND PLAN DETAILS ON SHEETS 2-13, 18-22, AND 28-36 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 15 AFFECTS ONLY THE PLANS AND PLAN DETAILS ON SHEETS 2-13, 18-22, AND 28-36 AS DESCRIBED IN FILE NO. ZR2025-014.

_____ _____
Chair, Board of Douglas County Commissioners (Date)

_____ _____
Director of Community Development (Date)

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STERLING RANCH

APPLICANT and/or LAND OWNER

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New date

ZR2009-004
Revision Date: OCT 17, 2025

Cover Sheet

Sheet: 1 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

PARCEL 1 CARS SAND & GRAVEL CO., LLC)

PARCEL I IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 1-A, PARCEL 1-E, PARCEL 1-G AND PARCEL 1-H.

PARCEL 1-A:

THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION OF THE SAID NE I /4 DESCRIBED BY A DEED TO DARLENE JUNE FEHR RECORDED AUGUST 8, 1968 RECORDED IN 6185 P469, EXCEPT THAT PORTION OF THE SAID NE I /4 LYING NORTHEASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL ACQUIRED BY THE UNITED STATES DEPARTMENT OF DEFENSE, DEPARTMENT OF ARMY CORP. OF ENGINEERS, KNOWN AS TRACT 268 IN CONDEMNATION CASE NO. C-3867, CHATFIELD DAM PROJECT, EXCEPT FOR THAT PORTION OF SAID NE I /4 DESCRIBED BY A DEED RECORDED DECEMBER 19, 1968 TO ALPERT C. ENAX AND MARGARET E. ENAX, GRANTEES, IN B189 P217 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, EXCEPT THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL AND EXCEPT THAT PORTION OF MOUNTAIN VIEW LANE, AS DEDICATED ON THE PLAT OF BRALEY ACRES FILING NO. 1, THAT LIES WITHIN SAID LANDS, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-E:

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED TO THE NORTHERN COLORADO IRRIGATION COMPANY IN INSTRUMENT RECORDED NOVEMBER 27, 1933 IN B88 P162, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-G:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-H:

A PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1146.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 36 SECONDS EAST, LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE BRALEY ACRES-FILING NO. 1 AMENDED AND BRALEY ACRES-FILING NO. 2 AS RECORDED AMONG THE LAND RECORDS OF SAID DOUGLAS COUNTY, A DISTANCE OF 2552.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 1150.81 FEET TO A POINT; THENCE N 89 DEGREES 41 MINUTES 35 SECONDS WEST, LEAVING SAID EASTERLY LINE A DISTANCE OF 2554.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2 {STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROXBOROUGH PARK ROAD, ALSO KNOWN AS COUNTY ROAD 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1121.54 FEET: THENCE SOUTH 00°26'42" EAST, A DISTANCE OF 1324.41 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1121.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°26'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (STERLING RANCH TOO, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1151.54 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1254 AT PAGE 403 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 88.76 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°30'29" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.41 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 90.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SAID BOOK 1254 AT PAGE 403; THENCE NORTH 00°26'42" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1324.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (STERLING RANCH TOO, LLC)

THE SOUTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°56'42" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1241.75 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE NORTH 00°30'29" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE SOUTH 89°56'08" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°39'43" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;THENCE SOUTH 00°26'54" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2635.57 FEET TO SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°56'24" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2632.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.81 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING;

PARCEL 5 (COLUMBINE-LAKEWOOD COLORADO SOCCER ASSOCIATION)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°15'22" EAST ALONG EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1599.407 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 1454.28 FEET; THENCE NORTH 00°31 '24" WEST, A DISTANCE OF 272.17 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°31'24" WEST, A DISTANCE OF 1344.47 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°42'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1481.71 FEET TO THE POINT OF BEGINNING,

PARCEL 6 (STERLING RANCH, LLC)

PARCEL 6 IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 6-A, PARCEL 6-B, PARCEL 6-C AND PARCEL 6-D.

PARCEL 6-A

A PARCEL OF LAND BEING A PART OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

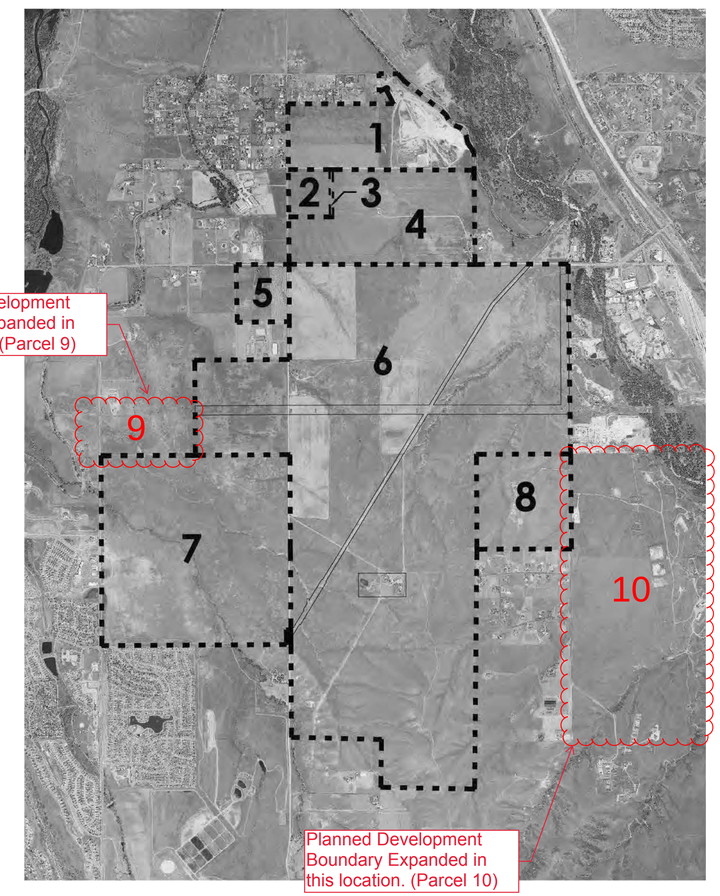
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1243.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1315.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2632.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°43'08" EAST, A DISTANCE OF 1456.70 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

I.SOUTH 42°26'06" WEST, A DISTANCE OF 1485.03 FEET;
2.SOUTH 31°24'06" WEST, A DISTANCE OF 3327.27 FEET TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY BOUNDARY LINE;

1. NORTH 89°59'23" WEST, A DISTANCE OF 1325.46 FEET;
2. SOUTH 89°52'05" WEST, A DISTANCE OF 2569.83 FEET;
3. SOUTH 89°35'35" WEST, A DISTANCE OF 2645.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1277.50 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°32'56" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.81 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2659.94 FEET TO THE POINT OF BEGINNING;



Parcel Keymap

SCALE: 1" = 2000'
0' 2000' 4000' 8000'

New date

NORTH

APPLICANT and/or LAND OWNER

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Legal Description

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

PARCEL 6-B

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29 AND THE EAST HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°43'08" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1592.79 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;THENCE CONTINUING NORTH 89°43'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 784.95 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARCEL OF LAND;

1.SOUTH 00°22'12" EAST, A DISTANCE OF 3935.79 FEET;
2.SOUTH 89°52'45" WEST, A DISTANCE OF 2372.20 FEET;
3.NORTH 89° 59'23" WEST, A DISTANCE OF 1192.78 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

1.NORTH 31°24'06" EAST, A DISTANCE OF 3256.59 FEET;
2.NORTH 42°26'06" EAST, A DISTANCE OF 1567.69 FEET TO THE POINT OF BEGINNING;

PARCEL 6-C

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 68 WEST AND SECTIONS 29, 30 AND 31 TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°16'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2648.85 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 00°17'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2649.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 01°05'15" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2725.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°06'08" WEST, ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1326.12 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'37" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1309.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'09" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1308.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°35'55" EAST, ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1339.60 FEET TO CENTER QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 88°39'05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2512.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°19'15" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2591.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°17'59" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 218.14 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

I. NORTH 89°42'01" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 31°24'06" EAST, A DISTANCE OF 408.75 FEET;
3. SOUTH 58°33'54" EAST, A DISTANCE OF 25.00 FEET;
4. NORTH 31 °24'06" EAST, A DISTANCE OF 1400.00 FEET;
5. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
6. NORTH 31°24'06" EAST. A DISTANCE OF 5466.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY BOUNDARY LINE;

I. SOUTH 89°59'23" EAST, A DISTANCE OF 1352.92 FEET;
2. NORTH 89°52'45" EAST, A DISTANCE OF 2595.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS DOUGLAS COUNTY ROAD 19 AS DESCRIBED IN BOOK 180, PAGE 481 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

I. SOUTH 00°50'12" EAST, A DISTANCE OF 60.48 FEET;
2. SOUTH 02°01'48" WEST, A DISTANCE OF 200.30 FEET:
3. SOUTH 05°24'42" EAST, A DISTANCE OF 501.60 FEET;
4. SOUTH 01°59'12" EAST, A DISTANCE OF 29.07 FEET;
5. SOUTH 00°22'13" EAST, A DISTANCE OF 325.31 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89°50'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2630.78 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

THAT PARCEL OF LAND AS DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 30°03'08" EAST, A DISTANCE OF 3823.57 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

1. NORTH 89°53'44" EAST. A DISTANCE OF 664.07 FEET;
2. NORTH 89°52'27" EAST, A DISTANCE OF 661.63 FEET;
3. SOUTH 00°07'50" EAST, A DISTANCE OF 662.77 FEET;
4. SOUTH 89°52'46" WEST, A DISTANCE OF 662.10 FEET;
5. SOUTH 89°52'20" WEST, A DISTANCE OF 663.91 FEET;
6. NORTH 00°06' 12" WEST, A DISTANCE OF 662.98 FEET TO THE POINT OF BEGINNING;

PARCEL 6-D

A PARCEL OF LAND BEING A PART OF SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST AND SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°38'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2641.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1117.50 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE;

1. NORTH 89°35'35" EAST, A DISTANCE OF 2644.45 FEET;
2. NORTH 89°52'05" EAST, A DISTANCE OF 2570.21 FEET:
3. SOUTH 89°59'23" EAST, A DISTANCE OF 1165.20 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

1. SOUTH 31°24'06" WEST, A DISTANCE OF 1306.30 FEET;
2. SOUTH 31°24'06' WEST, A DISTANCE OF 4099.46 FEET;
3. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
4. SOUTH 31°24'05" WEST, A DISTANCE OF 698.67 FEET;
5. NORTH 04°24'06" EAST, A DISTANCE OF 50.93 FEET;
6. NORTH 85°35'54" WEST, A DISTANCE OF 50.00 FEET:
7. SOUTH 04°24'06" WEST, A DISTANCE OF 149.07 FEET;
8. SOUTH 31°24'06" WEST, A DISTANCE OF 191.19 FEET;
9. SOUTH 58°35'54" EAST, A DISTANCE OF 25.00 FEET;
10. SOUTH 31°24'06" WEST, A DISTANCE OF 646.83 FEET;
11. SOUTH 89°42'01"WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°17'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2243.14 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°18'03" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2651.47 FEET TO THE POINT OF BEGINNING;

PARCEL 7 (STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISIONERS)

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°18'03" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2651.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00° 17'59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2651.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36: THENCE SOUTH 89°39'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN RULE AND ORDER CIVIL ACTION NO. 4002 RECORDED SEPTEMBER 21, 1973 IN BOOK 252 AT PAGE 654 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID RULE AND ORDER CIVIL ACTION NO. 4002 THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°17'59" WEST, A DISTANCE OF 410.00 FEET;
2 SOUTH 89°39'52" WEST, A DISTANCE OF 100.00 FEET;
3 SOUTH 00°17'59" EAST, A DISTANCE OF 410.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°39'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2508.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 89°39'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2641.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00°25'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER: THENCE NORTH 00°25'13" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00'06'53" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2649.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89°45'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2636.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE NORTH 89°38'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.28 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°50'25" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°50'25" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2630.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS COUNTY ROAD 19; THENCE SOUTH 00°33'39" EAST. ALONG SAID WESTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2647.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER: THENCE SOUTH 89°48'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2644.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°16'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2648.85 FEET TO THE POINT OF BEGINNING.

Legal descriptions added for Parcels 9 and 10.

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC, STERLING RANCH TOO, LLC, SR TEAM, LLC and **STERLING RANCH FORE, LLC**
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STATE OF COLORADO acting by and through the STATE BOARD OF LAND COMMISSIONERS
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ARS SAND & GRAVEL CO., LLC
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ENGINEER:

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Headwaters Corporation
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P: 303 918 5096
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ERO Resources Corp.
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Clanton & Associates
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F: 303 530 7227

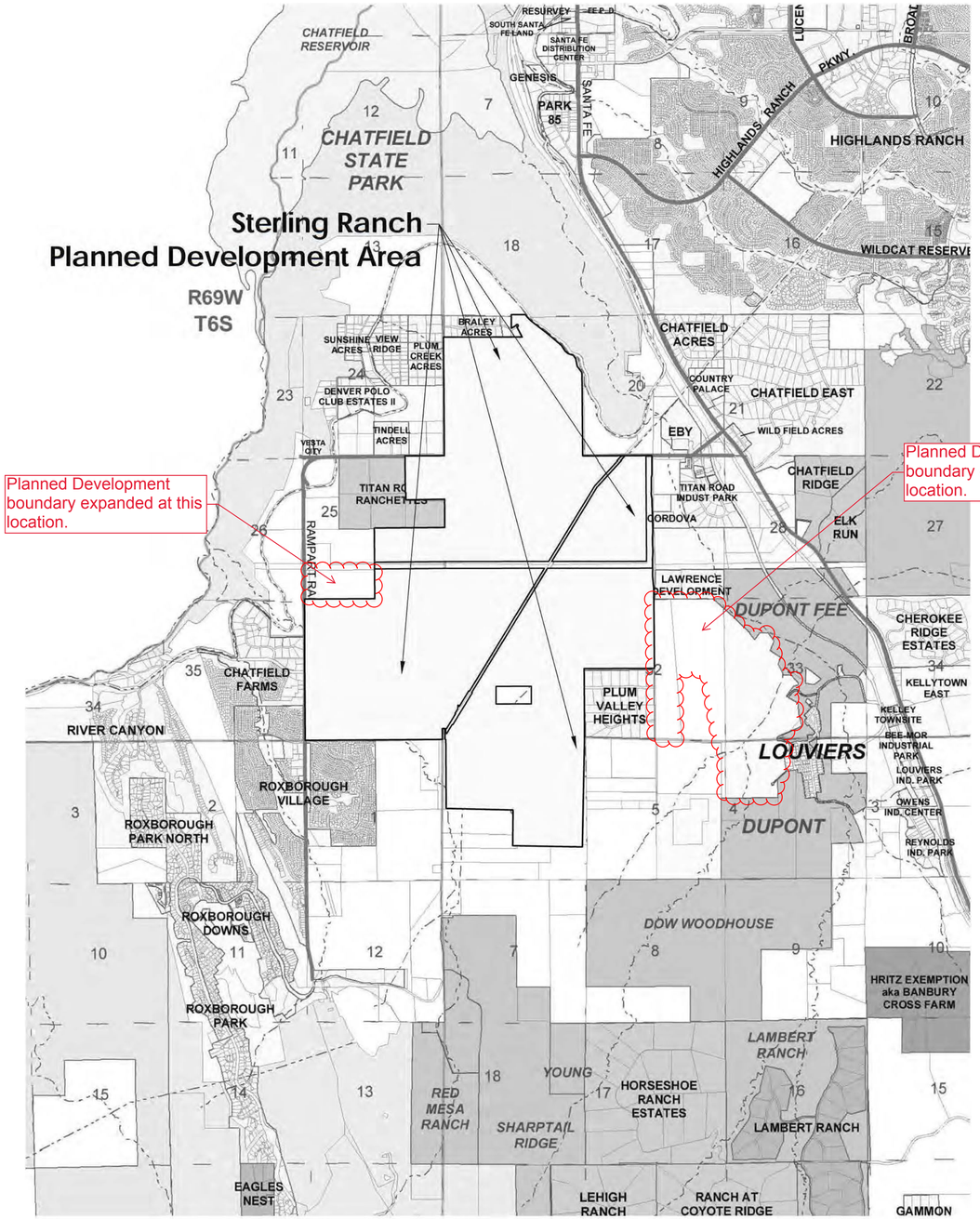
Legal Description, Cont.

New date

ZR2009-004
Revision Date: OCT 17, 2025

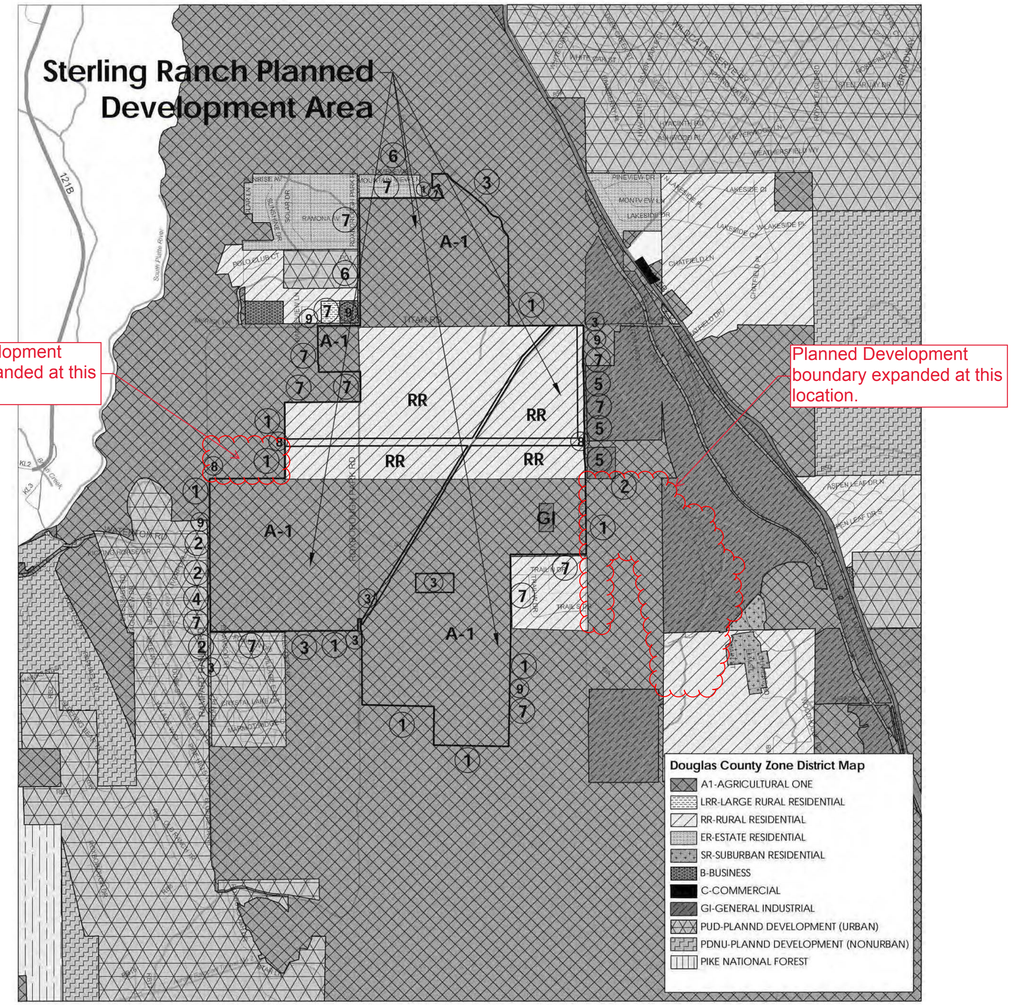
STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units



Vicinity Map

SCALE: 1" = 2500'
0' 2500' 5000' 10000'
NORTH



Land Use Key

1 Agriculture
2 Commercial
3 Exempt
4 HOA
5 Industrial
6 Mobile Home
7 Residential
8 Utilities
9 Vacant Land

Existing Adjacent Zoning and Land Use

SCALE: 1" = 2500'
0' 2500' 5000' 10000'
NORTH

APPLICANT and/or LAND OWNER

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New date

ZR2009-004
Revision Date: OCT 17, 2025

Vicinity And Adjacent Zoning

Sheet: **4**

of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

GENERAL PROVISIONS

G-1. Authority.

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

G-2. Applicability.

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or the Board of County Commissioners.

G-3. Adoption.

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Sterling Ranch is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

G-4. Relationship to County Regulations.

The provisions of this Development Plan shall prevail and govern the development of Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

G-5. Enforcement.

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

G-6. Confiict.

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

G-7. Maximum Level of Development.

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for the platting or construction. The actual number of dwellings or level of development for commercial, business or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity or other requirements of the Board of County Commissioners.

G-8. Project Tracking.

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At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

G-9. Diagrams and Illustrations.

The metrics and text set forth in Tables 1 through ~~20~~ are an integral part of this Development Plan. However, the diagrams and illustrations that accompany them are provided for information purposes only and are not regulatory with the exception of the diagrams and illustrations set forth in Tables 5 through 20 regarding building heights, setbacks and parking placement, which are binding. To the extent of any confiict between any text (including a metric contained in text) and a diagram or illustration (including a metric shown on a diagram or illustration), the text shall control.

G-10. Intent.

The intent of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks ofThoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods. a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property. The provisions of this Section G-10 shall not be deemed regulatory or binding, but may be used for purposes of granting Warrants in accordance with Section G-11.

G-11. Warrants.

(A) General.

For purposes of this Development Plan, a "Warrant" is a rule that would permit a practice that is not consistent with a specific provision of this Development Plan but is consistent with the intent provisons of Section G-10 and complies with the Zoning Resolution and the Subdivision Resolution. Requests for Warrants shall be approved or disapproved by the Director. Any request for a Warrant shall be approved or disapproved by the Director within 30 days after the Director's receipt of written request therefor. A request for a Warrant with respect to any provision of this Development Plan shall not open up for review any other provision of this Development Plan.

(B) Exclusions.

Notwithstanding the foregoing, requests to: (1) decrease a setback required by this Development Plan, (2) decrease a minimum lot size required by this Development Plan, (3) increase a maximum building height established by this Development Plan, (4) increase the number of Dwelling Units permitted within any Character Zone, Planning Area or the Property other than as permitted by this Development Plan, or (5) alter the boundary of a Planning Area other than as permitted by this Development Plan, may not be approved by Warrant. However, this Section G-11 sIIall not be deemed to prohibit administrative amendments, major amendments or other amendments to this Development Plan, or the granting of variances or other relief provided pursuant to the provisions of the Zoning Resolution, the Subdivision Resolution, or the County's other ordinances, resolutions and policies.

"the" Typo Corrected

G-12. Interpretation.

When used in this Development Plan, the term "shall" indicates a mandatory provision and each of the terms "should" and "may" indicates a permissive provision that is not mandatory.

G-13. References.

(A) Sections.

Unless otherwise specified, any reference in this Development Plan to a "Section" shall mean a section of this Development Plan. For convenience, references contained in this Development Plan to sections of this Development Plan also include a prefacing letter, either "G", "S" or "D" to indicate whether such Section is within the General Provisions portion of this Development Plan (G), the Statement of Commitments portion of this Development Plan (S), or the Development Standards Section of this Development Plan (D).

(B) Tables.

Unless otherwise specified, any reference in this Development Plan to a "Table" shall mean a table set forth in the Development Standards section of this Development Plan.

G-14 Certain Guiding Elements.

The commitments made in the video presentation from Owners to the Board on April 12, 2011 shall be guiding elements in the implementation of the Sterling Ranch Planned Development.

DEFINITIONS

All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Pian and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

"85 Segment" means U.S. Highway 85 from State Highway C-470 to State Highway 67, including the interchanges thereof.

"121 Segment" means State Highway 121 from State Highway C-470 to the Douglas County/Jefferson County boundary, including the interchanges therein.

"C-470 Segment" means State Highway C-470 from Kipling Parkway to Lucent Boulevard, including the interchanges thereof.

"Accessory Building", with respect to any lot. means a building: (1) located on the same lot as the Principal Building for such lot. (2) that is accessory to such Pnncipal Building, and (3) that may be connected to such Principal Buildings by breezeway or other external improvements. See Table ~~20~~.

"Accessory Unit" means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be held out for lease or rent, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term "interior floor area" means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.

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"Ag/Livestock Structure" means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

"AHU" - see "Attainable Housing Unit"

"AMI" means the Area Median Income for Douglas County, Colorado as defined by HUD.

"ARS Parcel" means that portion of the Property identified as "Parcel 1" in the legal description of the Property included on Sheet 2 of the Development Plan.

"Attainable Housing Unit" or "AHU" means a housing unit (including an Accessory Unit) if: (1) at the time of development thereof, the unit qualifies as affordable or attainable housing pursuant to any governmental program operating in the State of Colorado that follows guidelines similar to those used by HUD or CHFA for both rental and homeownership, (2) at the time of the initial sale thereof, the unit's purchase price does not exceed maximum sales price as calculated below, or (3) at the time of the initial rental thereof, the initial monthly rental rate does not exceed the maximum initial monthly rental rate as calculated below:

(a) The maximum initial monthly rental rate shall be the monthly rental amount established by CHFA for the applicable unit type (e.g., 1-bedroom, 2-bedroom, etc.) and assuming 90% of median income for Douglas County.

(b) The maximum sales price shall be the product of: (A) 90%, (B) the most-recently published AMI. and (C) 2.75.

"Blufftop Protection Area" means the area designated as such on the Land Use Plan.

"Board" means the Board of County Commissioners for Douglas County, Colorado.

"other" Typo Corrected

"Caretaker Unit" means a Dwelling Unit that: (1) is located within a building that is otherwise used for commercial, industrial or other non-residential purposes and (2) is intended to be occupied by one or more persons providing property management, security or similar services with respect to such building.

"CC&Rs" means the covenants, conditions and restrictions that Owner records against the Property, as amended.

"CDOT" means the State of Colorado Department of Transportation.

"C5" Typo Corrected

"Character Zone" means any of the designations C1, C2, C3, C4, C8, C6, SCZ-A. SCZ-B, SCZ-C, SCZ-D, SCZ-E and SCZ-F, which are assigned to various portions of the Property pursuant to this Development Plan, and which establish permitted uses, allowable densities and other development standards and regulations for those portions of the Property assigned thereto.

"Chatfield Farms Plat" means the plat of Chatfield Farms, Filing 1-A Recorded on August 2, 2002 at reception no. 2002075776, as modified by amendments thereto Recorded on July 23, 2003 at reception no. 2003109967, on February 10, 2005 at reception no. 2005012389, and on June 21, 2005 at reception no. 2005055642, and on January 2, 2007 at reception no. 2007000606.

"CHFA" means the Colorado Housing and Finance Authority.

"CND" or "Clustered Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Commitments Matrix" means the Parks/Trails/Open Space Commitments Matrix set forth on Sheet 18 of this Development Plan.

"Community Development Department" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Community Development Director" means the Director.

"Core Conservation Areas" means the areas identified as the core conservation areas in the Chatfield Basin Conservation Network's 2006 Green Infrastructure System Report.

"County" means Douglas County, Colorado.

"County's Road Concurrency Standard' means the concurrency level of service standard for urban streets established by Section 1524 of the Zoning Resolution. After the approval of the Sterling Ranch Planned Development the County repealed the 'County's Road Concurrency Standard' and it is no longer part of the County's Zoning Resolution.

"CPI" means the Consumer Price Index , All Urban Consumers, U.S City Average, All Items (1982-84=100), Not Seasonally Adjusted, as published by the Bureau of Land Statistics of the United States Department of Labor.

"CPI Adjustment Factor," in respect of any payment under Section S-2.5(d)(ii)(a) toward the cost of any improvement to the 85 Segment or the 121 Segment, means a fraction, the numerator of which is the most recent CPI available at the time such payment is due, and the denominator of which is the most-recent CPI available when the costs For such improvements were estimated under the SLS.

"D1" means Planning Area D1 (Country and Hillside District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

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"D2" means Planning Area D2 (Villages District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"D3" means Planning Area D3 (Town Center District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"DCHP" means the Douglas County Housing Partnership.

"Design Guidelines" means the written design and architectural standards and guidelines adopted by one or more architectural control committees established by the CC&Rs.

"Denver Water Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the section 31, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 31 and considering the west line of the southwest quarter of said section 31 to bear north 00°17'59" west, 2651.57 feet with all bearings contained herein being relative thereto; thence north 00°17'59" west, along the west line of said southwest quarter, a distance of 218.14 feet; thence north 89°42'01" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°17'59" west, a distance of 190.29 feet; thence north 31°24'06" east, a distance of 646.83 feet; thence north 58°35'54" west, a distance of 25.00 feet; thence north 31°24'06" east, a distance of 191 .19 feet; thence north 04°24'06" east, a distance of 149.07 feet; thence south 85°35'54" east, a distance of 50.00 feet; thence south 04°24'06" west, a distance of 50.93 Feet: thence north 31°24'06" east. a distance of 698.67 feet; thence south 58°35'54" east, a distance of 25.00 Feet; thence north 31°24'06" east, a distance of 5405. 76 feet to a point on the southerly line of that parcel of land as described in deed recorded in book 118 under reception no. 99145; thence south 89°59'23" east, along said southerly line, a distance of 117.14 feet; thence south 31°24'06" west, a distance of 5466.77 feet; thence south 58°35'54" east, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 1400.00 feet; thence north 58°33'54" west, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 408.75 feet to the point of beginning, said Parcel A containing a calculated area of 781,401 square feet or 17.938 acres more or less.

Parcel B "strip" Typo Corrected

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the east half of section 30 and a portion of the northwest quarter of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the northwest corner of said section 29 and considering the west line of the southwest quarter of section 31, township 6 south, range 68 west of the sixth principal meridian to bear north 00°17'59" west. 2651.57 feet with all bearings contained herein being relative thereto; thence north 89°43'08" east. along the north line of the northwest quarter of said section 29, a distance of 1428.99 feet; thence south 00°16'52" east. a distance of 30.00 feet to a point on the southerly right of way line of titan road, said point being the point of beginning; thence north 89°43'08" east, along said southerly right of way line, a distance of 136.10 feet; thence south 42°26'06" west, a distance of 1526.86 feet; thence south 31°24'06" west, a distance of 3256.59 feet to a point on the northerly line of that parcel of land as described in deed recorded in book 197 at page 188; thence north 89°59'23" west, along said northerly line, a distance of 117.14 feet; thence north 31°24 '06" east, a distance of 3327 .27 feet; thence north 42°26'06" east, a distance of 1444.19 feet to the point of beginning, said Parcel B containing a calculated area of 477.734 square feet or 10.967 acres more or less.

"Development Application" means each application requesting County approval of a preliminary plan, minor development plan, site improvement plan on unplatted property, use by special review, or location and extent permit.

"Development Areas A and B" means those portions of Planning Area D1 so identified on the Land Use Plan

"Development Plan· means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Development Standards" means the development standards at Sheets 19 through 31 of this Development Plan.

"Director" means the County's Planning Services Director.

"Director of Community Development" means the Director.

"Dwelling Unit" means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-Family dwelling units and Accessory Units and the portion of a Live-Work unit intended to be used predominantly for residential occupancy. but not including mobile homes, hotels, motels, hospitals, dormitories, assisted living facilities, nursing homes, or motor homes.

"East Willow Creek Drainage" means those portions of the Property depicted generally on the Parks, Open Space and Trails plan as the "East Willow Creek Drainage" and designated within Character Zone C1.

"Eave", in respect of any structure, means the lowest portion of the roof assembly for such structure that overhangs a wall.

"Effective Date· means the date this Development Plan is first recorded.

"Exception Parcels" means the Xcel Parcel, the Denver Water Parcel and the Roxborough W/S Parcel.

"Excluded Parcel" means: (1) all land assigned to Character Zone C1 in accordance with this Development Plan, (2) all Remnant Parcels. and (3) all School Sites.

"Existing Development Approval" means a Future Development Approval that has been approved by the County to the extent such approval has not expired or been vacated.

"Fairgrounds" means property primarily used for outdoor fairs or exhibitions.

"Final Plat" means a final plat, including all amendments thereto, approved by the County and Recorded.

"Fire District" means the South Metro Fire Rescue Authority or a successor district providing fire protection services for the Property.

"Future Development Approval" means a development approval for subdivision, site improvements plan. use by special review or location and extent permit.

"Gross Floor Area" or "GFA" with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. "Gross Floor Area" does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

"Gross Site Area" with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

"Home Occupation - Class 1" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria set forth in the Zoning Resolution, however, for Class One Home Occupations - Class I may be located within the principal building, an accessory building or both, and may not exceed 1,500 square feet within such accessory building.

"Home Occupation - Class 2" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria for Class Two Home Occupations set forth in the Zoning Resolution.

"Home Occupation - Other" means a Home Occupation (as defined in the Zoning Resolution) that is not a Home Occupation - Class 1 or a Home Occupation - Class 2.

"HUD" means the United States Department of Housing and Urban Development.

"Inn" means an owner-occupied lodging facility offering between 6 and 12 rooms to guests.

"Land Use Plan" means the Land Use Plan Overview set forth on Sheet 8 of this Development Plan.

"Lawrence Parcel" means that part of the SE1 /4 of Section 29, Township 6 South, Range 68 West of the 6th PM .. described as follows:

Commencing at the Southeast corner of said SE 1/4; thence North 00°48'43" West along the East line of said SE1 /4, a distance of 1112.93 feet to the South line of a 210.00 foot wide Public Service Right Of Way as described in Book 118 at Page 59; thence North 89°51 '00" West along said South line, 1630.96 Feet to the true point of beginning; thence continuing North 89°51'00" West along said South line 982.00 feet to the Easterly right of way line of Moore Road; thence along said Easterly line the Following 4 courses and distances:

Thence South 00°34'00" East, 56.89 feet,
Thence South 02°28'30" East, 300.20 feet;
Thence South 03°43'30" West, 401 .10 feet;
Thence South 00°34'00" East, 40.14 feet;

Thence Easterly on an interior angle of 90°40'56", a distance of 996.99 feet, Thence Northerly on an interior angle of 89°40'44", a distance of 796.64 feet to the true Point of Beginning.

Also known as Lots 1 & 2, Lawrence Development, Douglas County. Colorado.

"Lead Owner" means Sterling Ranch, LLC, a Colorado limited liability company, and its successors and assigns, but only to the extent: (1) such successors and assigns are so designated by Lead Owner by separate written instrument that specifically and expressly designates such successor or assign by reference to this Development Plan and this definition of "Lead Owner", and (2) such instrument is executed on behalf of the then-Lead Owner and Recorded.

"Live-Work" means a mixed-use unit containing a residential and a commercial function that is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

"Long Pedestrian Shed" means a Pedestrian Shed that has an average radius of 2,640 Feet (or ½ mile).

"Major Water Storage Facility" means a facility used for water storage with a designed ca pa city of 300,000 gallons or more.

"MFDU" (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more other Dwelling Units other than Accessory Units arranged. designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

"Mixed-use Building" means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.

"Neighborhood" means a portion of the Property established as a "Neighborhood" pursuant to Section D-1.2.

"Neighborhood Plan" means a plan prepared by the Lead Owner in compliance with Section D-1.2, which establishes: (1) the locations of Neighborhoods and Character Zones within Planning Areas D1, D2 and D3, except for those areas included in special Character Zones SCZ-D, SCZ-E, and SCZ-F pursuant to Section D-2 4. and (2) the Neighborhoods Type for each such Neighborhood.

"Neighborhood Type" means a CND, a TND or a TCD.

"Net Space", with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. "Net Space" does not include areas within a building's public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

"Non-residential Building" means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.

"O1" means Planning Area O1 (Open Preserve) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.2(A).

"O1 Dedication Map" means the map labeled "O1 Dedication Map" set forth on Sheet 18 of this Development Plan.

New date

"O1 Dedication Table" means the table labeled "O1 Dedication Table" set forth on Sheet 18 of this Development Plan.

"Official Records" means the official real property records of the Clerk and Recorder for Douglas County, Colorado.

"Other Park" means any portion of land Property dedicated in accordance with Section S-1.1 (C), S-1.1 (D) or S-1.1 (E) (including without limitation, Neighborhood Parks, Greens, Squares, Plazas and Playgrounds as described in Table 4).

Added a definition for OSC: "OSC" means Open Space Conservation District as defined by the Douglas County Zoning Resolution and as depicted generally on the Land Use Plan.

APPLICANT and/or LAND OWNER

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ZR2009-004
Revision Date: OCT 17, 2025

General Provisions And Definitions

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

"Other Recreational Park" means an Other Park within which Recreational Facilities, other than merely a trail are provided, however, if interpretative signs, monuments or other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest are provided in connection with such trail, then such Other Park will qualify as an Other Recreational Park.

"Owner" means each of: (1) Sterling Ranch, LLC, a Colorado limited liability company, (2) Sterling Ranch Too, LLC, a Colorado limited liability company, (3) the State of Colorado acting by and through its Board of Land Commissioners, (4) Columbine-Lakewood Colorado Soccer Association, a Colorado nonprofit corporation, (5) Sterling Ranch Fore, LLC, a Colorado limited liability company, and (6) ARS Sand & Gravel Co ., LLC, a Colorado limited liability company, to the extent of their respective interests in the Property, together with their respective successors and assigns with respect to such interests.

"Parcel 1 of the Property" means the portion of the Property described as Parcel 1 on Sheet 2 of this Development Plan.

"Parcel 2 of the Property" means the portion of the Property described as Parcel 2 on Sheet 2 of this Development Plan.

"Parcel 3 of the Property" means the portion of the Property described as Parcel 3 on Sheet 2 of this Development Plan.

"Parcel 4 of the Property" means the portion of the Property described as Parcel 4 on Sheet 2 of this Development Plan.

"Parcel 5 of the Property" means the portion of the Property described as Parcel 5 on Sheet 2 of this Development Plan.

"Parcel 6 of the Property" means the portion of the Property described as Parcel 6 on Sheet 2 and Sheet 3 of this Development Plan.

"Parcel 7 of the Property" means the portion of the Property described as Parcel 7 on Sheet 3 of this Development Plan.

"Parcel 8 of the Property" means the portion of the Property described as Parcel 8 on Sheet 3 of this Development Plan.

"Parks Maintenance Facility" means a maintenance, storage, service and/or administrative facility primarily supporting parks, trails and/or open space.

"Parks Maintenance Facility Land" means land to the extent used for a Parks Maintenance Facility.

"Parks, Open Space and Trails Plan" means the Parks, Open Space and Trails Plan Overview set forth on Sheet 9 of this Development Plan.

"Parks Requirement" means the requirement, as set forth in Section S-3, 1, to provide park land (or cash or improvements in lieu thereof) in the amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.045 acres/SFDU, plus (2) the total number of MFDUs, Accessory Units and Caretaker Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit or Caretaker Unit for which the County has issued a building permit), plus, (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Notwithstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement: however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) and all Caretaker Units (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, Accessory Units and Caretaker Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

"Pedestrian Shed" means an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. A "Pedestrian Shed" may be a Standard Pedestrian Shed or a Long Pedestrian Shed.

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"Plan" means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Planning Areas- means the ~~eight~~ planning areas depicted generally on the Land Use Plan as O1, D1, D2, D3, SA 1, ~~SA2, SA3~~ and RP the boundaries of which may be adjusted as set forth in Section D-2.1 and D-2.2.

"Planning Division" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Porch" means an exterior structure that extends outside a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; typically, an addition to the main structure and used to protect an entrance.

"Previously Dedicated O1 or Regional Park Areas", with respect to any given time, means those portions of the Property within the O1 Planning Area that have previously been dedicated pursuant to Section S-1.1(C) and accepted and those portion of the Property that have previously been dedicated as a Regional Park pursuant to Section S-1.1 (A) and accepted.

"Primary Frontage" means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

"Primary Thoroughfare" means a Thoroughfare within the Property that is identified as a "Primary Thoroughfare on the Thoroughfare Plan.

"Principal Building", with respect to any lot, means the main building on such lot. see Table ~~20.~~

"Property" means land included within (and subject to) this Development Plan.

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"Record", "Recorded" or "Recording" means record, recorded, or recording, as appropriate, in the Official Records.

"Recreation Facilities" means: (7) facilities that can be used for active or specialized recreation for one or more segments of the population, including without limitation, ball fields, playfields, volleyball courts, basketball courts, tennis courts, other soft-surface or hard-surface courts, swimming pools, recreation centers, fitness facilities, fountain play areas, other water play areas, rodeo facilities, 4H facilities used for specialized or active recreation, equestrian arenas, polo facilities, other equestrian facilities, fitness course facilities, disk golf facilities, off-leash dog park facilities, mountain bike facilities, BMX facilities, climbing facilities, rollerblade facilities, skateboard facilities, docks, piers, non-motorized boat launches, playgrounds, trails (including, without limitation, trails and related improvements located outside the Property that serve to connect trails within the Property to the regional trail system located outside the Property), pavilions, picnic facilities, and areas designed to accommodate walking, jogging or running circuits (including, without limitation, walkway areas located in plazas that are expressly or implicitly designated for such use by specialized pavers, other surfacing or other methods). (2) gardening facilities for retirement-focused or assisted-living communities, (3) gardens and facilities used for other organized agricultural activities (including without limitation, 4H facilities used for organized agricultural activities) but only if the net monetary proceeds generated thereby, if any, are used solely to support community or educational activities, (4) facilities that can be used for active or specialized recreation related to fish or wildlife management (including, without limitation, 4H facilities related to fish and wildlife management), (5) interpretative signs, monuments and other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest, (6) landscaping, benches, other seating, and other site furnishings for parks, trails, or other facilities that can be used for active or specialized recreation, and (7) other improvements accessory to or necessary in providing the foregoing, including without limitation maintenance, storage, service and administration facilities and improvements, irrigation facilities, restrooms, drinking fountains, waste receptacles, lighting, other site furnishings, grading, drainage, detention, retention, and storm water facilities and improvements. Thoroughfares and parking facilities, utilities, and grade-separated trail crossings. All recreational activities within storm water facilities shall be in accordance with the County regulations.

"Regional Equestrian-only Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Equestrian-only Trails", together with any other equestrian trails connected thereto located within the Property or the Exception Parcels.

"Regional Multi-use Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Multi-use Trails", together with any other trails connected thereto located within the Property or the Exception Parcels.

"Regional Parks" means Sterling Gulch Regional Park, Burns Regional Park and Heritage Regional Park.

"Regional Trail Acres": (1) with respect to any easement for a Regional Trail dedicated pursuant to Section S-1.1 (G)(iii), means the width of such Regional Trail to be built within such easement plus four feet on each side of such Regional Trail; and, (2) with respect to any segment of the Regional Trails provided within any portion of a dedicated right-of-way (including sidewalks), means the area within such dedicated right-of-way intended for use as a Regional Trail and dedicated with a recognizable difference in appearance to the extent not part of a sidewalk.

"Regional Trails" means Regional Multi-Use Trails and Regional Equestrian-only Trails.

"Remnant Parcel" means each portion of the Property that is not included within Planning Areas O1, SA1, ~~SA2~~, or RP, and that is too small to become its own Neighborhood due to the minimum size requirements set forth in Section D-1.2(B)(vi).

"Reservoir Easement" means an easement burdening Sterling Gulch Reservoir that Owner may dedicate pursuant to Section S-1.1(B).

"Roxborough W/S Parcel" means the following parcel of real property, which is surrounded by the Property:

A parcel of land being the southeast quarter of the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter of the southeast quarter of section 31, township 6 south, range 68 west of the sixth principal meridian, as conveyed to city of aurora by deed recorded August 23, 1958 in book 125 at page 273, said parcel being located in the County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of the southwest quarter of said section 31 and considering the east line of the southwest quarter of said section 31 to bear north 00°05'22" west, 2650. 77 feet with all bearings contained herein being relative thereto; thence north 00°05'22" west, along the east line of said southwest quarter, a distance of 1325.37 feet to the southeast corner of the southeast quarter of the northeast quarter of the southwest quarter of said section 31, said point also being the point of beginning; thence along the south, west and north lines of said southeast quarter of the northeast quarter of the southwest quarter of section 31 the following three (3) courses; (1) south 89°52'20" west, a distance of 663.91 feet (2) north 00°06'12" west, a distance of 662.98 feet (3) north 89°53'44" east a distance of 664.07 feet to the northwest corner of the southwest quarter of the northwest quarter of the southeast quarter of said section 31; thence along the north, east and south line of said southwest quarter of the northwest quarter of the southeast quarter of section 31 the following three (3) courses; (1) north 89°52'27" east, a distance of 661.63 feet: (2) south 00°07'50" east, a distance of 662.77 feet; (3) south 89°52'46" west a distance of 662. 10 feet to the point of beginning, said parcel containing a calculated area of 878,768 square feet or 20.174 acres more or less.

"RP" means Planning Area RP (Regional Parks) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set Forth in Section D-2.2(C)

"SA1" means Planning Area SA1 (School District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

~~"SA2" means Planning Area SA2 (Reservoir) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.~~

~~"SA3" means Planning Area SA3 (Maintenance/Industrial) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.~~

"School District" means the Douglas County School District.

"School Sites" means those portions of the Property that Owner intends to offer For dedication to the County for purposes of constructing and operating schools thereon pursuant to Section S-1.2.

"SCZ-A Perimeter Lot" has the meaning set forth in Table 11.

"SCZ-B Perimeter Lot" has the meaning set forth in Table 12.

"Secondary Frontage" means, with respect to a building on a corner lot, the side of such building facing a Thoroughfare that is not designated to bear the primary pedestrian entrance to such building.

"SFDU" (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

"SLS" has the meaning set forth in Section S-2.5.

"Southern Connector Improvements" means a new road consisting of two through lanes connecting Moore Road and U.S. Highway 85, together with all intersections along such new road including those at Moore Road and U.S. Highway 85, and required traffic signals along such new road including those at Moore Road and U.S. Highway 85.

"Southern O1 Buffer Area" means the portion of the Property so identified on the Land Use Plan.

"Standard Pedestrian Shed" means a Pedestrian Shed that has an average distance between its edge and its center of 1,320 feet (or ¼ mile).

"State Highway Segments" means the 85 Segment, the 121 Segment, the C4 70 Segment, the Waterton Concurrency Segment, and the Titan Concurrency Segment.

"State Land Board" means the State of Colorado acting by and through its Board of Land Commissioners.

"Sterling Gulch Reservoir" means those portions of the Property within or near Sterling Gulch Regional Park that Owner may designate for use as a potential reservoir and may subject to the Reservoir Easement.

"Sterling Gulch Wildlife Corridor" means those portions of the Property that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the Sterling Gulch Wildlife Corridor, and (2) either: (a) within Planning Area O1 and dedicated in accordance with this Development Plan, (b) designated within Character Zone C1 in accordance with this Development Plan, (c) burdened by the Reservoir Easement, if any, (d) within Sterling Gulch Regional Par1<, or (e) land designated by Lead Owner for inclusion within the Sterling Gulch Wildlife Corridor and that is subject to a Recorded covenant in favor of the County that prohibits permanent buildings on such land and prohibits fencing on such land that is not wildlife friendly.

"Sterling Ranch" means the Property.

"Subdivision Resolution" means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

"TCD" or "Town Center Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Thoroughfare" means a street roadway, passage, drive, lane or similar area intended primarily for vehicular traffic.

"Thoroughfare Plan" means the Thoroughfare Plan Overview set forth on Sheet 7 of this Development Plan.

"Titan Concurrency Segment" means the segment ofTitan Road between U.S. Highway 85 and the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan).

"Titan Road Additional Dedication Segment" means the portion of Titan Road between Street C (as shown on the Thoroughfare Plan) and the western edge of the Xcel Parcel where the Xcel Parcel intersects Titan Road (as shown on the Thoroughfare Plan).

"TND" or "Traditional Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Traffic-generating Application" means an application for approval of a sketch plan, preliminary plan, final plat, use by special review, location and extent. or site improvements plan that proposes improvements on the Property and is submitted to the County by owner.

"Unallocated Density" means Dwelling Unit density permitted within the Property pursuant to Section D-4 .1 that is not yet constructed and not previously allocated by Lead Owner in accordance with Section D-4.3.

"Utility-Minor Facilities" mean any electric distribution lines, natural gas distribution pipelines, telegraph lines, telephone lines, cable television lines, data transmission lines, gas regulators, motor stations, lift stations, pumps and pump stations, pipes, systems and structures designed to collect transfer or distribute potable water (including, without limitation, water wells, treatment and storage facilities), systems and structures designed to collect, treat distribute, or dispose of sewage, water storage tanks, ponds, lakes, reservoirs (other than Major Water Storage Facilities), permitted well facilities, drainageways and stormwater structures, conveyances, retention and detention areas and facilities, and other structures, facilities, equipment , and improvements similar or related to any of the foregoing.

"Warrant" has the meaning given to that term in Section G-11.

"Waterton Concurrency Segment" means the segment of Waterton Road between Rampart Range Road and the Douglas County/Jefferson County boundary.

"Willow Creek Wildlife Corridor" means those portions of the Property along Willow Creek that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the "Willow Creek Wildlife Corridor," and (2) either: (A) within Planning Area O1 and dedicated in accordance with this Development Plan, or (B) designated as Character Zone C1 in accordance with this Development Plan.

"Xcel Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A:

A strip of land 260.00 feet in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the southeast quarter of section 25, township 6 south, range 69 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of said section 25 and considering the east line of the southeast quarter of said section 25 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southeast quarter, a distance of 1119.55 feet; thence south 89°35'35" west, a distance of 30.00 feet to a point on the westerly right of way line of Roxborough Park Road, said point being the point of beginning; thence continuing south 89°35'35" west, a distance of 2614.45 feet to a point on the west line of said southeast quarter; thence north 00°25'25" west, along said west line a distance of 260.00 feet; thence north 89°35'35" east a distance of 2615.18 feet to a point on the westerly right of way line of said Roxborough Park Road; thence south 00°15'41" east, along said westerly right of way line, a distance of 260.00 feet to the point of beginning, said Parcel A containing a calculated area of 679.852 square feet or 15.607 acres more or less.

Parcel B:

A strip of land varying in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the south half of section 30 and a portion of the west half of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 30 and considering the west line of the southwest quarter of said section 30 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southwest quarter, a distance of 1119.55 feet; thence north 89°52'05" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°15'41" west, along said easterly right of way line, a distance of 260.00 feet; thence north 89°52'05" east, a distance of 2539.83 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°59'23" east, a distance of 2635,38 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°52'45" east, a distance of 2372.20 feet: thence north 00°22'12" west, a distance of 3905.79 to a point on the southerly right of way line of titan road; thence north 89°43'08" east, along said southerly right of way line, a distance of 223.74 feet: thence south 00°08'48" west, a distance of 650.35 feet; thence south 11°27'18" west, a distance of 102.00 feet; thence south 00°08'48" west, a distance of 658.70 feet; thence south 09°28'42" east, a distance of 144.30 feet; thence south 01°31'12" east a distance of 1200.00 feet; thence south 02°47'48" west. a distance of 265.60 feet; thence south 00°50'12" east, a distance of 310.60 feet; thence south 03°42'12" east, a distance of 200.20 feet; thence south 02°58'48" west, a distance of 300.70 feet; thence south 00°50'12" east, a distance of 128.68 feet: thence south 00°50'12" east, a distance of 210.84 feet: thence south 89°52'45" west, a distance of 2595.09 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°59'23" west, a distance of 2635.26 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°52'05" west, a distance of 2540.21 feet to the point of beginning, said Parcel B containing a calculated area of 2,875,265 square feet or 66.007 acres more or less.

"Zoning Resolution" means the Douglas County Zoning Resolution, as the same may be amended from time to time.

General Provisions And Definitions, Cont.

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New date

ZR2009-004
Revision Date: OCT 17, 2025

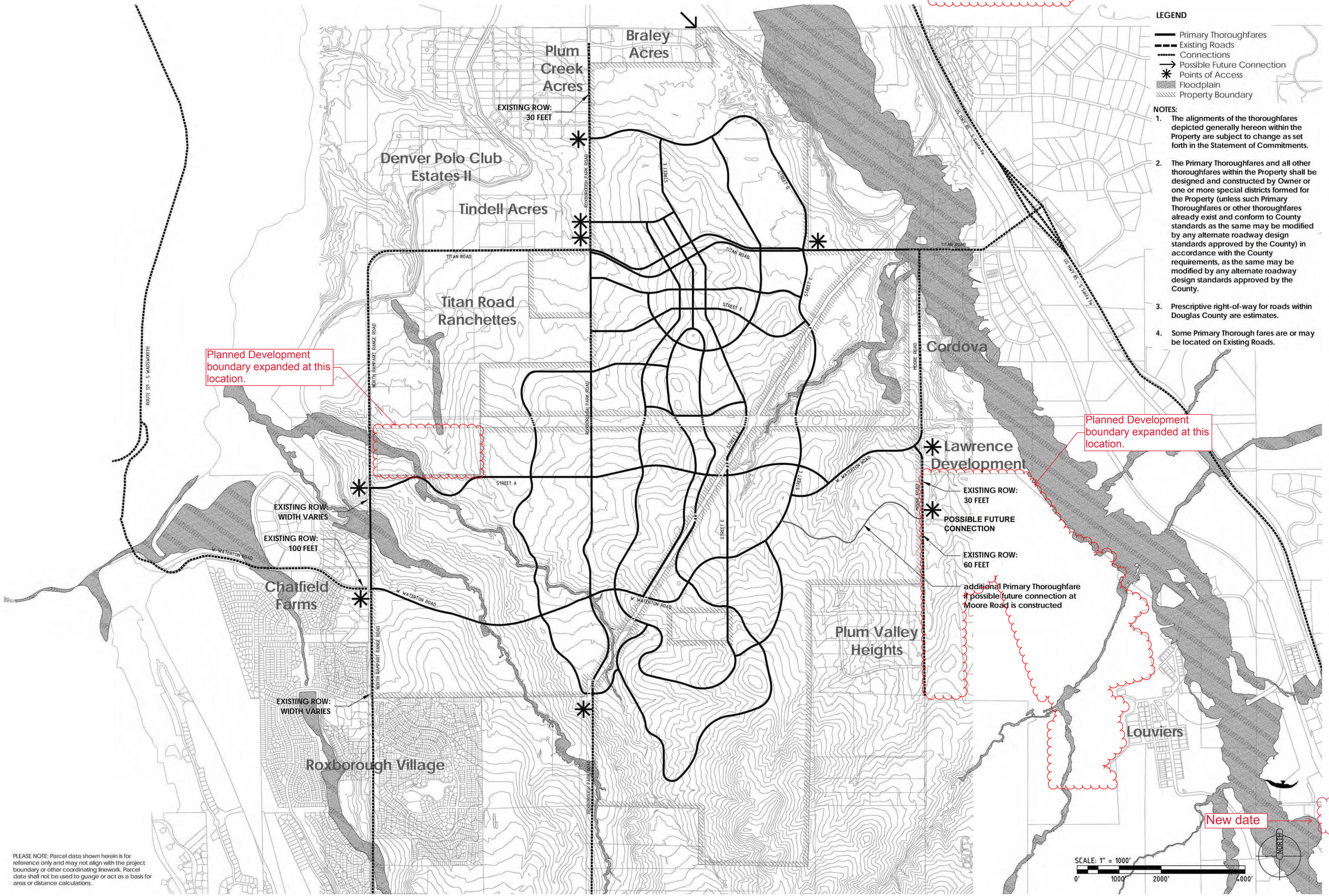
Sheet:

6

of 36

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units



LEGEND

- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Points of Access
- Floodplain
- Property Boundary

NOTES:

1. The alignments of the thoroughfares depicted generally hereon within the Property are subject to change as set forth in the Statement of Commitments.
2. The Primary Thoroughfares and all other thoroughfares within the Property shall be designed and constructed by Owner or one or more special districts formed for the Property (unless such Primary Thoroughfares or other thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) in accordance with the County requirements, as the same may be modified by any alternate roadway design standards approved by the County.
3. Prescriptive right-of-way for roads within Douglas County are estimates.
4. Some Primary Thorough fares are or may be located on Existing Roads.

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ZR2009-004
Revision Date: OCT 17, 2025

New date

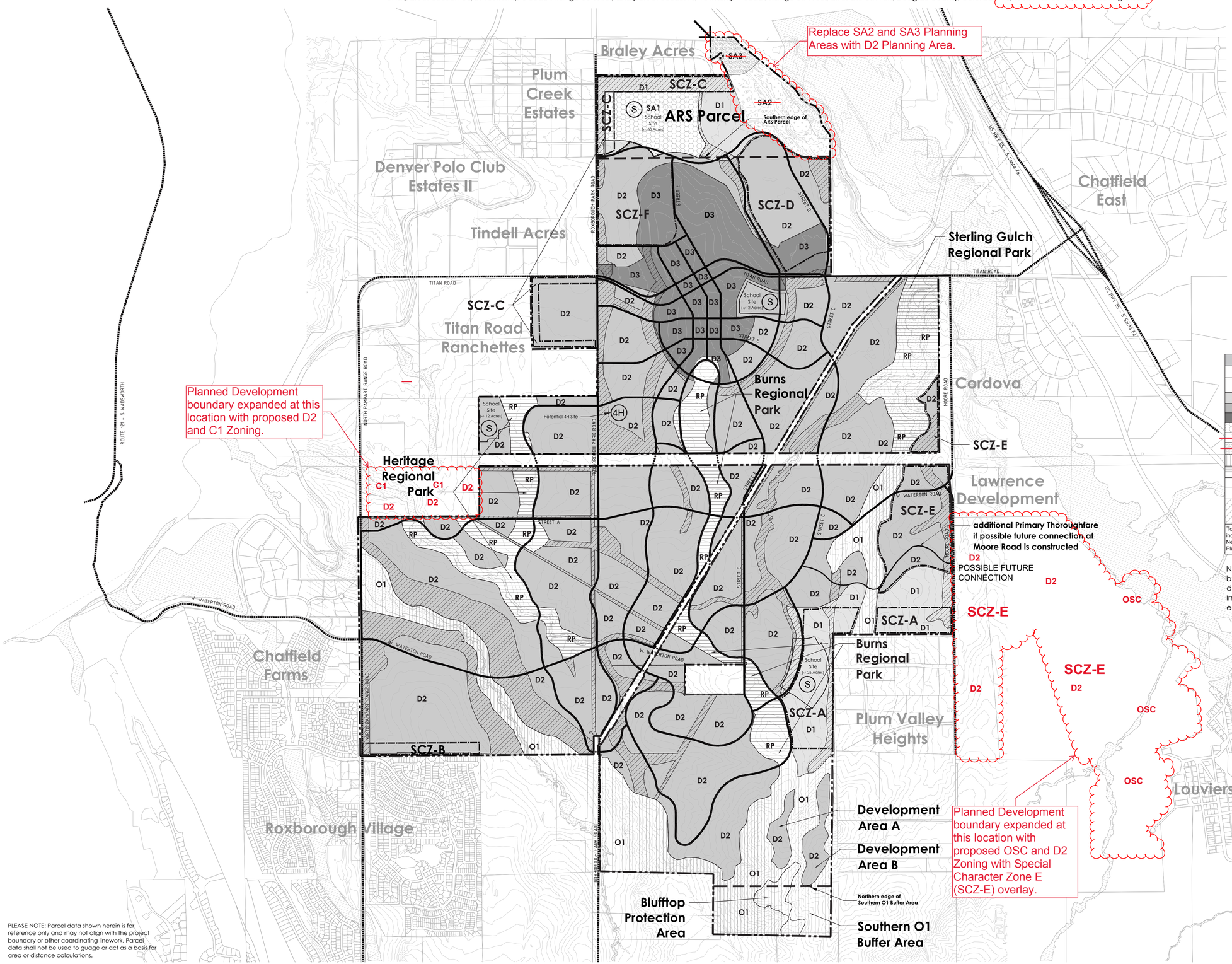
Thoroughfare Plan Overview

Sheet: 7 of 36

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units



LEGEND

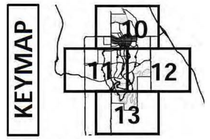
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- ~~SA2 - Reservoir District~~
- ~~SA3 - Maintenance District~~

OTHER

- School Site
- Special Character Zones
- Character Zone C1 - Multifunction Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



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Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

Planning Areas	Acres
D1 - Country/Hillside	~~160.00~~
D2 - Villages	~~2209.03~~
D3 - Town Center	~~266.56~~
SA1 - School	~~60.00~~
~~SA2 - Reservoir~~	~~59.42~~
~~SA3 - Maintenance/Industrial~~	~~13.24~~
O1 - Open Preserve	336.77
RP - Regional Park	281.01
TOTAL	~~3400.77~~
Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs: Other Parks to be designated within Neighborhoods	57.00 (estimated)

Acres updated per 13th, 14th and 15th PD Amendments.

Non-residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices.

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	~~92.47~~ 416.61
SCZ-F	84.72

NOTES:

1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

Land Use Plan OVerview

ZR2009-004
Revision Date: OCT 17, 2025

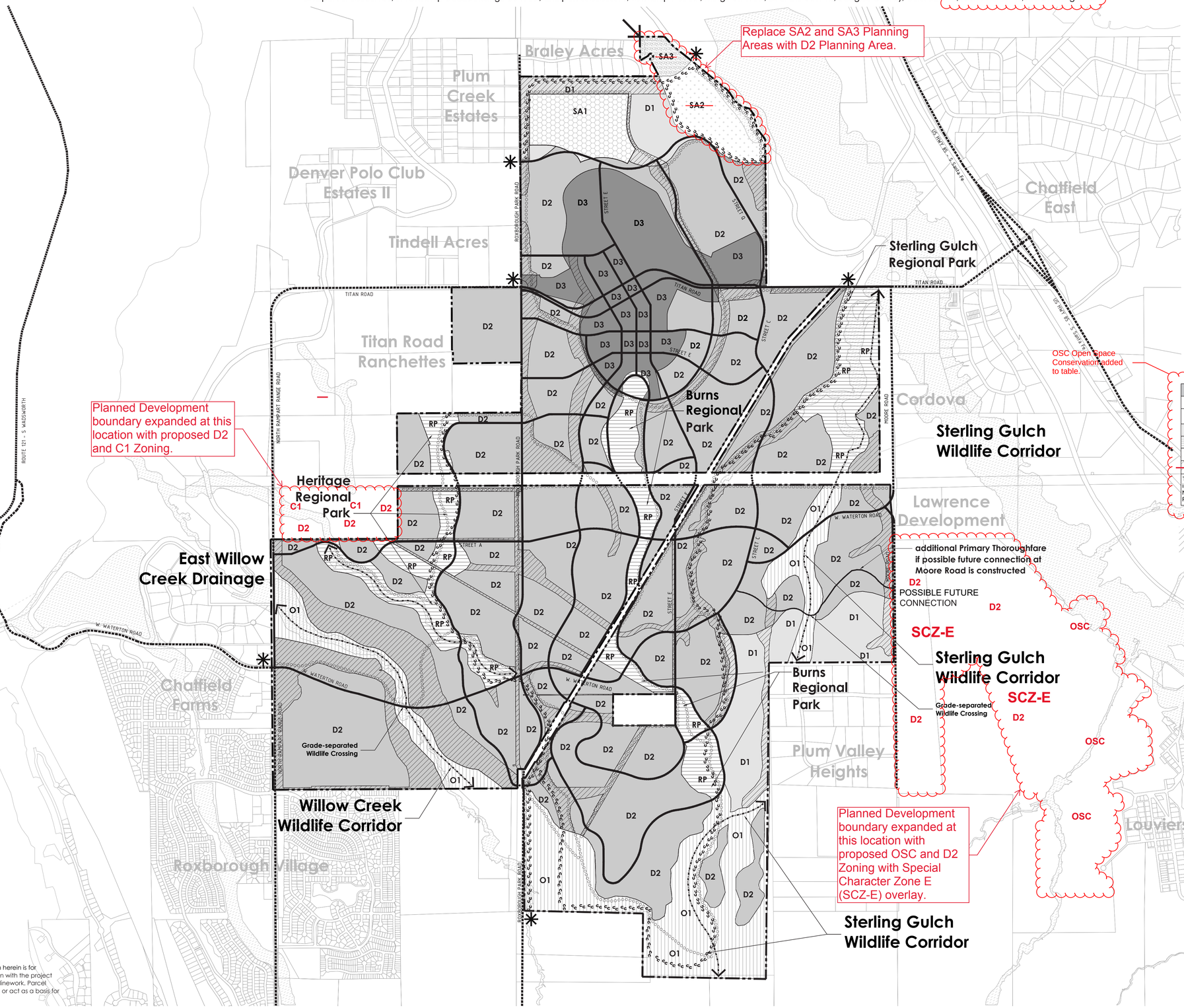
New date

Sheet: 8 of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units



PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

LEGEND

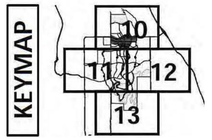
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- RP - Regional Park
- SA1 - School District
- ~~SA2 - Reservoir District~~
- ~~SA3 - Maintenance District~~

OTHER

- Character Zone C1 - Multifunction Open Space
- Floodplain
- Regional Multi-use Trail
- Regional Equestrian-only Trail
- Future Trail Connection
- Wildlife Corridor
- East Willow Creek Drainage
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



Open Space	
(Subject to adjustment pursuant to the terms of the Development Plan)	
Area	**Acres**
O1 - Open Preserve	336.77
RP - Regional Park	281.01
C1 - Multi-Function Open Space	516.09
~~SA2 - Water Storage Reservoir~~	~~59.42~~
To be included in Neighborhood/ Plat designs — Other Parks to be designated within Neighborhoods	57.00 (estimated)

NOTES:

1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**

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ENGINEER:

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ZR2009-004
Revision Date: OCT 17, 2025

New date

Parks, Open Space And Trails Plan Overview

Sheet: 9

of 36

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

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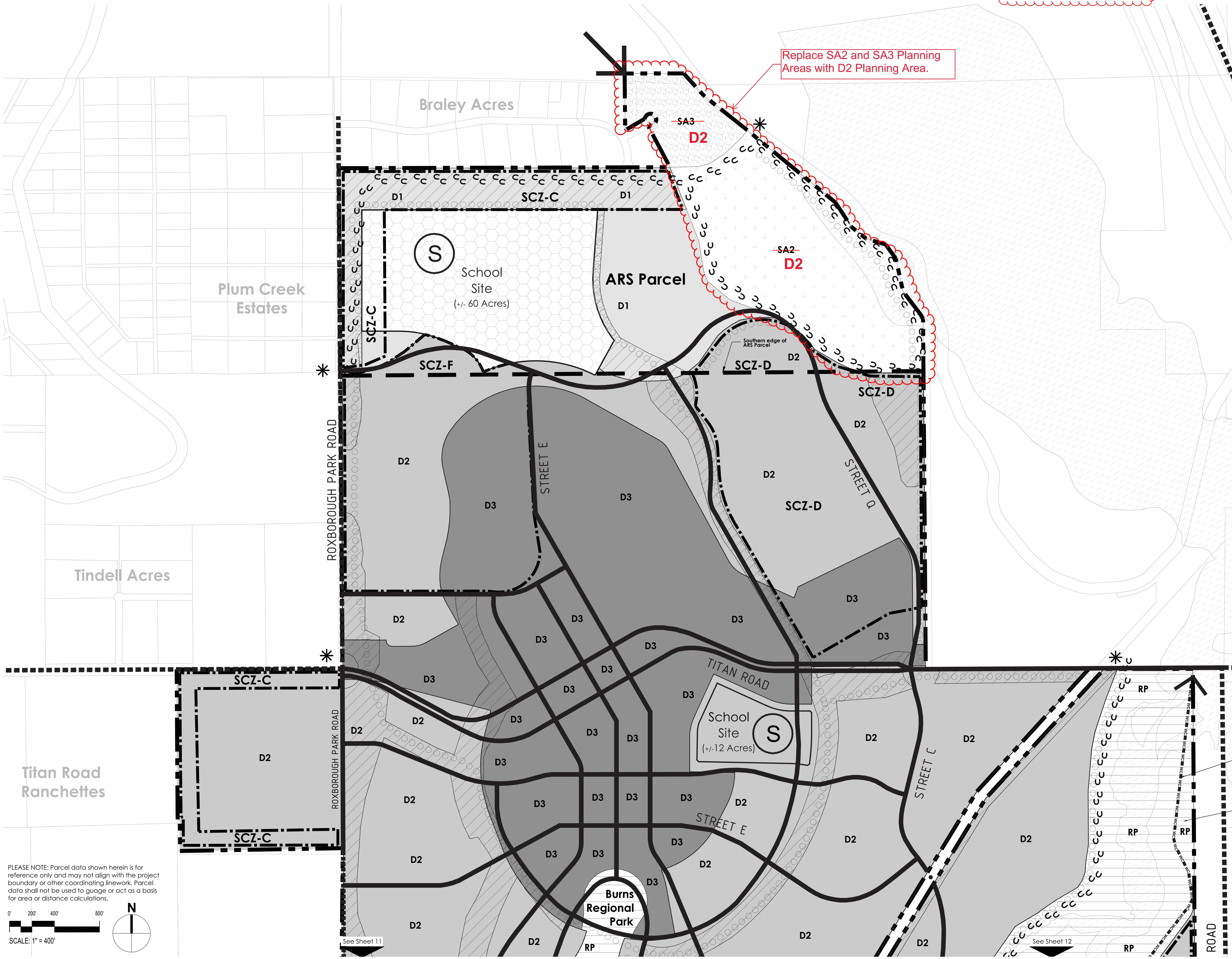

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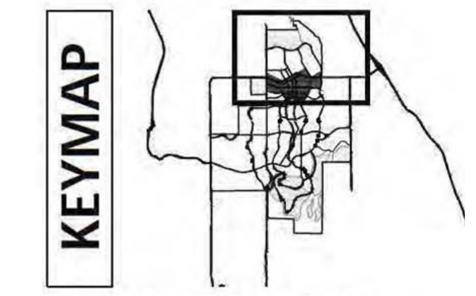

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New date

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Plan Detail A

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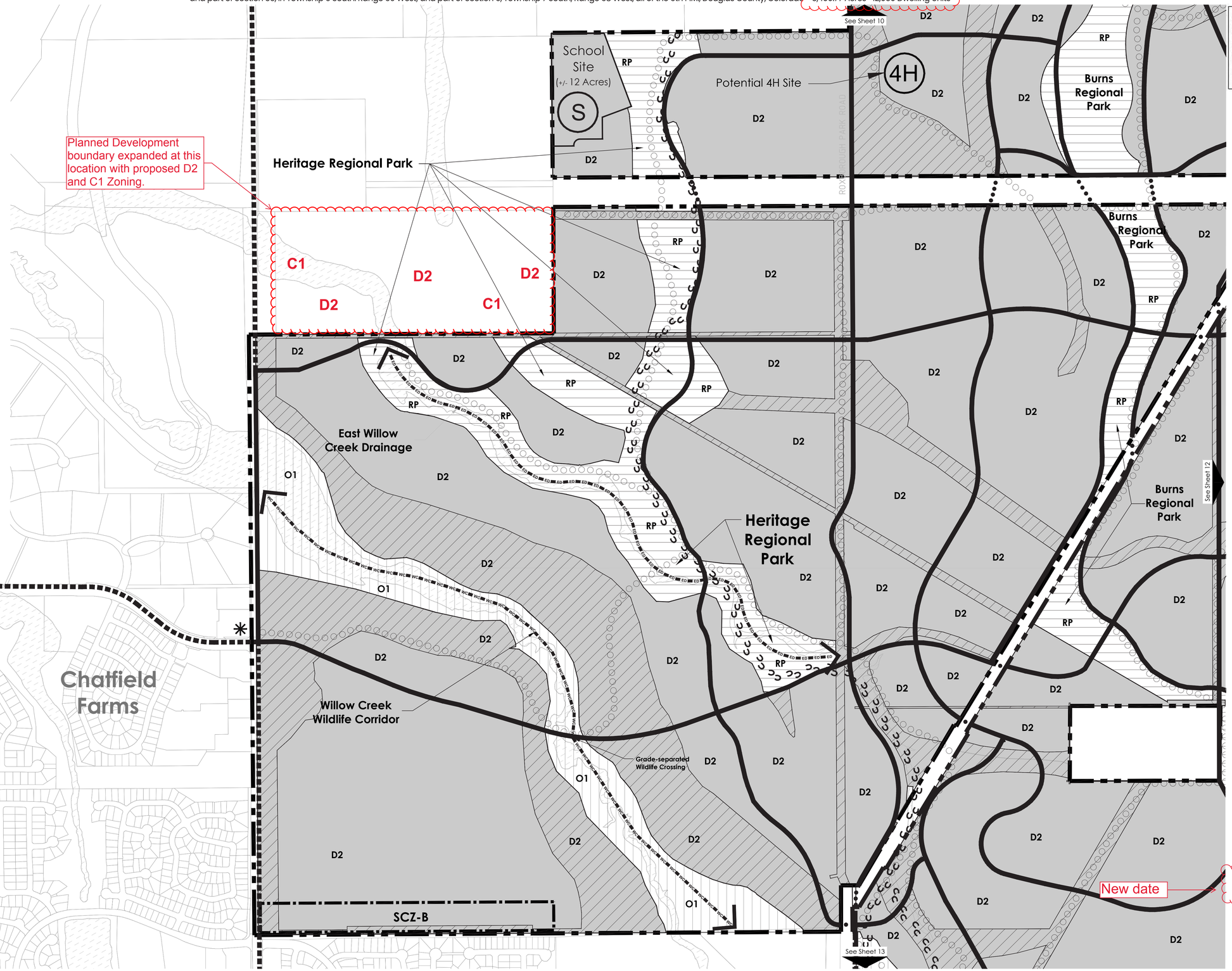

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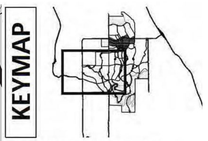

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Plan Detail B

ZR2009-004
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Sheet: **11** of 36

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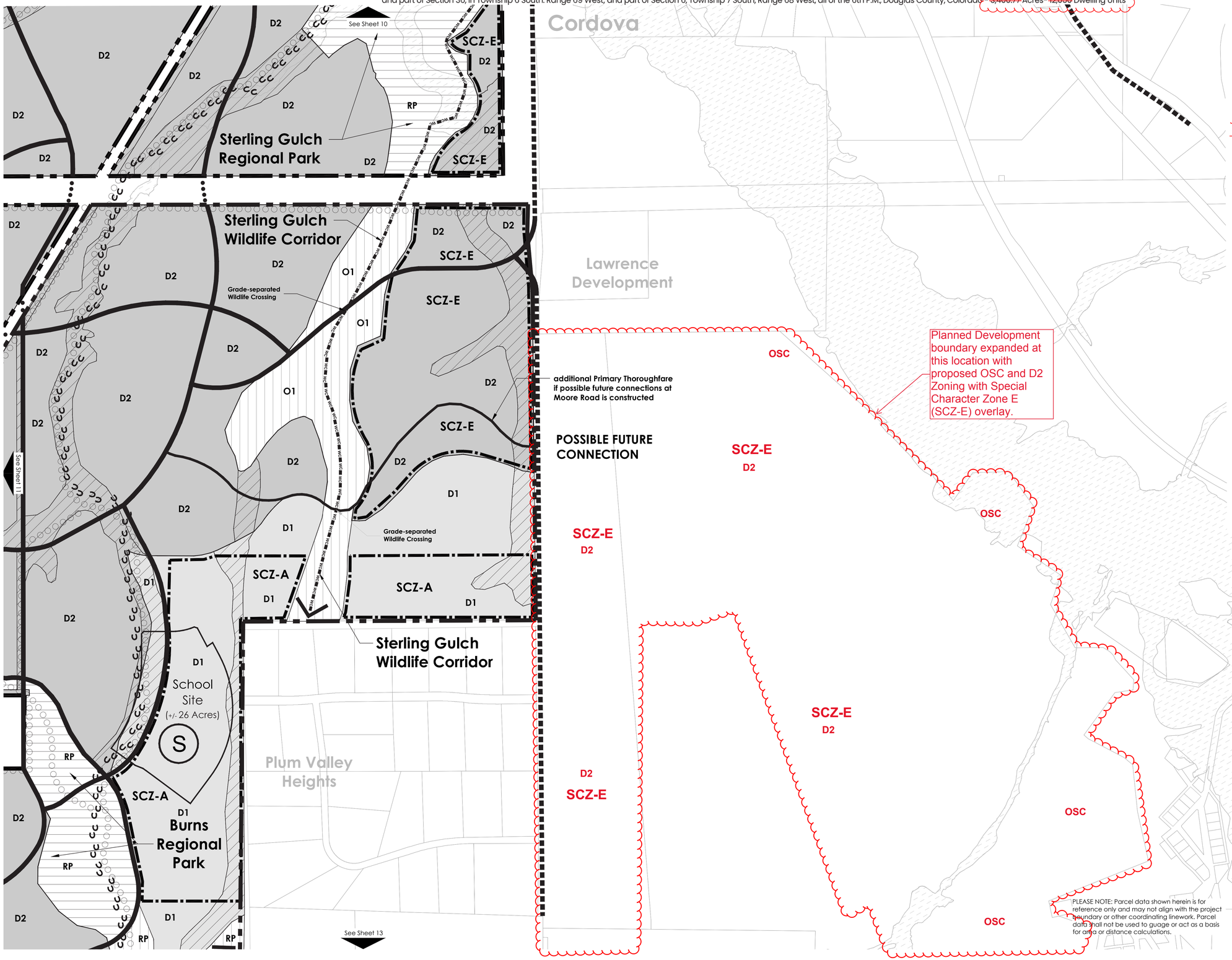

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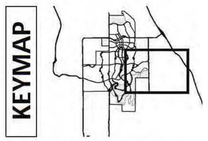

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Plan Detail C

Sheet: **12**
of 36

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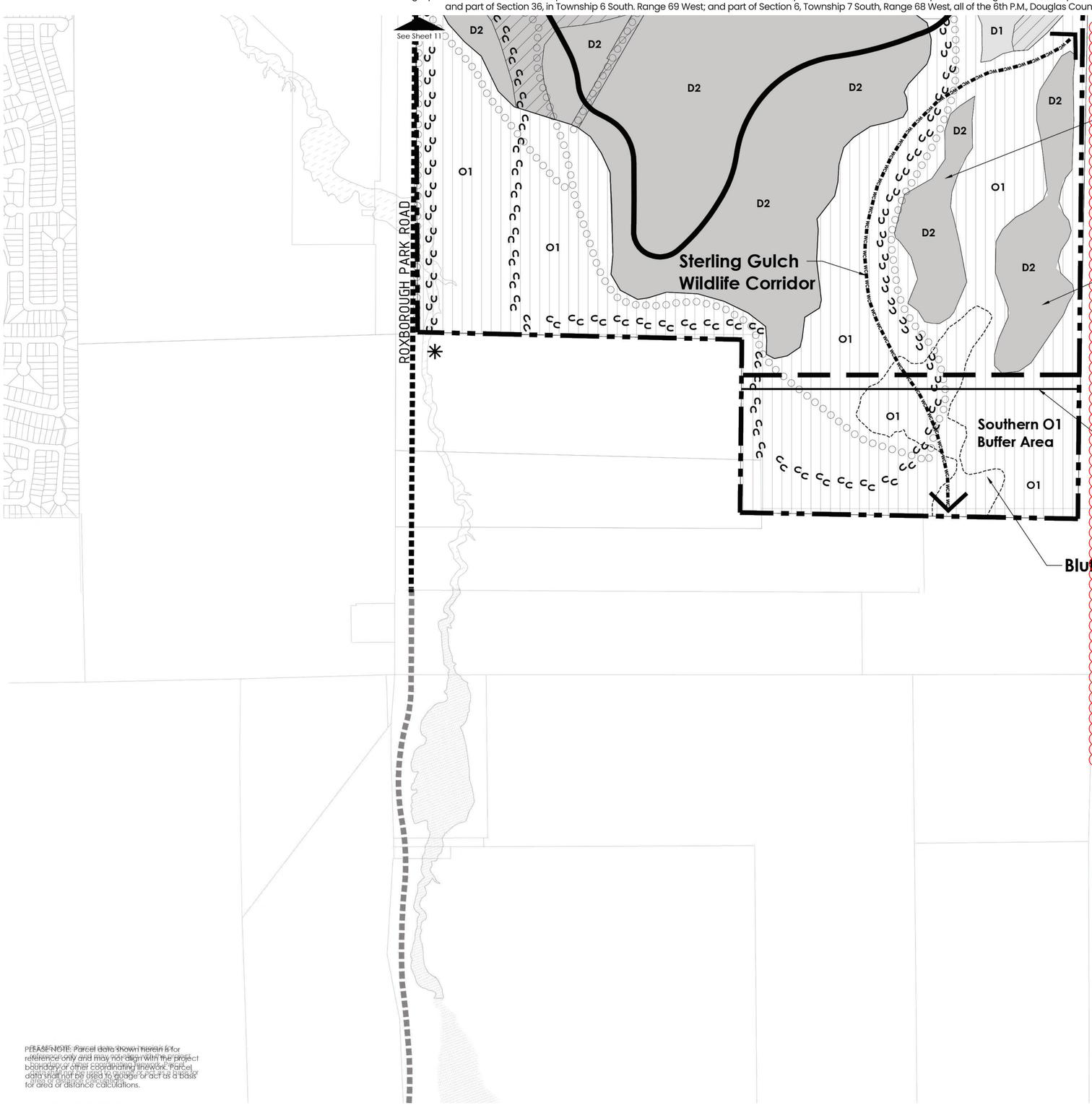

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Shift map and legend and show expanded Planning Area Boundary and proposed OSC and D2 Zoning with SCZ-E Overlay.

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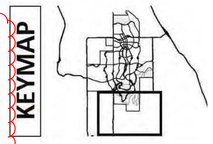

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STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix, portions of the land depicted generally on the Parks, Open Space and Trails Plan as Burns Regional Park, Sterling Gulch Regional Park, and Heritage Regional Park. Each such dedication shall be made to a special district or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Regional Parks dedicated in accordance with this Section S-1.1 (A) shall provide a functional addition to the Regional Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Regional Parks. Contemporaneously with the first dedication of any portion of any Regional Park, Owner shall provide the County with a plan depicting planned improvements for such portion of such Regional Park and improvements that may be constructed within future phases (future dedications) of such Regional Park. Such plan shall not be binding in any manner, but shall show how the entirety of such Regional Park could be developed. After such dedication of any land for a Regional Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

(ii) Sterling Gulch Regional Park and the Reservoir Easement. Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate portions of the Property within or near Sterling Gulch Regional Park as part of the Sterling Gulch Reservoir. Subject to the conditions set forth in this Development Plan, Owner may subject portions of such land to the Reservoir Easement in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix. If the Reservoir Easement is granted, it shall be granted to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. If the Reservoir Easement is granted, it shall grant public access to and use of Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

(C) Open Preserve (O1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), Other Parks (as described in Table 4), Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner: provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (E), such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(F) Form of Dedication.

Notwithstanding any other provision of this Development Plan, dedications of any portion of the Regional Parks, Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks, may be by deed, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made, including, without limitation, by conservation easement.

(G) Regional Trails.

(i) Within the Property. Certain Regional Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Regional Trails shall be established at the time of Final Plan therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan or on any Neighborhood Plan, on the condition that (a) all such Final Plats and the Regional Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Regional Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Regional Trails (on the Property) and regional trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan. and (d) Regional Multi-use Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections (except where grade-separated crossings are contemplated). Trails permitted within the Willow Creek Wildlife Corridor shall be limited to: (1) the one Regional Multi-use Trail depicted generally on the Parks, Open Space and Trails Plan and (2) Regional Trails and other trails within the area generally forming the outer edges of the Willow Creek Wildlife Corridor.

(ii) Outside the Property. Segments of Regional Trails may be located outside the Property, including without limitation within the Exception Parcels, on the condition that, to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (G)(iii) or Section S-1.1 (G)(v), as appropriate; provided, however, that Owner may not so designate the County unless the County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Regional Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Regional Trails other than those shown generally on the Parks, Open Space and Trails Plan, Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein, Owner shall not be required to obtain dedicated easements for any segment of Regional Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (G)(iii), all Regional Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

(v) Use.

(a) Multi-use Trails. Each easement for a Regional Multi-use Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access to and use of the area subjected thereto for purposes of pedestrian, non-motorized vehicular transportation, and motorized vehicular transportation to the extent required by the Americans with Disabilities Act, 42 U .S.C. § 12101 et. seq., subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which such dedication is accepted.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

Sterling Ranch will dedicate 110 acres of land for public schools within the Sterling Ranch PD.

Dedication of each school site by Owner to Douglas County will occur upon the County or public school demonstrating a reasonably necessary need for the property for the construction of a school, and upon provision by the County or public school of an approved 5-year Capital Plan or a Bond Plan demonstrating the ability to fund and construct a school on a given site.

The final boundaries of the school sites depicted generally on the land use plan will be decided during the process of completing the Preliminary Plan for the area in which a school site is intended to be included.

If a school site, as identified on the Preliminary Plan, has not been conveyed by Owner to Douglas County at or prior to the recording of the Final Plat in which the school site is located because the County or public school has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site, the site will be retained and developed by Owner, and Owner will provide an alternative school site for consideration or cash-in-lieu thereof..

(B) Cash-in-lieu.

Cash-in-lieu of land dedication shall be required when deemed, by the Board, to be more appropriate in satisfying the needs of the proposed development and concerned agencies. Owner may provide a cash-in-lieu of land dedication payment to the County or offer other acceptable land for a public school. Any cash-in-lieu payment shall be used for purposes of providing school services or facilities within the Property. The amount of any Cash-in-Lieu payment shall be based on the fair market value of the land that has been identified as a school site in the Preliminary Plan.

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat. or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

This section will be updated based on the final recorded version of the 13th PD Amendment.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any segment ofTitan Road to the extent right-of-way for a six-lane road along such segment of Titan Road has already been provided at the time of the County's request pursuant to this Section S-1.3 (C).

S-1.4 Fire.

(A) Fire Station.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities .

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

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ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

S-2. ON-SITE OR OFF-SITE IM PROVEMENTS

S-2.1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or. at Owner's option , may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, roads and interchange improvements, water and sewer facilities, fire protection, drai nage facilities (including without limitation, detenuon and retention facilities), mosquito control, la ndscaping, park im provements and trails. Notwithsta nding any provision in this Development Pla n, each obligation of Owner to design, construct or install improvements as set forth in this Development Pla n, may be performed by, and/or fina nced (in whole or in part) by one or more special districts

S-2.2 Regional Park Improvements.

The Owner and Special District will work to identify future regional park amenities. In recognition that recreational needs change over time and to allow the ability to respond to such changing needs, the Owner and Special District may substitute improvements set forth in Table S-2.2 below to accommodate the recreational needs of Douglas County residents and Sterling Ranch residents.

Table S-2.2

	Improvement	Improvement Value
Burns Regional Park	Four Multi-purpose play fields (turf)	$1,000,000
	Turf amphitheater & small band shell	$500,000
	Picnic shelters, Picnic tables	$106,000
	Hard surface area with 4 courts	$120,000
	Two Tennis courts	$80,000
	Large children's play area	$200,000
	Small children's play area	$75,000
	Two permanent toilet facilities	$400,000
	250 car paved parking lot	$420,000
	BMX/mountain bike skills course	$500,000
	Trails & paths	$500,000
	Park furniture	$100,000
	Ped & security lighting	$75,000
	Park ID, Regulatory & directional signage	$75,000
	General utility work sewers/electric etc	$200,000
Heritage Regional Park	Visitor Center	$1,000,000
	Rustic Amphitheater for 30 to 50 people	$30,000
	50 car paved parking lot/access drive	$102,000
	Outdoor interpretive exhibits, trail loop & signage	$75,000
	500sf multi-purpose shade structure	$40,000
	Trails & Paths	$500,000
	20 car parking area and access drive	$42,000
	150-200sf shade/picnic shelter	$20,000
	Interpretive signage	$50,000
	Regulatory, interpretive & directional signage	$75,000
	Benches/tables/ trash cans/shade structures/trees	$500,000
Sterling Gulch Regional Park	30 car lot with + 15 spaces for trailers	$48,000
	Carry-in boat launch	$25,000
	Interpretive, directional & regulatory signage	$75,000
	Fish cleaning station	$10,000
	Continuous 8' paved loop trail	$249,200
	Continuous 5' graveled loop trail (no edging)	$62,300
	Benches	$9,600
	Fishing piers	$40,000
Total for All Regional Parks		**$7,304,000**

S-2.3 Other Park Improvements.

In connection with the dedication of any Other Park, Owner (or one or more special districts Formed for the Property) may provide Recreational Improvements within such Other Park in accordance with the provisions of the Commitments Matrix.

S-2.4 Water and Sewer Facilities.

Except to the extent set forth in Note H of Table 2 regarding certain improvements as specified in such Note H, all lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this SectJon S-2.4 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.5 Roadway Improvements.

(A) Within the Property.

(i) General. Thoroughfares within the Property shall be provided by Owner or one or more special districts Formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway desig n sta ndards approved by the County) as needed to serve development of the Property at such times as requested by the County in accorda nce with County requirements, as modified by any alternate roadway design standards approved by the County. The following road segments shall be deemed "Thoroughfares within the Property" for purposes of this Section S-2.5, and accordingly, shall be Owner's responsibility to provide, subject to the provisions of this Section S-2.5, provided, however, Owner shall not be required to provide auxiliary lanes along the following roads segments that are needed for access for development (including redevelopment) outside the Property:

a) Titan Road from Roxborough Park Road to the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan),

b) Roxborough Park Road from Titan Road to the most northerly point where the Property is contiguous with Roxborough Park Road (as shown on the Thoroughfare Plan),

c) the segment of Rampart Range Road that is contiguous with the Property (as shown on the Thoroughfare Plan), and

d) the segment of Moore Road between Titan Road and the most southerly point where the Property is contiguous with Moore Road.

(ii) Road Standards. All Thoroughfares within the Property shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the sa me may be modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies.

To the extent requested by the Cou nty, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

(C) Outside the Property But Within the Concurrency Area.

Please refer to the *Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for the Titan Road and Waterton Road Concurrency Segments*. This agreement was implemented to clarify certain roadway commitments as described in the Sterling Ranch Planned Development.

(i) Titan Road Concurrency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Titan Concurrency Segment to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements may not operate in a manner that will generate material traffic, as appropriate. until there is deemed provided either the improvements set forth in Section S-2.5(C) (i)(a) or Section 2.5(C) (i)(b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (7) through lanes within the Titan Concurrency Segment as then-needed to bring the Tita n Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than six through lanes therein, and (2) improvements to the following intersections/ interchanges as then-needed to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard: (A) Titan Road and Highway 85, including highway ramps, (B) Titan Road and Titan Park Circle, and (C) Titan Road and Wildlife Way, plus improvements to other roads as needed to meet the County's Road Concurrency Standard, or (b) such other improvements as are then-necessary to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such Owner and the County.

(ii) Waterton Road Concurrency. If, at the time a Traffic-generati ng Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Waterton Concurrency Section to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for tra ffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements are not allowed to operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(ii)(a) or Section 2.5(C)(ii) (b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (1) through lanes within the Waterton Concurrency Segment as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than four through lanes therein, and (2) the following improvements as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard: (A) a bridge over the Highline Canal as it intersects with the Waterton Concurrency Segment, however, collectively, all such Owners shall not be required to provide more than four lanes within such bridge, (B) a bridge over the South Platte River as it intersects the Waterton Concurrency Segment, however collectively, all such Owners shall not be required to provide more than four lanes within such bridge, and (C) improvements to the intersections of Waterton Road and the following streets and accessways: (A) Dante Drive, (B) Campfire St. , (C) Liverpool Circle/Hunters Hill Lane, (D) the access driveway located between Lot 118 and Lot 177E according to the Chatfield Farms Plat, (E) the access driveway located on Lot 117E of the Chatfield Farms Plat. and (F) Rampart Range Road, or

(b) such other improvements as are necessary to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such applicant and the County.

(iii) Road Design to Accom modate Lawrence Commercial Traffic. All improvements to North Moore Road affecting the access to/egress from North Moore Road and Lawrence Construction Company located on the Lawrence Parcel shall be designed in accordance with County standards; however to the extent accepta ble to the County, Owner shall also design such improvements to accommodate turning movements for girders and other long bridge components traditionally hauled by Lawrence Construction Company. Similarly, all improvements to the intersection of North Moore Road and West Tita n Road shall be designed in accordance with County standards; however to the extent acceptable to the County. Owner shall also design such improvements to accommodate a turning radius so as to not restrict a right turn from northbound North Moore Road onto West Titan Road by commercial vehicles traditiona lly used by Lawrence Construction Company.

(iv) Provided. As set forth in the County's concurrency regulations contained with the zoning Resolution as of February 9, 2009 (the date the application for the Development Plan was submitted to the County for approval) , for purposes of this Section S-2.5(C), improvements shall be deemed provided in respect of any proposed residential development if (a) such improvements are under construction and will be available at the time the impacts from such proposed residential development will occur, (b) such improvements are guaranteed by an enforceable development agreement, subdivision improvement agreement or other agreement that ensures such improvements will be availa ble at the time the impacts from such proposed residentia l development will occur, (c) such improvements are Planned Capital Improvements (as such term is defined in the Zoning Resolution), or (d) such other provision as may be acceptable to the County is made for ensuring such improvements will be available at the time the impacts from such proposed residential development will occur.

(v) Road Standards. Road improvements to be provided pursuant to this Section S-2.5(C) shall be designed and constructed in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(D) State Highways .

(i) System Level Study.

(a)Upon request of the Cou nty, Lead Owner shall pay to the County an amount not to exceed $100,000.00 as its contribution for use by the County, working in conjunction with CDOT and Jefferson County, and other appropriate entities, to develop and secure an approval of findings of a system level study (the "SLS") associated with the 1601 process by the CDOT Transportation Commission or designated approval authority (the "Commission ") , if required by COOT, as generally described in this Section S-2.5 (D) , unless the County and Lead Owner agree otherwise. Such payment shall be made within 30 days of written request from the County.

(b) The SLS shall: (1) analyze traffic on the State Highway Segments projected to be generated from development as of the projected build-out of the Property, (2) determine the improvements to the State Highway Segments that are needed to accommodate such traffic projections, (3) set forth projected costs for such improvements, and (4) set forth the total amount of Lead Owner's obligation to pay its pro rata share of the costs to construct such improvements to the 85 Segment and to the 121 Segment, as calculated in accordance with the provisions of Section S-2.5(D)(ii)(a).

(c) The County reserves the right to expand the SLS to the extent necessary to secure Commission approval of the SLS; provided, however that in no case shall Lead Owner be required to pay more than $1 00,000 toward the cost of the SLS.

(d)The SLS shall be performed by a traffic engineer mutually-acceptable to the County and Lead Owner.

(e)If the Owner desires to advance the processing of final plats prior to Commission approval of the SLS, the pro rata share payments as described and limited in Section S-2.S(D) (ii) (a) related to applications for final plats may be deferred to a date no later than 60 days after the approval of the SLS by the Commission unless the County and Lead Owner agree otherwise. In no case shall the Owner be allowed to defer pro rata share payments related to applications for final plats beyond an aggregate of 1,000 platted lots unless the County and Lead Owner agree otherwise. The pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of the SLS unless the County and Lead Owner agree otherwise. Notwithstanding the foregoing, if the County expands the scope of the SLS beyond that described above, then the pro rata share payments as described and limited in Section S-2.5 (D) (ii) (a) related to applications for final plats, use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of such expanded SLS unless the County and Lead Owner agree otherwise.

(ii) Improvements . Traffic (including future traffic) not generated by development on the Property as well as traffic generated by development on the Property will contribute to the total traffic on the State Highway Segments. Owner desires to be part of a regional solution to provide improvements to the State Highway Segments as needed to accommodate traffic thereon. Accordingly, Owner is willing to make the commitments set forth in this Section S-2.5(D)(ii) .

(a) Owner shall pay its pro rata share of the costs to construct those improvements to the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the proportionate amount of traffic on each of the 85 Segment and the 121 Segment (considered separately) projected to be generated from development on the Property as of the projected build-out of the Property as determined by the SLS versus the amount of traffic on the 85 Segment or the 121 Segment, as appropriate, projected to be generated by sources other than development on the Property as of the projected build-out of the Property as determined by the SLS. Payments to satisfy Owner's pro rata share obligation under this Section S-2.5(D) (ii)(a) shall be due incrementally as development occurs on the Property as follows: Each of: (1) the Recording of any final plat proposing traffic-generating improvements on the Property submitted to the County by Owner, and (2) the County's approval of any application for use by special review or site development plan proposing traffic-generating improvements on unplatted portions of the Property submitted to the County by Owner, shall be conditioned upon Owner paying to the County the amount equal to the total amount of Owner's pro rata share obligation under this Section S-2.5(D) (ii) (a) for each of the 85 Segment and the 121 Segment, multiplied by the CPI Adjustment Factor therefore, and then multiplied by a fraction, the numerator of which is the traffic expected to be generated from the improvements on the Property then-being proposed by such final plat. use by special review or site development plan, and the denominator of which is the total traffic expected to be generated from development on the Property. Owner shall not be req ui"red to pay any amount due under this Section S-2.S(D) (ii) (a) in respect of any improvements more than once.

(b) Owner shall cooperate in, and encourage the formation of, a regional transportation authority or other vehicle to provide funding for the construction of improvements to the C-470 Segment as deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner shall participate in such regional transportation district or other funding vehicle in the same manner as other participating land owners.

(iii) CDOT Approval. Modifications to intersections at state highways shall be subject to CDOT review and approval.

S-2.6 Trails.

The Regional Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property , in accordance with the standards set forth in Section S-7.1 . Segments of such Regional Trails shall be constructed no later than the time set forth therefor in the Commitments Matrix. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Regional Trails located outside of the Property. Owner shall design and construct the equestrian trail described in S-1.1 (H) no later than the time set forth therefore in the Commitments Matrix.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement .

(A) Credit. As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, cash-in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement, In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for certain land acreage in accordance with Section S- 3.1 (A)(i), and for certain cash and improvements in accordance in Section S-3.1 (A)(ii)-(iv).

(i) Owner shall receive credit towards satisfying the Parks Requirement for:

(a) the number of acres of Regional Parks (exclusive of Thoroughfares the primary purpose of which is not to serve any Regional Park) dedicated in accordance with Section S-1.1(A),

(b) the number of acres of land subject to the Reservoir Easement (including without limitation, submerged land) dedicated in accordance with Section S-1.1 (B),

(c) the number of acres of Other Recreational Parks provided within the Property (exclusive of Thoroughfares the primary purpose of which is not to serve any Other Recreational Park) , on the condition: (1) that such Other Recreational Park is included within the same Final Plat as, or is otherwise reasonably near, the development then-increasing the Parks Requirement, and (2) no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and recreational improvements therein.

(d) the number of Regional Trail Acres for which easements are dedicated in accordance with Section S-1.1 (G)(iii) or which are otherwise provided pursuant to the terms of this Development Plan (e.g ., portions of Regional Trails within dedicated rights-of-way, easements located within the Xcel Parcel or the Denver Water Parcel. etc.).

(e) the number of acres of Parks Maintenance Facility Land provided within the Property to the extent the maintenance, storage, service and/or administration facilities thereon support Regional Parks, Regional Trails, Other Recreational Park, or other improvements providing active or specialized recreations, and

(f) 25% of the number of acres of any other portion of the Property upon which Recreational Facilities that are available to the general public, or members of a homeowners association, club or other entity are constructed.

(ii) Cash-in-lieu. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) the amount of cash provided to the County in lieu of park land dedications, divided by (2) the Fair Market Parks Appraisal Value therefor.

(iii) Recreational Facilities .

(a) General. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) 100% of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by any person or entity other than the School District; divided by (2) the Fair Market Parks Appraisal Value for such Recreational Facilities; provided that with respect to Recreational Facilities that are owned by a homeowners association, club or other non-governmental entity, and that are: (A) not available for use by persons other than members of such homeowners association, club or such other non-governmental entity, then only 25% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, (B) available for use by the general public, with or without a fee, during those times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then

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ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, or (C) available for use by the general public, with or without a fee, during only a portion of the times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then a portion between 25%and 100% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement. The exact portion of such costs to be so counted for clause (C) above shall be as agreed between Owner and the County based on the portion of the times such facilities are open to the general public. Notwithstanding the foregoing, no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and the Recreational Improvements therein.

The Owner or Special District is required to submit plans through the Douglas County Location and Extent process for the review and approval of park improvements.

(iv) Shared-Use Agreements with School District. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (a) a portion of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by the School District that are subject to a shared-use arrangement allowing for use of such facilities by the general public, with or without a fee, when such facilities are not being used by the School District; divided by (b) the Parks Appraisal Value for such Recreational Facilities. The portion of such cost to be credited toward the Parks Requirement shall be determined based on the extent such facilities are available for use by the general public as compared to other Facilities for which credit toward the Parks Requirement can be given.

(B) Fees. Notwithstanding the foregoing, if the fee that is charged for use by the general public is substantially greater than the fee charged to the members of such homeowners association, club or other non-governmental entity, and such difference in fee rates is greater than the customary differences (between the rates changed to the general public versus members) in fees charged for similar facilities in the Denver metropolitan area, then only 25% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement.

(C) Tracking. The County may require that any application for preliminary plan proposing SFDUs or site improvement plan proposing MFDUs, Accessory Units, Caretaker Units or Non-residential Buildings contain a tracking report setting forth the then-current Parks Requirement and credits received toward satisfaction of the Parks Requirement. The tracking report may consist of 1) a one page exhibit showing the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of anticipated dwelling units would generate, and 2) a one-page Park and Open Space tracking spreadsheet with the applicant's summarization of the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

(D) Parks Appraisal Value. The term "Fair Market Appraisal Value", with respect to any Recreational Facilities or cash-in-lieu, means the per acre value of a parcel of park land, located within either; (i) the Final Plat or the site improvements plan within which the additional SFDUs, MFDU, Accessory Units, Caretaker Units or Non-residential Buildings, as appropriate, are located, that causes the then-current increase in the Parks Requirement or (ii)a Regional Park as designated by Owner, that Owner would have offered for dedication if Owner was not providing Recreational Facilities or cash-in-lieu to satisfy the Parks Requirement. Such per acre value shall be the amount set forth in an appraisal submitted by Owner that conforms to County standards. For valuation purposes, such appraisal shall assume the subject park land is fully platted and identified as park land in the Plat.

S-3.2 Timing.

The Parks Requirement shall be satisfied pursuant to the schedule set forth in the Commitments Matrix.

S-3.3 Reporting.

As a condition to Final Plat approval or the issuance of a building permit for any MFDU, Caretaker Unit or non-residential building, the County may require that the applicant thereto submit a summary report setting forth how the Parks Requirement has been satisfied. The summary report may consist of a one-page exhibit showing 1) the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of dwelling units would generate, and 2) a one-page park and open space tracking spreadsheet summarizing the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

S-4. WILDLIFE AND WETLANDS/RIPARIAN PRESERVATION PLAN

S-4 .1 Protection and Enhancement of Water Resources, including Wetlands and Riparian Areas.

Willow Creek. sections of Sterling Gulch and certain unnamed washes and secondary streams, which include East Willow Creek and a number of unnamed minor swales in the upland areas of the Property are included in the open space network to be dedicated in accordance with this Development Plan. To the extent reasonable, storm water quality areas within the open space network will be designed to create a series of wet meadows and shrub riparian zones (including, without limitation, porous landscape detention, extended detention, wetlands, ponds, constructed wetlands and other best management practices not inconsistent with applicable County requirements). Other portions of the storm water system will be characterized by naturalized streams and swales, herbaceous and scrub/shrub wetlands, and other riparian areas that will provide wildlife habitat. Notwithstanding the foregoing, other best management practices providing water quality, such as extended detention basins and constructed wetlands basins shall be permitted. Sterling Gulch Reservoir is proposed for the north end of Sterling Gulch near Titan Road. If constructed, this reservoir may serve as a water storage facility and may provide aquatic and shoreline habitat for fish, waterfowl, shorebirds, and other wildlife.

S-4.2 Connectivity of Core Wildlife Habitats and Wildlife Corridors .

Portions of the open space network to be dedicated in accordance with this Development Plan serve to connect the Core Conservation Areas. Willow Creek, portions of Sterling Gulch, and certain unnamed drainages within the Property are included in the open space network to be dedicated in accordance with this Development Plan.

(A) Willow Creek Wildlife Corridor.

The width of the Willow Creek Wildlife Corridor may vary but shall be at least 1,400 feet wide on average and not less tha n 1,200 feet wide at any given point, not considering: (i) road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor. One road crossing of this area shall be permitted; other human activities on, and other uses of, these open space areas will be limited as set forth in Table 2.

(B) East Willow Creek Drainage.

The width of the East Willow Creek Drainage may vary but shall be at least 350 feet wide on average and not less than 225 feet wide at any given point, not considering road crossings.

(C) Sterling Gulch Wildlife Corridor.

The Sterling Gulch Wildlife Corridor shall extend from the north boundary of the Property to the south boundary of the Property. The width of the Sterling Gulch Wildlife Corridor may vary but shall be not less than 300 feet wide at any given point; other than: (i) at road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor.

S-4 .3 Grade-Separated Wildlife Crossings.

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i .e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

(A) Modifications to Grade-Separated Wildlife Crossings for the Sterling Gulch Wildlife Corridor. If the Owner or special district selects a culvert as the grade-separated wildlife crossing for Sterling Gulch, the Owner or special district may propose modifications to the openness ratio found in Section S-4.3, provided that: (a) mod ifications to the culvert design are reviewed and accepted by the County. In the event that the change in the design of the Grade-Separated Wildlife Crossing for the Sterling Gulch Wildlife Corridor results in material cost savings for the Owner or special district, a portion of the cost savings shall be applied to future wildlife habitat enhancement projects in northwest Douglas County. The Owner or a special district shall provide payment to the County for a portion of the cost savings to be negotiated with the County in the earlier of 4 years after January 31st, 2021 or prior to recordation of the last final plat adjacent to the Sterling Gulch Wildlife Corridor south of the Xcel Parcel.

S-5. PHASING RESTRICTIONS

No restrictions are imposed with regard to project phasing other than as expressly set forth in this Development Plan or in any development agreement between the Owner and the County.

S-6. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

All taxes on land to be dedicated for public use shall be paid in full prior to dedication.

S-7. OTHER COMMITMENTS AND PROVISIONS

S-7.1 Regional Trail Standards .

(A) Multi-Use. The width of those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan shall be at least eight feet in width. Those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan may be hard or soft surface, shall have no more than a 2% cross slope, and shall have no more than a 5% slope (within trail) to the extent feasible and desirable given topographic conditions and considering intended trail usage.

(B) Equestrian. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall be at least four-feet in width, provided that segments of such trails may have a lesser width if necessary to accommodate steep slopes (to provide traverses, etc.), stands of trees or shrubs, rock outcroppings, water features, or other topographic, natural, design features, or site considerations or to reflect the character of such trail. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall have a natural surface, crusher-fines surface, or other surface approved by the County.

S-7.2 Architectural Control Committee .

All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control commntees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-7 .3 Lighting and Dari< Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and the Sterling Ranch Lighting and Dari< Skies Standards, which shall be incorporated into the Design Guidelines

S-7 .4 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-7 .5 Weed Ma nagement .

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-7.6 State Land Board .

The County acknowledges that Parcel 7 of the Property is owned by the State Land Board acting by and through its Board of Land Commissioners (the "State"), and. accordingly, the State Land Board is an Owner. With respect to all offers of dedication and all dedications from the State Land Board provided in this Development Plan or otherwise; (A) the State Land Board shall be deemed to have reserved for itself (and for its successors and assigns to the extent permitted by applicable law) all mineral rights and mineral interests, including without limitation, oil and gas rights and interests, in respect thereof, and (B) such offers of dedications shall be subject to all other requirements of applicable law.

S-7 . 7 Archaeological Resources.

(A) Discovery Protocol.

(i) Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall provide to the project's supervising geotechnical engineer (or other consultant appointed by Owner) and all excavation contractors and excavation equipment operators materials that describe potential Archeological Resources, including photographic examples of manifestation of cultural and paleontological resources most likely to be encountered in discovery situations. Such manifestations include buried charcoal stains (especially associated with anomalous concentrations of rock in otherwise fine-textured sediments) , concentrations of rock not associated with charcoal stains, rock alignments, the foundations of prehistoric and historic structures, and historic and prehistoric artifacts such as chipped and ground stone tools and pottery. Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall conduct a training session for the supervising geotechnical engineer (or other consultant appointed by Owner), excavation contractors and excavation equipment operators regarding identification of Archaeological Resources. Each such training session shall be conducted by a professional archaeologist.

(ii) If any fossils, remains of structures or artifacts that could reasonably be Archeological Resources are discovered during any material excavation activities for initial construction occurring on any portion of the Property, then construction and excavation operations shall immediately cease within a 100-foot radius of the discovery, and the supervising geotechnical engineer (or other consultant appointed by Owner) shall be notified of the discovery. If, after examination of the discovery, the supervising geotechnical engineer (or other consultant appointed by Owner) determines the discovery could reasonably be an Archaeological Resource, then Owner shall engage a professional archaeologist to further evaluate the discovery. If such archaeologist determines such discovery is not an Archaeological Resource, then construction and excavation activities may proceed . If such archaeologist determines that further examination and evaluation is necessary, then construction and excavation activities shall not commence until either: (i) the discovery is preserved (to the extent reasonably possible) and removed from the site, or (ii) such archaeologist determines that such discovery is not an Archaeological Resource. The provisions of this Section S-7.7 shall not be deemed to relieve Owner from complying with any applicable laws.

(iii) "Archaeological Resource" means any paleontological resource or any structure or object that is at least 100 years of age and that provides information pertaining to the historical or pre-historical culture of people within the boundaries of the State of Colorado.

(B) Plan Review. To the extent the County adopts any ordinances, resolutions or regulations requiring County approval of any plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered within the County, then the County shall approve, approve with conditions, or

deny such plan within the earlier of: (i) the time period set forth therefore in the duly adopted ordinances and resolutions of the County, or (ii) 90 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(C) Comments. To the extent the County is requested by the Office of the State Archaeologist (established under C.RS. § 24-80-403), the State Historic Preservation Officer or other official state or federal agency or officer to comment on any proposed plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered on the Property, then: (i) within 15 days after receiving such request the County shall notify the Owner of the portion of the Property upon which such Archaeological Resource is located that the County has received such request, and (ii) the County shall provide its comments in response to such request within 45 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(D) Class II Reports. As part of each application submitted to the County for a preliminary plan for any part of the Property, the applicant thereof shall submit a Class II cultural resource report covering the portions of the Property including within such preliminary plan that are to be developed.

S-7.8 Livestock and Other Animals.

The number of animals permitted on any lot within the Property shall not exceed those permitted under Section 24 of the Zoning Resolution. Setbacks for Ag/Livestock Structures and parking areas related thereto shall be as set forth in Section 2411 of the Zoning Resolution. The provisions of Sections 2412 - 2417 of the Zoning Resolution shall apply to the Property.

S-7.9 Fencing.

(A) Height. Solid fences, walls and hedges may extend up to eight feet in height provided that they do not obstruct the vision of automobile traffic on adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual. Solid fences, walls and hedges may exceed eight feet in height if permitted by the County.

(B) Development Areas A and B. Notwithstanding any other provisions of this Development Plan, all fencing within Development Areas A and B shall be wildlife friendly, unless otherwise permitted by the County, and except as needed to protect agricultural production.

S-7. 10 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property. To the extent allowed by applicable law, rainwater harvesting practices may be incorporated into storm water facilities.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-7.10, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities . All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-7. 11 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains for Willow Creek, East Willow Creek and Sterling Gulch. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill .

S-7. 12 Attainable Housing.

(A) Provision of Attainable Housing Units.

It is the intent of this Development Plan that by build-out by Sterling Ranch there shall have been built within Sterting Ranch AHUs in an amount at least equal to the lesser of: (a) 3% of the number of Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch for which the County has issued final certificates of occupancy, or (b) 360.

(i) 50% Buildout.

(a) If after the County has issued final certificates of occupancy for 6,025 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built within Sterling Ranch is:

(1) more than one but less than 180, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (A) $1,050. (B) 6,025, and (C) a fraction, the numerator of which is 180 minus the number of AHUs that have been built within Sterling Ranch, and the denominator of which is 180, or

(2) zero, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to $6,326,250.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(i)(a)(1) or S-7.12(A)(i)(a)(2), if any, then Owner shall be deemed to have provided at least 180 AHUs within Sterling Ranch.

(ii) 80% Buildout.

(a) If after the County has issued final certificates of occupancy for 9,640 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch is less than 288, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (1) $1,050, (2) 9,640, and (3) a fraction, the numerator of which is 288 minus the number of AHUs that have been built (and/or have been deemed built) within Sterling Ranch, and the denominator of which is 288.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.1 2(A)(ii) (a), if any, then Owner shall be deemed to have provided at least 288 AHUs within Sterling Ranch.

(iii)Buildout.

(a) If upon submittal to the County of an application for the final plat proposing to subdivide the last portion of the Property upon which Dwelling Units may be constructed, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch plus the number of AHUs proposed within such final plat is less than the lesser of (1) 3% of the sum of the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (2) 360, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of:

(1) $1,050.

(2) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, and

(3) a fraction, the numerator of which is: (1) the lesser of: (a) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (b) 360, minus (2) the total number of AHUs built (and/or deemed to have been built) within Sterling Ra nch plus the number of additional AHUs expected to be built within Sterling Ranch, and the denominator of which is the lesser of: (x) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (y) 360.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(iii)(a), if any, then Owner shall be deemed to have fully satisfied its obligations under this Section S-7.12.

(iv) Funds Paid to DCHP. All funds paid to DCHP pursuant to this Section S-7 .12 shall be used exclusively to provide affordable housing within Douglas County. Not more than 10% of the amount of funds paid to DCHP pursuant to this Section S-7.1 2 shall be used for administrative or operational expenses.

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ZR2009-004
Revision Date: OCT 17, 2025

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

(B) Fees and Processing.

It is anticipated that, in accordance with and the goals, policies and objectives of the Douglas County Comprehensive Master Plan designed to facilitate and encourage attainable housing, the County may waive application, review, permit and inspection fees for development applications proposing attainable housing units, and the County may expedite the processing of development applications proposing attainable housing units. If the County waives such fees and expedites such applications, Owner may provide additional attainable housing units over and above that required under this Section S-7.12.

Processing Step	Processing Deadline
Completeness review by Planning Division	7 business days
Deadline for referral agencies to submit comments	20 calendar days after referral packets are mailed or electroically distributed

S-7.13 Further Development Applications.

The provisions of this Section S-7.13 are established in light of the extensive, comprehensive and detailed planning of the Property incorporated into this Development Plan, the desire to avoid the inefficiency inherent in repeating development reviews of issues which have already been addressed, and to avoid placing Douglas County at a competitive disadvantage to other jurisdictions in terms of attracting desired housing, employment, and commercial opportunities. Whether a particular land use is permitted, and whether a particular density is appropriate, shall not be raised in connection with future development approvals, except in connection with applications for Warrants and amendments to this Development Plan. Notwithstanding the foregoing, this Section S-7.13 shall not be deemed to modify any provision, process or approval criteria of the Subdivision Resolution or the Zoning Resolution, and referral agencies responsible for reviewing future development applications under the Subdivision Resolution or Zoning Resolution, as appropriate, shall have the review authority as set forth in the Subdivision Resolution or Zoning Resolution, as appropriate.

S-7.14 Signage.

To promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding, building mounted signage in Planning Area D3 and special Character Zones SCZ-D, SCZ-E and SCZ-F, shall be subject to the following regulations:

(A) Size. Exterior building mounted signs shall not exceed 1.50 square feet (sum total) per 1.0 linear feet of building face. No single sign may be larger than 200 square feet.

(B) Combination and Number. For the following sign types, exterior building mounted signage may be in any combination of type and number, subject to the requirements listed herein:

(i) Signs attached parallel to the wall (i.e., signs in relief).

(ii) Signs attached perpendicular to the wall (i.e., "blade" and "fin" signs). These shall extend no more than 30 inches from the wall surface.

(iii) Wall surface painted signs other than artistic wall murals shall be limited to 2 building faces per building.

(iv) Roof signs. These must be mounted at the parapet or eave and shall extend 28 inches or less above the parapet or eave.

(v) Awning signs.

(vi) Window signs. Any signage, whether at a window or beyond it, that is legible and understandable as signage from a distance of 10' or more, qualifies as window signage. Interior architectural elements and retail products do not qualify as window signage.

(vii) Exposed neon and LED (light emitting diode) signs shall be subject to review and approval of the Director to determine if such signs would create a public hazard. Such signs shall not be permitted if they create a public hazard such as creating a disability glare on motor vehicle traffic. Technical specifications of such proposed signage shall be provided as requested by the Director to assist in the Director's determination.

(C) Numerical Variations. Departures of up to 25% from the numerical standards set forth in this Section S-7.14 may be approved by the Director to promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding.

(D) Exclusions. The restrictions set forth in this S-7.14 shall not apply to scoreboards, signage for special events, or interior signage.

S-7.15 Water.

With each Development Applicotion proposing a project within the Property the water supply for which is proposed to be nontributary groundwater underneath land within Margin B or the Central Basin (as such terms are defined in the Zoning Resolution), or at final plat if not previously provided, unless waived by the County or previously submitted, the applicant shall submit to the County the information described in Section 1810A.03 of the Zoning Resolution. Notwithstanding the foregoing, unless otherwise approved by the County, water beneath the Property (whether in Margin A or Margin B, as such terms are defined in the Zoning Resolution) shall not be used as the water supply to serve uses on the Property newly-permitted by this Development Plan.

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Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or wtih application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-Use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district, or other governmental entity as designated by owner: provided, however, owner may not so designate the County unless the County agrees.
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such i.Jedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
01 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to <111 improvements Owner elects or is required by this Development Plan to provide. plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

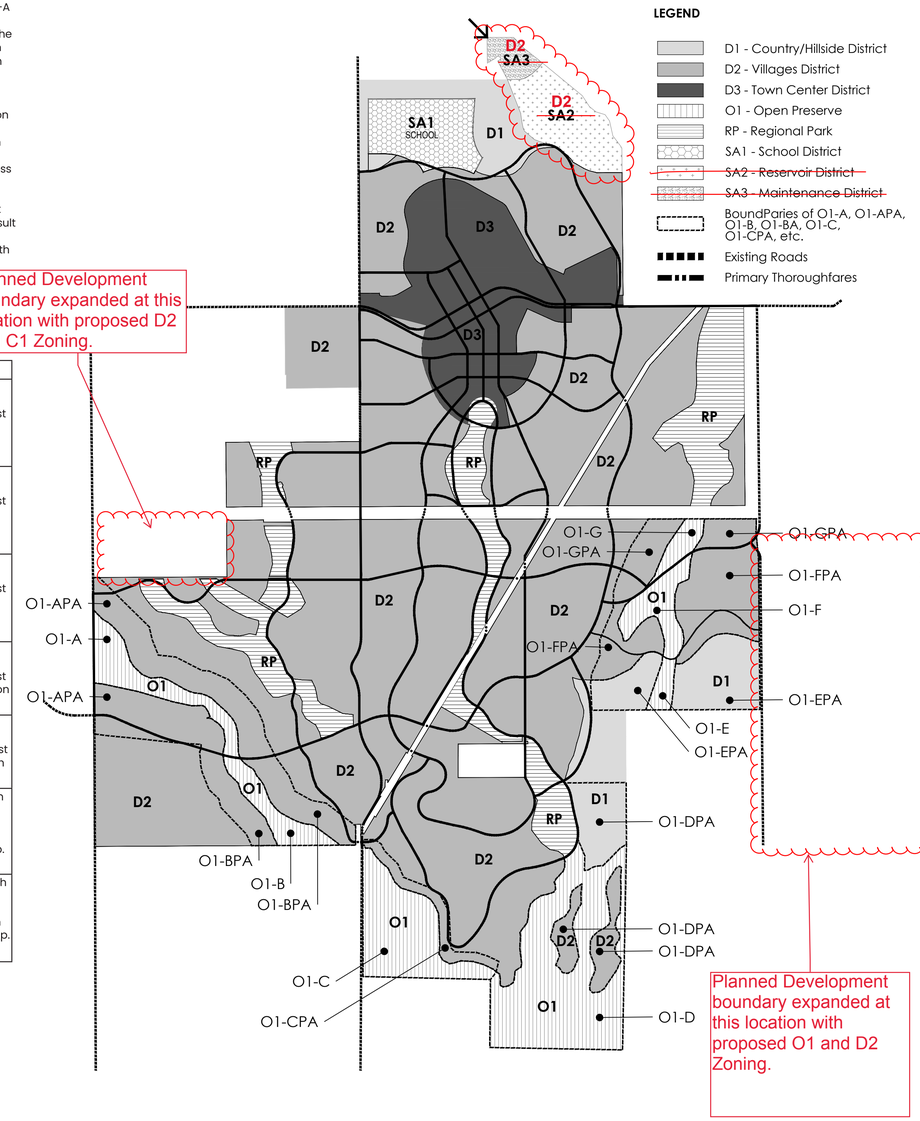
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, result in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor width narrower than required by S-4.2(C).

O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no iater than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no iater than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1.l(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map



Planned Development boundary expanded at this location with proposed D2 and C1 Zoning.

Planned Development boundary expanded at this location with proposed O1 and D2 Zoning.

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ZR2009-004
Revision Date: OCT 17, 2025

New date

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

Change 'eight' to 'six' to reflect SA2 and SA3 planning areas converting to D2.

Remove references to SA2 and SA3 planning areas as they are converting to D2.

DEVELOPMENT STANDARDS

D-1. PROPERTY DESIGNATIONS

D-1.1 Planning Overview.

The Property is comprised of ~~eight~~ Planning Areas, which are depicted generally on the Land Use Plan as O1, D1, D2, D3, SA1, ~~SA2, SA3~~ and RP. Planning Area RP is comprised of three regional parks, which are depicted generally on the Parks, Open Space and Trails Plan as Sterling Gulch Regional Park, Burns Regional Park, and Heritage Regional Park.

(A) Overview of Planning Areas D1, D2 and D3 .

Subject to, and pursuant to, the provisions of this Development Plan.

(i) one or more Neighborhood Plans may be established for each of Planning Areas D1, D2 and D3,

(ii) each Neighborhood Plan shall establish one or more Neighborhoods,

(iii) each portion of the Property within a Neighborhood shall be assigned to a Character Zone, and

(iv) these Development Standards establish permitted uses, allowable densities, and other development standards and regulations for each Character Zone, which are applicable to those portions of the Property assigned to such Character Zone.

Remove references to SA2 and SA3 planning areas as they are converting to D2.

(B) Overview re Planning Areas O1, SA 1, ~~SA2, SA3~~ and RP .

Subject to, and pursuant to, the provisions of this Development Plan, those portions of the Property included within any of Planning Areas O1, SA 1, ~~SA2, SA3~~ or RP: (i) shall not be included within any Neighborhood, and (ii) shall not be assigned to any Character Zone, except as provided in Tables 17, 18 and 19. Permitted uses and other development standards and regulations applicable to portions of the Property within Planning Areas O1, SA 1, ~~SA2, SA3,~~ and each Regional Park are set forth in these Development Standards (including Tables 2, 17, 18 and 19).

D-1.2 Neighborhood Plans.

(A) Preparation. Neighborhood Plans and amendments to Neighborhood Plans may be established by Lead Owner, and only by Lead Owner. Neighborhood Plans and amendments thereto shall comply with the requirements of Section D-1.2(B).

(B) Neighborhood Plans Requirements.

(i) Neighborhoods. Each Neighborhood Plan shall include one or more Neighborhoods as structured by Lead Owner in accordance with this Section D-1.2(B).

Remove references to SA2 and SA3 planning areas as they are converting to D2.

(ii) Eligible Property. Only those portions of the Property included within Planning Areas D1, D2 and D3 (including those portions of the Property within special Character Zones SCZ-A. SCZ-B and SCZ-C) may be included within a Neighborhood; provided, however , that no portion of the Property may be included within a Neighborhood if such portion of the Property is included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4. No portion of the Property included within Planning Areas O1, SA ~~1 SA2, SA3~~ or RP shall be included within a Neighborhood.

(iii) Contained Within One Planning Area. A Neighborhood may not be comprised of land from more than one Planning Area.

(iv) Planning Area Boundaries. In each Neighborhood Plan, Lead Owner shall specify the portions of any the Planning Area boundary that also serve as the boundary for any Neighborhood set forth in such Neighborhood Plan. The boundaries of Planning Areas shall be established in accordance with the limitations set forth in Section D-2.1.

(v) Neighborhood Types. In each Neighborhood Plan, Lead Owner shall specify the Neighborhood Type for each Neighborhood set forth therein.

(a) CND Neighborhoods. Clustered Neighborhood Development (CND) Neighborhoods shall be permitted only within Planning Areas D1 and D2.

(b) TND Neighborhoods. Traditional Neighborhood Development (TND) Neighborhoods shall be permitted only within Planning Areas D2 and D3.

(c) TCD Neighborhoods. Town Center Development (TCD) Neighborhoods shall be permitted only within Planning Area D3.

(vi) Neighborhood Sizes and Relationships to Pedestrian Sheds.

(a) CND Neighborhoods.

(1) The boundaries of each Clustered Neighborhood Development (CND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Clustered Neighborhood Development (CND) Neighborhood shall contain at least 30 acres but shall not contain more than 80 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 30 acres.

(b) TND Neighborhoods.

(1) The boundaries of each Traditional Neighborhood Development (TND) Neighborhood shall be established [illegible] the relevant Neighborhood Plan [illegible] generally by one Standard [illegible] however, the actual boundaries of [illegible] may be altered by Lead Owner [illegible] boundaries of such Standard [illegible] order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Traditional Neighborhood Development (TND) Neighborhood shall contain at least 40 acres but shall not contain more than 160 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the other provisions of this Section D-1.2(B)(vi)(b), one Traditional Neighborhood Development (TND) Neighborhood located generally in the southwest corner of Section 36, Township 6 South, Range 69 West of the Sixth [illegible] contain up to 200 acres [illegible] any Remnant Parcels that [illegible] Neighborhood in accordance [illegible] i). Notwithstanding the [illegible] of the Property that is depicted [illegible] Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 40 acres.

Remove references to SA2 and SA3 planning areas as they are converting to D2.

(c) Town Center Development (TCD) Neighborhoods.

(1) The boundaries of each Town Center Development (TCD) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed or one Long Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and may vary from the boundaries of such Standard Pedestrian Shed or Long Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each TCD Neighborhood shall contain at least 60 acres but shall not contain more than 300 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii).

(d) Other. The boundaries of Pedestrian Sheds set forth on any Neighborhood Plan may overlap. A Neighborhood may be smaller than its Pedestrian Shed, Portions of a Neighborhood may lie outside of its Pedestrian Shed if Lead Owner includes such portions within the Neighborhood pursuant to the terms of this Section D-1.2(B).

(vii) Remnant Parcels. The Lead Owner may include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is contiguous, and shall not include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is not contiguous.

(viii) Bisected and Contoured Neighborhoods. Neighborhoods may be bisected by, or contoured around, any or all of Planning Area O1, Planning Area RP, areas within Character Zone C1, and/or parcels not included within the Property. However: (a) parcels not included within the Property shall not be included in any Neighborhood, and (b) portions of the Property included within Planning Area O1, SA1, ~~SA2, SA3~~ or RP shall not be included within any Neighborhood. To the extent practicable, portions of any Neighborhood that are completely separated from the remainder of the such Neighborhood by portions of Planning Area O1, a Regional Park, areas within the C1 Character Zone and/or parcels not included within the Property shall be connected to the remainder of such Neighborhood by a trail, path, sidewalk, or Thoroughfare to facilitate creation of a cohesive identity among the entire Neighborhood.

(ix) Assignment of Character Zones . Lead Owner, and only Lead Owner, shall assign a Character Zone to each portion of the land included within a Neighborhood. Such assignments shall be set forth on Neighborhood Plans.

(a) Allocation. The amount of land within each Neighborhood that Lead Owner assigns to each Character Zone shall be consistent with the requirements of Table 1.

(b) C1 Character Zone. Lead Owner shall assign portions of the Property within any Neighborhood to Character Zone C1 as required by Section D-2.2(C).

(c) Town Center District (D3 Planning Area). Character Zones C2 and C3 included within Neighborhoods in the D3 Planning Area shall generally be directed to the perimeter of the D3 Planning Area to the extent reasonably practicable taking into consideration Lead Owner's design objectives for the Neighborhood.

(d) School Sites. Lead Owner shall assign a Character Zone to each School Site that Lead Owner includes within a Neighborhood. Lead Owner may assign any School Site included within a Neighborhood Plan to any Character Zone permitted within the relevant Neighborhood, consistent with uses permitted in accordance with Table 2.

(e) Special Character Zones SCZ-A, SCZ-B and SCZ-C. Each portion of the Property within special Character Zones SCZ-A, SCZ-B or SCZ-C that Lead Owner includes within a Neighborhood shall be assigned (by Lead Owner) a Character Zone in accordance with the requirements of Tables 11 through 13.

(f) Remnant Parcels. Each portion of a Remnant Parcel that Lead Owner includes within a Neighborhood that is not required to be assigned to Character Zone C1 pursuant to Section D-2.2(C) and not a School Site, shall be assigned by Lead Owner to either:

(1) Character Zone C1,

(2) the same Character Zone assigned to any portion of the Property adjacent to such Remnant Parcel. or

(3) a Character Zone that is within one integer of the Character Zone number assigned to any portion of the Property adjacent to such Remnant Parcel.

For example, if a portion of the Property adjacent to such Remnant Parcel has been assigned to Character Zone C3, then any portion of such Remnant Parcel may be assigned to Character Zone C1, C2, C3 or C4.

(g) Amendments to be Consistent with Existing Development Approvals. In each amendment to a Neighborhood Plan, Lead Owner shall designate each portion of the Property subject to an Existing Development Approval to either: (i) the Character Zone established for such portion of the Property by the Neighborhood Plan (or amendment thereto), or (ii) another Character Zone provided that if all improvements a pp roved within Existing Development Approvals on such portion of the Property are constructed, such improvements would conform to the development standards for such other Character Zone, unless otherwise agreed by the Director.

(h) Other Land. Each portion of the Property included within a Neighborhood other than (i) portions of land assigned to Character Zone C1 pursuant to these Development Standards, (ii) portions of land assigned to Character Zones pursuant to Tables 11 through 13, (iii) School Sites, (iv) Remnant Parcels and (v) portions of land assigned to Character Zones pursuant to Section D-1.2(B)(ix)(g), shall be assigned by Lead Owner to a Character Zone in accordance with the parameters set forth in Table 1.

(x) Unifying Civic Features. Each Neighborhood shall contain at least one unifying civic feature, the land for which shall be designated by Lead Owner on the Neighborhood Plan establishing such Neighborhood. Such unifying features may include, without limitation, a neighborhood park, green square, plaza, playground, School Site, other civic building site, a commercial area, recreation amenity site, or open space. The location of a unifying civic feature within a Neighborhood may vary depending on the intended purpose of the feature, site attributes and site constraints. For example, a commercial area may be located on a Neighborhood edge due to the need to locate retail on a major Thoroughfare.

(xi) Streets. Lead Owner shall depict the general alignments of all streets to be located with the Neighborhoods included within such Neighborhood Plan.

(xii) Regional Trails. On each Neighborhood Plan, Lead Owner shall depict the general alignments of all segments of those Regional Trails shown generally on the Parks, Open Space and Trails Plan that are to be located within the Neighborhoods included in such Neighborhood Plan.

(xiii) Retail Locations in C2 and C3. If a Neighborhood Plan contains a Neighborhood containing either or both of Character Zones C2 or C3 and may contain 300 or more Dwelling Units, then for each 300 Dwelling Units that may be located within such Neighborhood. consistent with the Notes within Table 2, Lead Owner shall designate (on such Neighborhood Plan) one block corner within the C2 and C3 Character Zones within such Neighborhood where a Retail use shall be permitted.

D-1.3 Neighborhood Plan Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any portion of the Property within Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, unless a Neighborhood Plan for such portion of the Property has been submitted to the County by Lead Owner and the Director has determined that such Neighborhood Plan complies with the requirements of Section D-1.2. Within 10 business days after Lead Owner submits a Neighborhood Plan or amendment thereto to the Director, the Director shall deliver to Lead Owner the Director's written determination regarding whether such Neighborhood Plan or amendment complies with the requirements of Section D-1.2(B). If the Director determines that such Neighborhood Plan does not comply with such requirements, then the Director's written determination shall include a list specifically setting forth which requirements were not satisfied and why such requirements were not met.

D-1.4 Applications for Future Development Approvals.

To assist the County's review of Future Development Applications, all applications submitted to the County for Future Development Approvals on any land within any of Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, shall indentify therein, by location, Character Zones(s) assigned to such land pursuant to the applicable Neighborhood Plan, including amendments thereto, if any.

D-2. BOUNDARIES

D-2.1 Boundaries of Planning Areas D1, D2, D3, SA1, ~~SA2 and SA3.~~

The Land Use Plan is intended to depict the general locations of Planning Areas D1, D2, D3, SA 1, ~~SA2 and SA3.~~ The exact boundaries and shape of Planning Areas D1, D2 and D3 (not included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4) shall be determined by Lead Owner and set forth in the Neighborhood Plans (together with amendments thereto), and the exact boundaries and shape of Planning Areas SA ~~1, SA2 and SA3~~ shall be determined by Lead Owner and set forth on Final Plats of such areas, on the condition that: (a) the total acreage within Planning Areas SA1 (the School District) may not be increased beyond 90 Net Usable Acres, (b) the total acreage within Planning Area D2 may not increase by more than 5% from that shown on the Land Use Plan, and (c) the total acreage within each of Planning Areas D1, D3, ~~SA2, and SA3~~ may not increase by more than 15% from that shown on Land Use Plan. Changes in the boundaries of such Planning Areas resulting in an increase in the total acreage within Planning Areas SA1 beyond 90 Net Usable Acres, an increase in the total acreage within any of Planning Area D2 by more than 5% from that shown on the Land Use Plan, and an increase in the total acreage within any of Planning Areas D1, D3, ~~SA2, or SA3~~ by more than 15% from that shown on the Land Use Plan, shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures, as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution.

D-2.2 Boundaries of Planning Areas O1 and RP and Character Zone C1

The Parks, Open Space and Trails Plan is intended to depict the general location of Planning Area O1 (Open Preserve), Planning Area RP (Regional Parks) and certain portions of Character Zone C1 (Multi-function Open Space). The boundaries and shape of such areas may be altered as provided herein.

(A) Planning Area O7.

(i) Boundaries. The exact boundaries and shape of any portion of the area identified generally on the Land Use Plan as Planning Area O1 shall be determined by Owner (subject to approval by the Director as set forth in Section D-2.2(A)(iii)) at the time such portion is dedicated (as required by Section S-1.1 (C)) and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the total acreage of such O1 areas to be so dedicated upon occurrence of the events requiring all such dedications pursuant to the O1 Dedication Table, shall not be less than the amount set forth therefor on the Land Use Plan (inclusive of Thoroughfares that fall within or cross such O1 areas), and any difference between the boundaries or shape of such areas proposed to be dedicated versus the boundaries of such areas depicted generally on the Land Use Plan satisfies the criteria set forth in Section D-2.2(A)(iii).

(ii) County Review and Approval. The boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) shall be submitted to the Director for the Director's review and approval. Within ten business days after the date any such proposed boundaries are submitted by Owner to the Director, the Director shall review such submittal and deliver written notice to such Owner wherein the Director either approves or rejects such proposed boundaries. If the Director rejects any such proposed boundaries, then the Director shall set forth in such notice the specific reasons why such proposed boundaries fail to satisfy the criteria for approval (set forth in Section D-2.2(A)(iii)).

(iii) Criteria. The Director shall approve proposed boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) if:

(a) the proposed boundaries do not materially and negatively impact habitat qualities,

(b) the proposed boundaries do not result in any portion of the Blufftop Protection Area being removed from the O1 Planning Area,

(c) with respect to the Willow Creek Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(A), or otherwise conflict with applicable County floodplain regulations,

(d) with respect to the Sterling Gulch Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(C) or otherwise conflict with applicable County floodplain regulations, and

(e) such boundaries do not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iv) Appeal. The Director's decision to reject any proposed boundaries for Planning Area O1 may be appealed by the Owner to the Douglas County Board of Adjustment.

Remove references to SA2 and SA3 planning areas as they are converting to D2.

[illegible]ndaries of any portion of Planning [illegible] any Final Plat shall be consistent [illegible] proposed by Owner and approved by [illegible]ed modification to the boundaries [illegible]g Area O1 that has been included [illegible] reviewed by the County during the platting process and shall be approved if such proposed modifications satisfies the criteria set forth in Section D-2.2(A)(iii) and the plat approval criteria set fort in the Subdivision Resolution.

(vi) Tracking. To track O1 dedications, each application for a final plat of any portion of the Property shall submit to the County, with such application, a report identifying all O1 areas previously dedicated pursuant to Section S-1.1 (C) and the acreages thereof.

(B) Planning Area RP (Regional Parks).

(i) Burns Regional Park. The exact boundaries and shape of any portion of Burns Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location, slope and the ability to provide active and specialized recreation therein is not materially less than the usability (in terms of accessibility, location, slope and the ability to provide active or specialized recreation therein) of such portion of land depicted generally within Burns Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(ii) Sterling Gulch Regional Park. The exact boundaries and shape of any portion of Sterling Gulch Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan and shall not include any land Owner designates for use as a potential reservoir, on the condition that the County concurs that the usability of such dedicated land as a regional park in terms of accessibility, location and slope is not materially less than the usability (in terms of accessibility, location and slope) of the land depicted generally as Sterling Gulch Regional Park on the Parks, Open Space and Trails Plan (other than the land Owner designates for use as a potential reservoir) and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(iii) Heritage Regional Park. The exact boundaries and shape of any portion of Heritage Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location slope and opportunities for archeological education is not materially less than the usability (in terms of accessibility, location, slope and opportunities for archeological education) of such portion of land depicted generally within Heritage Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

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ZR2009-004
Revision Date: OCT 17, 2025

New date

Development Standards

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

Remove references to SA2 and SA3 planning areas as they are converting to D2.

(C) Character Zone C1.

The portions of the Property to be included within Character Zone C1 shall be determined in accordance with this Section D-2.2(C) and Tables 11, 13 and 17. The exact boundaries and shape of any portion of the Property included within Character Zone C1 shall be set forth on the Final Plats thereof.

(i) Parks, Open Space and Trails Plan and Tables. Each portion the Property depicted generally as within Character Zone C1 on the Parks, Open Space and Trails Plan, or that is required to be assigned to Character Zone C1 pursuant to Table 11, Table 13 or Table 17, and that is: (1) included within a Neighborhood shall be assigned to Character Zone C1 on the Neighborhood Plan that includes any such portion of the Property, or (2) within Planning Area SA 1, ~~SA2 or SA3~~ shall be assigned to Character Zone C1 on Final Plats of Property within Planning Area SA1, ~~SA2 or SA3,~~ as applicable.

(ii) Adjustments. The boundaries and shape of each C1 area within any Neighborhood, or set forth on any Final Plat may vary from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, or in any Neighborhood Plan, on the condition that:

(a) the total acreage included within all such C1 areas once included in Neighborhood Plans and/or Final Plats shall not be less than the total area thereof as depicted on the Parks, Open Space and Trails Plan (inclusive of Thoroughfares that fall within or cross such C1 areas).

(b) the change in boundaries does not materially and negatively impact habitat qualities,

(c) with respect to the 'Willow Creek Wildlife Corridor, does not result in a corridor with a narrower width than required by Section S-4.2(A),

(d) with respect to the East Willow Creek Drainage, does not result in a corridor with narrower width than required by Section S-4.2(B),

(e) with respect to the Sterling Gulch Wildlife Corridor, does not result in a corridor width narrower than required by Section S-4.2(C), and

(f) the change in boundaries does not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iii) Additional Land Assigned to Character Zone C1. In addition to those portions of the Property depicted generally at Character Zone C1 on the Parks, Open Space and Trails Plan or any Neighborhood Plan, additional portion of the Property may be assigned by the Owner thereof to Character Zone C1 in any Neighborhood Plan or Final Plat to the extent not inconsistent with Table 1.

(iv) Thoroughfares. The Thoroughfare alignments set forth on the Thoroughfare Plan or any Neighborhood Plan may be adjusted as set forth in Section S-1.3(A) and shall not determine the boundaries any Planning Area, or Character Zone.

D-2.3 Character Zones C2-C6 and Special Character Zones SCZ-A, SCZ-B and SCZ-C.

The boundaries Character Zones C2 through C6 shall be established by Lead Owner within Neighborhood Plans. The boundaries of special Character Zones SCZ-A, SCZ-B and SCZ-C shall be established by Lead Owner within Neighborhood Plans and may vary from the depictions thereof shown generally on Tables 11 through 1 3 provided that such boundaries comply with the other provisions of Tables 11 through 13.

D-2.4 Boundaries of Special Character Zones SCZ-D, SCZ-E and SCZ-F.

(A) Inclusion.

Pursuant to Section D-2.4(C), Lead Owner, and only Lead Owner. may designate for inclusion within special Character Zones SCZ-D, SCZ-E and SCZ-F, all, any or none of the land depicted generally on the Land Use Plan as land subject to potential inclusion within such special Character Zones, as appropriate. Notwithstanding the foregoing, no portion of the Property included within a Neighborhood Plan shall be included within special Character Zones SCZ-D, SCZ-E or SFZ-F.

(B) Removal.

Pursuant to Section D-2.4(C), any land previously included within special Character Zone SCZ-D, SCZ-E or SCZ-F may be removed from such special Character Zone by Lead Owner, and only Lead Owner. However, notwithstanding the foregoing, Lead Owner may not remove any land from special Character Zone SCZ-D, SCZ-E or SCZ-F if doing so would cause improvements approved in Existing Development Approvals to not comply with the development standards (set forth in this Development Plan) that would thereby apply.

(C) Notice.

To designate land within, or remove land from, special Character Zone SCZ-D or SCZ-E. Lead Owner shall file a written notice thereof with the Community Development Department.

(D) Boundaries.

The boundaries of the land subject to potential inclusion within special Character zones SCZ-D, SCZ-E and SCZ-F are depicted generally on the Land Use Plan. The exact boundaries and shape of such special Character Zones shall be determined by Lead Owner in connection with the notices Lead Owner delivers to the Community Development Department pursuant to Section D-2.4(C), on the condition that the total acreage within any of such special Character Zones may not increase by more than 15% from the area therefore shown on Land Use Plan. Changes in the boundaries of special Character Zone SCZ-D, SCZ-E or SCZ-F resulting in an increase of more than 15% of the total acreage within such special Character Zone shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures. as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution as if such special Character Zones were planning areas.

(E) Designation Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any pomon of the Property subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F unless such portion of the Property has been either: (a) included within such special Character Zone pursuant to this Section D-2.4, or (b) included within a Neighborhood Plan submitted to the County by Lead Owner.

D-3. FINAL PLATS

D-3.1 Character Zone Designations .

Final Plats that include any land within Planning Areas D1, D2 and D3 shall include (on such Final Plat) Character Zone designations for such land. Such Character Zone designations for such land shall be the Character Zones that Lead Owner assigned thereto pursuant to the applicable Neighborhood Plan.

D-3.2 Character Zones C2 and C3.

The Final Plat of any portion of a Neighborhood containing either or both of Character Zones C2 or C3 shall contain use restrictions consistent with this Section D-3.2 and Note 9 of Table 2 regarding the areas upon which Retail use within Character Zones C2 and C3 is permitted and prohibited. Such designation of retail block corners within Character Zones C2 or C3 within any Neighborhood shall not prohibit such block corner from being used for other uses permitted in accordance with Table 2. Further, such designation shall not prohibit Retail uses in other Character Zones within such Neighborhood. For example, if a Neighborhood Plan contains Character Zones C2 and/or C3 and may contain 610 Dwelling Units. then the Neighborhood Plan for such Neighborhood shall designate two block corners within Character Zone C2 and/or C3 of such Neighborhood as available for Retail use.

D-3.3 Accessory Units.

Final Plats shall expressly indicate those lots included therein upon which Accessory Units may be located.

D-4. DENSITY

D-4.1 Residential.

Subject to the provisions of this Development Plan, the maximum number of Dwelling Units (including Accessory Units) permitted within the Property shall be the number set forth therefor on Table 1. The gross maximum residential density permitted within any Character zone within any Neighborhood established by a Neighborhood Plan is set forth in Table 1.

D-4.2 Non-residential.

Subject to the provisions of this Development Plan. the maximum a mount of non-residential space permitted within the Property shall be determined by the physical constraints and parking requirements set forth in these Development Standards.

D-4.3 Density Allocation.

Lead Owner shall be responsible for allocating Unallocated Density to specific parcels of land within the Property. Such allocation may be by deed or by other written instrument of transfer that: (A) identifies the portion of the Property to which such Dwelling Unit density is being allocated, (B) is executed by Lead Owner, and (C) is Recorded. The County shall not approve any site improvement plan, subdivision or amendment thereto unless the applicant therefor submits to the County a written certification from the Lead Owner that the necessary Unallocated Density has been allocated by the Lead Owner to the property in question. No person or entity other than Lead Owner shall have the right to transfer to any person or entity any Dwelling Unit density to or for use on other land without Lead Owner's prior written consent.

D-4.4 Tables Incorporated.

The following Tables 1 through 20 are hereby incorporated into and made a part of these Development Standards.

Table Index

Table	Sheet
Table 1	Sheet 21
Table 2	Sheet 21-22
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Table 5	Sheet 24
Table 6	Sheet 24
Table 7	Sheet 25
Table 8	Sheet 25
Table 9	Sheet 26
Table 10	Sheet 26
Table 11	Sheet 27
Table 12	Sheet 27
Table 13	Sheet 28
Table 14	Sheet 28
Table 15	Sheet 29
Table 16	Sheet 29
Table 17	Sheet 30
~~Table 18~~	~~Sheet 30~~
~~Table 19~~	~~Sheet 31~~
Table ~~20~~	Sheet 31

Remove references to Tables 18 and 19 as these are for Special Planning Areas SA2 and SA3 which are being removed and converted to D2 Planning Area.

Renumber Table 20 as 'Table 18'.

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New date

ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Remove references to SA2 and SA3 planning areas as they are converting to D2.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

TABLE 1: Planning Areas/Neighborhood Types/Character Zones.

(A) The Property is comprised of ~~eight~~ planning areas (O1, RP, D1, D2, D3, SA 1~~, SA2 and SA3~~). Neighborhood Plans will be developed for the portions of the Property within Planning Areas D1, D2, and D3 (that are not included within special Character Zones SCZ-D, SCZ-E and SCZ-F) in accordanc e with the terms of this Development Plan. Certain types of Neighborhoods (i.e., CND, TND, TCD) shall be permitted only within certain Planning Areas (D1, D2, and D3) as set forth in Table 1 below. Each portion of the Property included within a Neighborhood shall be assigned to a Character Zone (C1 through C6) in accordance with the terms of this Development Plan. Unique regulations regarding minimum lot area, minimum and maximum setbacks and building heights and other matters are established for each Character Zone pursuant to Tables 5 through 10. Each portion of the Property assigned to a Character Zone shall be subject to the regulations set forth in this Development Plan applicable to such Character Zone. Regulations regarding minimum lot size, minimum and maximum setbacks and building heights within each of the special Character Zones SCZ-A, SCZ-B, SCZ-C, SCZ-D, SCZ-E, and SCZ-F and Planning Areas SA 1~~, SA2 and SA3~~ are set forth in Tables 11 through 19 and Section S-7.8.

"C5" Typo corrected.

Typo Corrected.

(B) Character Zones C2, C3, C4, C~~5~~ and C6 shall be permitted only within certain Planning Areas and within certain Neighborhood types as set forth in Table 1 below. Character Zone C1 shall be permitted within any of Planning Areas D1, D2, D3, SA 1~~, SA2 and SA3~~ in any amount.

(C) Each portion of the Property included within any Neighborhood set forth on a Neighborhood Plan shall be assigned to a Character Zone; provided that: (a) the amount of land included within a Neighborhood, but not included within an Excluded Parcel, that is assigned to Character Zone C2, C3, C4, C5 and C6 shall be within the parameters set forth therefor in Table 1 below, (b) certain portions of the Property shall be assigned to special Character Zones SCZ-A, SCZ-B and SCZ-C in accordance with Tables 11, 12 and 13, and (c) certain portions of the Property may be assigned to special Character Zones SCZ-D, SCZ-E and SCZ-F in accordance with Tables 14, 15 and 16, and (d) Remnant Parcels shall be assigned to Character Zones in accordance with Section D-1.2(B)(ix)(f).

(D) The residential gross density within any Character Zone within any Neighborhood set forth on a Neighborhood Plan shall not exceed the amount set forth therefor in Table 1 below.

PLANNING AREA		TYPES OF NEIGHBORHOODS PERMITTED WITHIN EACH PLANNING AREAS	PERMITTED CHARACTER ZONES		RESIDENTIAL GROSS DENSITY MAXIMUM [1]	DWELLING UNITS MAXIMUM
O1	OPEN PRESERVE	n/a				0
RP	REGIONAL PARKS	n/a				0
D1	COUNTRYSIDE AND HILLSIDE DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
D2	VILLAGES DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	7.5 du/ac	
		TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
D3	TOWN CENTER DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
		TCD TOWN CENTER DEVELOPMENT	C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	16 du/ac	
			C6	URBAN CORE ZONE	21 du/ac	
SA1	SCHOOL	n/a				0
SA2	RESERVOIR	n/a				0
SA3	MAINTENANCE	n/a				0
						~~12,050~~ 16,050

Remove SA2 and SA3 from Table and add dwelling units.

Notes:

1 "Residential Gross Density", with respect to any character Zone, means a fraction, the numerator of which is the total number of Dwelling Units within such Character Zone, and the denominator of which is the total number of acres, including without limitation of thoroughfares, parks and open space areas, within such Character Zone.

TABLE 2: Specific Function and Use.

(A) This Table 2 sets forth for each Character Zone, Special Area, Regional Park and O1 space: (a) permitted principal uses by right, (b) permitted accessory uses by right, (c) principal uses permitted by special review, and (d) accessory uses permitted by special review.

(B) For purposes of this Table 2: (a) the Perimeter Lots within Character Zone SCZ-A shall be deemed within the C2 Character Zone in accordance with the terms of Table 11, (b) portions of the Property assigned to Character Zone SCZ-B shall be deemed within the C3 Character Zone in accordance with the terms of Table 12, and (c) portions of the Property assigned to Character Zone SCZ-C shall be deemed within the C2 Character Zone in accordance with the terms of Table 13.

(C) In addition to those accessory uses set forth in this Table 2, additional uses and buildings that are accessory to a principal use shall be permitted on the same lot as the principal use to which they are accessory.

(D) Uses that are not set forth in Table 2 shall be permitted within any particular area if the Director determines that such uses are similar to uses permitted within such area pursuant to this Table 2.

(E) Oil and gas drilling operations shall be permitted as a use by special review in that portion of the Property located in the west half of Section 29, Township 6 South, Range 68 West, of the 6th Principal Meridian, Douglas County, Colorado.

(F) Notwithstanding any other provision herein, neither group homes for registered sex offenders nor sexually-oriented businesses shall be permitted within the Property.

(G) Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use-by-right on the ARS Parcel.

(H) Special Conditions for Limited Athletic Development -Without limiting the generality of the Principal and Accessory Uses Permitted by Right and Uses by Special Review for SCZ-D set forth below, and notwithstanding any provision in this Development Plan, the following provisions shall apply for the approval, installation and operation of up to two synthetic turf athletic fields within SCZ-D and improvements related thereto: (1) access to such fields and improvements related thereto may be provided by private roads and/or private driveways, (2) the primary access to such fields and related improvements from a public street shall be least a 40' wide and shall have an aggregate road base or such other base material as may be acceptable to the County and the Owner, (3) Primary Thoroughfares included within any Final Plat of a portion of SCZ-D intended to facilitate transfer or development of land for such fields and/or related improvements need not be offered for dedication at the time of such Final Plat, on the condition that such Primary Thoroughfares shall be dedicated prior to the approval of any site improvements plan or issuance of any building permit for material vertical improvements other than such fields and the improvements related to such fields, (4) neither central water nor central wastewater service shall be required for such fields or the improvements related thereto, (5) neither evidence of the creation of one or more new special districts providing central water and wastewater service, nor intergovernmental agreements related thereto, shall be required in connection with such fields, any improvements related thereto or approval related thereto, and (6) not more than 120 parking stalls shall be required for such fields and the improvements related thereto.

(I) As of the date hereof, the Lawrence Parcel is owned by Lawrence Construction Company, a Colorado corporation ("LCC"). Unless agreed otherwise in writing by LCC or Richard Lawrence and Polly Lawrence, the owners of LCC, no residential development shall be allowed within 300 feet of the Lawrence Parcel, which parcel is currently owned by LCC, until the earlier to occur of: (1) the date such parcel is no longer owned by LCC, Richard Lawrence and/or Polly Lawrence, or (2) the date LCC, Richard Lawrence and Polly Lawrence no longer conduct commercial activities on such parcel.

(J) Rainwater harvesting shall be permitted on the Property to the extent permitted by state law.

Remove SA2 and SA3 columns from Table.

TABLE 12: Specific Function and Use.

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARACTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
a. RESIDENTIAL																
Residence																
-Accessory Unit[5]	XA	XA	XA	XA												
-Caretaker[2]	X	X	X	X	X		X	X	X					X		
-Caretaker- Mobile Home[2]	USR	USR	USR	USR	USR				USR							
-Single-Family	X	X	X	X	X											
-Single-FamilyAttached		X	X	X	X											
-Multifamily			X	X	X			X								
Accessory Buildings and Structures	XA	XA	XA	XA		XA	XA	XA	XA							
Group Home - up to 8 - 750' separation	X	X	X	USR	USR			USR								
Group Residential Facility (custodial, etc)[2]	X	X	X	X	X	XA		X								
In-Home Elder Care	XA	XA	XA	XA	XA											
Live-work	X	X	X	X	X											
Mixed Use			X	X	X			X								
Nursing Home				X	X											
Retirement Home	X	X	X	X	X			X								
Temporary Home	X	X	X													
Mobile Home - 1 per lot[2]	USR	USR	USR	USR	USR											
b. LODGING[4]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bed and Breakfast - up to 5 rooms[4]	X	X	X	X	X											
Dormitory				XA	XA	XA	XA	X								
Inn - up to 12 rooms			X	X	X											
Hotel				X	X		X									
c. OFFICE[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bank/Financial Institution with or without driveup facilities				X	X		X									
Construction Office - Temporary	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Home Occupation - Class 1[7]	XA	XA	XA	XA	XA											
Home Occupation - Class 2[3,7,11]	XA	XA	XA	XA	XA											
Home Occupation - Other[7]	USR	USR	USR	USR	USR											
Live-Work			X	X	X											
Mixed-Use				X	X			X								
Office - Genl/Med/Denta/Prof/Govt				X	X	X	X	X								
Sales Office - Temporary	X	X	X	X	X		X	X	X							
d. RETAIL[9]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bar/Lounge			USR	X	X											
Building Materials - Wholesale and Retail				X	X	X	X	X			X					
Convenience Store	X	X	X	X	X	X	X	X								
Day-Care Household Pets	X		X	X	X		X									
Equipment Rental				X	X		X				X					
Equipment Rental - small				X	X	X	X				X					
Farmer's Market[16]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Funeral Home				X	X		X									
Kiosk			X	X	X	X	X	X								
Push Cart				USR	USR	USR	USR	XA								
Food Service Incl. Restaurant/Fast Food[10]	X	X	X	X	X	X	X	X								
Retail/Service Business	X	X	X	X	X	X	X	X								
Seasonal Use	X	X	X	X	X		X	X								
Theater - indoor				X	X	X	X	X								
Theater - outdoor	X[14]	X	X	X	X		X	X								X[10]
Theater - Drive-Up facilities	XA	XA	XA	XA	XA	XA	XA	XA								

New date

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ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

Sheet: 21

of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

15TH

TABLE 2: Specific Function and Use (continued).

Remove SA2 and SA3 columns from Table.

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
e. CIVIC SPACES including Parks and other Recreational Facilities																
Neighborhood Park - 5 acres min	X[14]	X	X			X	X	X	X							X[10]
Green - 2-5 acres		X	X	X	X	X	X	X	X							X[10]
Square - 0.5-3 acres			X	X	X	X	X	X	X							X[10]
Plaza - 0.5-1 acre				X	X	X	X	X	X							
Parks Maintenance Facility	X	X				X	X	X	X	X	X	X	X	X		X[10]
Playground	X[14]	X	X	X	X	XA	X	X	X			X	X	X		X[10]
Recreational Facility not specifically listed below	X[14]	X	X	X	X	X	X	X	X			X	X	X		X[10]
-Bird Blind	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Cross Country Skiing	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Archeological/Cultural/Historical Resource Study	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Equestrian Trail	X[14]	X	X	X	X	X	X	X	X	X		X	X	X	X	
-Interpretive Exhibit	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Overlook	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Sledding Area	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	USR	
-Soft Surface Trail	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
-Other Trails	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
f. CIVIC BUILDINGS	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Church - 350 seats max & Church Schools	X	X	X	X	X	X	X	X								
Church - over 350 seats & Church Schools	X	X	X	X	X	X	X	X								
Conference Center				USR	X	X	X	X								
Convention Center					USR	X	X	X								
Cultural Facility (see below)																
-Museum, Art Gallery, Perf Art Center				X	X	X	X	X	X							
-Sports Stadium/Arena						X	X	X	X							
Library	X	X	X	X	X	X	X	X	X							
g. COMMUNITY USES: EDUCATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Day-Care Center	X	X	X	X	X	X	X	X								
Day-Care Center for empl children				XA	XA	XA	XA	X								
School - Public/Private (see below)																
-K through 8	X	X	X	X	X	X	X	X	X	X	X					
-9 through 12	X	X	X	X	X	X	X	X	X	X	X					
College			X	X	X		X	X	X							
University			X	X	X		X	X	X							
h. COMMUNITY USES: CIVIL SUPPORT	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Clinic - Dental or Medical			USR	X	X	X	X	X								
Fire Station - no training	X	X	X	X	X		X	X								
Fire Station - w/ training							X									
Hospital					X	X	X	X								
Sheriff Substation and/or Sheriff Training Facility	X			X	X	X	X	X	X							
~~Veterinary Clinic/Hospital~~ Emergency Vehicle Operations Center (EVOC)	X			X	X		X	X	X							
i. COMMUNITY USES: OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Bus Shelter	X	X	X	X	X	X	X	X	X			X	X	X		
Campground	USR[14]	USR	USR	USR	USR				USR			USR	USR	USR		USR
Cemetery	X	USR	USR				X									
Club/Country Club	X	X	X	X	X		X									
Fairground							USR									
Fountain/Public Art	X	X	X	X	X	X	X	X	X			X	X	X	X[10,12]	X[10]
Religious Retreat	X	X	X	X	X		X	X	X							
j. AGRICULTURE/ANIMALS/EQUESTRIAN	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Agricultural Recreational Activities[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Youth-Oriented Agricultural Activities/4H[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Animals (see below)																
-Horse/Cow/Mule/Llama[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Pig/Goat/Sheep/Miniature Horse/Alpaca[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Buffalo/Ostrich/Emu/Bees[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Chicken/Turkey/Duck[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Dog/Cat/Pot-bellied Pig	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
-Wolf/Bear/Snake/Mtn Lion[4]	USR							USR								USR[10]
-Kennel	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		
Community Garden	X[14]	X	X	X	X	X	X	X				X	X	X	X[15]	X[10]
Urban Farm	X[14]	X	X	X	X	X	X	X				X	X	X	X[10,13]	X[10]
Dude Ranch[1]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Farm	X						X	X				X	X	X	X[10]	X[10]
Commercial Garden Building	X						X	X				X	X	X	X[10,13]	X[10]
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X[10]	X[10]
Grain Storage	X						X	X	X	X	X					X[10]
Greenhouse - 1 acre maximum	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Greenhouse - greater than 1 acre	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horses - Owned/Boarded[1]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Rental Stable[2]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Horse Training - nonowned/unrel riders[4]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Training - exceed by right[3]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Plant Nursery[2]	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Roadside Stand	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
k. TRANSPORTATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Automobile Service/Repair/Car Wash				X	X		X									
Automobile Service Station - gas pumps/Car Wash				X	X		X									
Garage - private, 3,000 sf max[3]	XA						X									
Garage - private, 1,000 sf max	XA	XA	XA	XA	XA		X									
Heliport					USR	USR	USR									
Parking Lot - public/private				X	X	XA	X	X	X	X	X					
Parking Garage				X	X	X	X	X	X							
Public and Private Transportation Facilities including Thoroughfares	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X	X[12]	X

TABLE 2: Specific Function and Use (continued).

Remove SA2 and SA3 columns from Table.

Added Use: "Manufacturing / Assembly / Outdoor Storage" and listed it as a Principal Use Permitted by Right in SCZ-E

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARTER ZONES								SPECIAL ZONES			REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Reservoir	Maintenance/ Industrial	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
l. LIGHT INDUSTRIAL																
Mini Warehouse				X	X	X	X	X								
Mixing Plant (concrete, mortar, asphalt) - Temporar (not to exceed 2 years)	X	X	X	X	X	X	X	X	X		X					
Motorized Vehicle/Equip. Service Repair							X				X					
Product Distribution/Storage							X	X			X					
Recycle/Trash Transfer Facility							USR				USR					
Research and Development Facility					USR	X	X	X	X		X					
RV Storage Lot	USR						USR	USR								
Sawmill - portable[2]	USR	USR	USR	USR	USR		X	USR	USR			USR	USR	USR		USR[10]
Storage Area - Commercial				USR	USR	USR	X	X	USR							
Warehouse				X	X	X	X	X			X					
Wholesale Business - sales/service				X	X	X	X	X								
m. UTILITIES	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Drainage Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Satellite Dish	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA	XA					
Satellite Earth Station	USR	USR	USR	USR	USR	XA	USR	XA	USR	USR	USR	USR	USR	USR		USR
Septic Waste & Domestic Sludge Appl	USR							USR								
Telecommunications Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Utility - Minor Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility - Major Facility	USR	USR	USR	USR	USR	USR	X	X	USR	USR	USR	USR	USR	USR		USR
Utility Service Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Water Storage Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Water Storage Facility	USR	USR	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR
Wind Energy Conservation Systems[3]	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR	USR	USR
Non-Traditional Energy Systems other than Wind Energy Systems	USR	USR	USR	USR	USR	USR	X	X	USR	X	USR	USR	USR	USR	USR	USR
n. OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SA2	SA3	SCRP	BRP	HRP	O1	C1
Mining, Quarry, Sand/Gravel Operation or Similar						USR	USR			USR	USR					
Firing Range - indoor	USR				X	USR	X	X								
Firing Range - outdoor[1]	USR	USR	USR	USR	USR		USR		USR			USR	USR	USR	USR	USR
Hunting/Fishing Club[1]	USR	USR	USR	USR	USR				USR	X		USR	USR	USR		USR
Entertainment Events[17]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Notes:

1. *on parcels 35 acres or larger*
2. *on lots 9 acres or larger*
3. *on lots 4.5 acres or larger*
4. *on lots 2.3 acres or larger*
5. *There shall be no more than one Accessory Unit per lot.*
6. *Lodging in C2, C3 and C4 must be owner occupied. Food service in lodging facilities in C2, C3 and C4 may be provided only in the a.m. The maximum length of stay in lodging facilities in C2, C3, and C4 shall not exceed ten days.*
7. *Home Occupations (Class 1, Class 2 and Other) may be located in a principal building or an accessory building or both.*
8. *Office use within C4 shall be limited to the first story of any principal building or any accessory structure.*
9. *Retail use within C2 and C3 within any Neighborhood shall be restricted to one block corner location at the first story for each 300 Dwelling Units within such Neighborhood. Retail uses within C4 are restricted to the first story of buildings at corner locations.*
10. *Notwithstanding the above, these uses shall not be permitted within the Willow Creek Wildlife Corridor, except for the multipurpose regional trail and associated connectors.*
11. *Home Occupations - Class 2 are permitted (as accessory uses) only on lots 4.5 acres and larger and are subject to requirements set forth in Section 23 of the Zoning Resolution.*
12. *Notwithstanding the above, these uses shall not be permitted in the Southern O1 Buffer Area, which is depicted on the Land Use Plan.*
13. *Notwithstanding the above, these uses shall not be permitted by right in the Southern O1 Buffer Area, but shall be permitted as a use by special review in the Southern O1 Buffer Area.*
14. *Notwithstanding the above, these uses shall not be permitted in any portion of the Property incuded within the portion of SCZ-A located north of the Plum Valley Heights neighborhood; however Thoroughfares shall be permitted in this area.*
15. *Notwithstanding the above, Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use by right on the ARS Parcel.*
16. *includes commercial distribution of agriculture production*
17. *Entertainment events are allowed as a Principal use - Permitted by Right in all Character Zones as well as all other areas not assigned a Character Zone, subject to the requirements set forth in Section 22B of the Zoning Resolution.*

Add Sheriff Training Facility and Emergency Vehicle Operations Center (EVOC) as Principal Uses Permitted by Right in SCZ-E.

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Development Standards, Cont.

New date

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 3: PARKING STANDARDS

This Table 3 sets forth the number of parking spaces required for specific uses for each development within Sterling Ranch. In the event a use is not specifically mentioned, the required number of parking spaces for a similar use shall apply.

Use	Parking Ratio
RESIDENTIAL	
Single-Family Dwelling	
<2,000 sq. ft.:	1/Dwelling Unit
2,000-3,000 sq. ft.:	2/Dwelling Unit
>3,000 sq. ft.:	3/Dwelling Unit
Multifamily Dwelling	
Rented:	1.65/MFDU
Owned:	1.85/MFDU
Accessory Unit	1/Accessory Unit
Sleeping Rooms	1/unit or room, plus 2 for owners/managers
Group Homes and Group Residential Facilities	0.5/bed
Nursing Homes	0.5/bed
Retirement Home	
Housing for Seniors	0.5/Dwelling Unit
Congregate Care or Assisted Living	0.35/Dwelling Unit
Mobile Homes	2/mobile home located at least 15 feet from the interior road from which it takes access.
LODGING	
Bed and Breakfast, Dormitory, Inn and Hotel	1.25/room plus 10/1,000 sq.ft of GFA for loundge and/or restaurant, plus conference/banquet facilities at the following rates:
<20 sq.ft./room:	0
20 sq.ft./room:	30/1,000 sq.ft. of GFA
20-50 sq.ft./room:	Scaled proportionally between 20 and 50 sq.ft./room
>50 sq.ft/room:	20/1,000 sq.ft. of GFA
OFFICE	
Bank/Financial Institution with or without driveup facilities	1/300 sf.ft. of GFA + 6 stacking spaces/drive up window
Professional/General Business Offices	
<25,000 sq.ft.:	3.8/1,000 sq.ft. of GFA
25,000-100,000 sq.ft.:	Scaled proportionally between 3.8 and 3.4/1,000 sq.ft. of GFA
100,000 sq.ft.:	3.4/1,000 sq.ft. of GFA
100,000-500,000 sq.ft.:	Scaled proportionally between 3.4 and 2.8/1,000 sq. ft. of GFA
>500,000 sq.ft.:	2.8/1,000 sq.ft. of GFA
Consumer Services Offices	4.6/1,000 sq.ft. of GFA
Data Process, Telemarketing, or Operations Offices	6/1,000 sq.ft. of GFA
Dental/Medical Offices that are not part of a hospital campus	4.5/1,000 sq.ft. of GFA
Dental/Medical Offices within a hospital campus	4/1,000 sq.ft. of GFA
Government Office Facilities	Should be established in accordance with a study of parking needs prepared specifically for the subject property
RETAIL	
Bar/Lounge	19/1,000 sq.ft. of GFA
General/Convenience Store	2.75/1,000 sq.ft. of GFA
Grocery Store*	6.75/1,000 sq.ft. of GFA
Discount Superstores*	5.5/1,000 sq.ft. of GFA, including outdoor sales areas
Specialty Superstores*	4.5/1,000 sq.ft. of GFA, including outdoor sales areas
Shopping Centers with not more than 10% of Net Space in nonretail sales and service uses	
<400,000 sq.ft.:	4.0/1,000 sq.ft. of Net Space
400,000-600,000 sq.ft.:	Scaled proportionally between 4.0 and 4.5/1,000 sq.ft. of Net Space
>600,000 sq.ft.:	4.5/1,000 sq.ft. of Net Space
Shopping Centers with more than 10% of Net Space in nonretail sales and service uses	Should be established in accordance with a shared parking study prepared specifically for the subject project
Funeral Home	1/100 sq.ft. of GFA for public use
Restaurants	
Fine or Casual Dining (with bar)	20/1,000 sq.ft. of GFA
Family Restaurant (without bar)	15/1,000 sq.ft. of GFA
Fast Food Restaurant	15/1,000 sq.ft. of GFA
Theater	0.4/seat
Cinema	
1 screen:	0.5/seat
2-5 screens:	0.33/seat
5-10 screens:	0.3/seat
>10 screens:	0.27/seat
CIVIC SPACES	
Where not seated:	0.25/person, based on permitted capacity
Where seated:	0.3/seat
Health Club	7/1,000 sq.ft. of GFA
CIVIC BUILDINGS	
Church	0.4/seat
Conference, Convention and Performance Arts Centers	
<25,000 sq.ft.:	30/1,000 sq.ft. of GFA
25,000-50,000 sq.ft.:	Scaled proportionally between 30 and 20/1,000 sq.ft. of GFA
50,000 sq.ft.:	20/1,000 sq.ft. of GFA
50,000-100,000 sq.ft.:	Scaled proportionally between 20 and 10/1,000 sq.ft. of GFA
100,000 sq.ft.:	10/1,000 sq.ft. of GFA
100,000-250,000 sq.ft.:	Scaled proportionally between 10 and 6/1,000 sq.ft. of GFA
>250,000 sq.ft.:	6/1,000 sq.ft. of GFA
Library, Museum and Art Gallery	1/300 sq.ft. of GFA
Sports Facilities	
Arena	0.33/seat
Football Stadium	0.31/seat
Baseball Stadium	0.35/seat
COMMUNITY USES: EDUCATION	
Day Care Center	0.3/person, based on licensed enrollment capacity
Elementary or Middle School (K through 8)	0.2/gym or auditorium seat, or 0.25/student - whichever is higher
Secondary School (9 through 12)	0.3/gym or auditorium seat, or 0.3/student whichever is higher
College or University	Should be established in accordance with a study of parking needs prepared specifically for the subject institution
TRANSPORTATION	
Automobile Service/Repair	1/employee (max shift) + 2/bay or stall + 2/pump island
Automobile Service Station - gas pumps	1/employee (max shift)+ 2/pump island
LIGHT INDUSTRIAL	
Warehouse	1.75/100 units
Manufacturing or Industrial	1.85/1,000 sq.ft. of GFA, plus required parking spaces for office, sales, or similar uses where those uses exceed 10% of GFA
Product Distribution/Wholesale/Storage	0.67/1,000 sq.ft. of GFA
OTHER	
Firing Range	1/platform + 1/employee (max shift)
*Not in a shopping center	

SHARED PARKING ADJUSTMENTS

The number of parking spaces required under these parking standards for a specific use may be reduced on the basis of a shared-parking study approved by the Director.

ADJUSTMENT FOR USES NEAR TRANSIT STOPS

The number of parking spaces required under these parking standards for a specific use may be reduced based on its proximity to a transit stop based on a parking study approved by the Director.

OFF-SITE PARKING

"C5" Typo corrected.

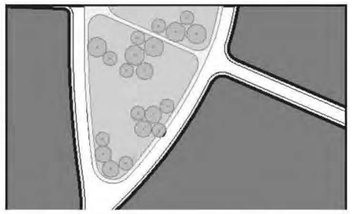
Parking for any use shall be provided on the same lot as such use or within 400 feet of the nearest point of such use, or for uses within C5, C6, SCZ-D, and SCZ-F within 1,000 feet of the nearest point of such use. On-street parking may be used to satisfy parking requirements. Off-Site parking (that is not on-street parking) may be used to satisfy parking requirements if a parking use agreement is recorded or other provisions acceptable to the Director are provided.

TABLE 4: Other Parks.

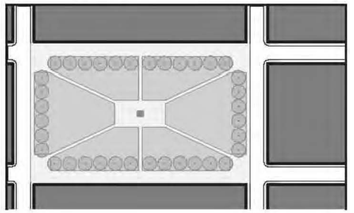
This table sets forth definitions for the various types of Other Parks permitted within the Property.

a. Neighborhood Park: An Other Recreational Park dedicated in accordance with this Development Plan and available for active and passive recreation. A Neighborhood Park may be spatially defined by landscaping rather than building frontages. It may include courts, picnic areas, multi-purpose fields, playgrounds, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Each Neighborhood Park shall contain a minimum of 5 acres.

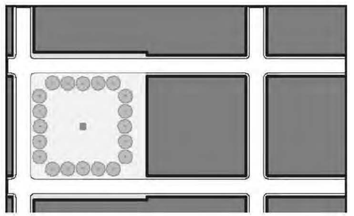
b. Green: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation. A Green may be spatially defined by landscaping arranged in a naturalistic manner rather than building frontages. It may include open areas, multi-purpose fields, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Greens may also include "green breathing spaces" located along the C1 corridors and spaced at approximately ¼ to ½ mile intervals. Green breathing spaces may contain the same amenities as described above. Each Green shall contain a minimum of 0.5 acres and not more than 5 acres.



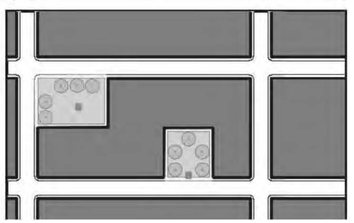
c. Square: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation and/or civic purposes. A Square is spatially defined by building frontages. Its landscape of paths, lawns, hardscape and trees shall be formally disposed. Each Square shall contain a minimum of 0.5 acres and not be larger than 3 acres.



d. Plaza: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for civic purposes, public gathering, and/or commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement; trees are optional. Each Plaza shall contain a minimum of 0.05 acres and not be larger than 1 acre.



e. Playground: A space designed and equipped for the recreation of children. A playground may be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within C1 – Multifunction Open Space, Regional Parks, Neighborhood Parks, and Greens. There shall be no minimum or maximum size.



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ZR2009-004
Revision Date: OCT 17, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 5: C1 Character Zone.
This table sets forth the minimum lot area, the maximum building height, setbacks and certain parking standards applicable to those portions of the Property within the C1 Character Zone.

C1 MULTI-FUNCTION OPEN SPACE

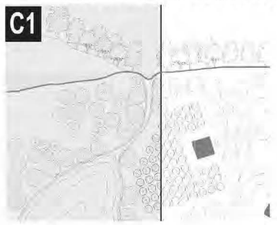


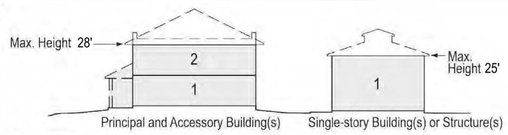
Table 5.1

a. LOT AREA	
Minimum Lot Area	NA
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL & ACCESSORY BLDGS [1]	
(c.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(c.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d SETBACKS - COVERED PARKING [1]	
(d.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(d.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(d.3) Side Setback	15 ft. min. 25 ft. min.
(d.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
2. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
3. *for lots less than 2.3 acres*
4. *for lots 2.3 acres or larger*
5. *for lots less than 4.5 acres*
6. *for lots 4.5 acres or larger*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet inheight from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL AND ACCESSORY BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT
1. Uncovered parking is permitted in front and side setbacks.

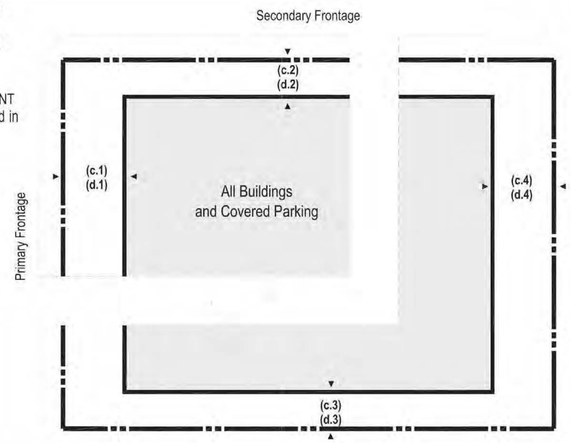


TABLE 6: C2 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

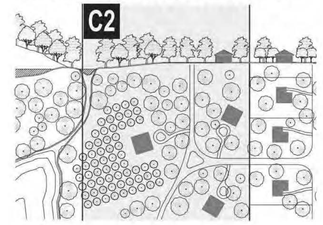


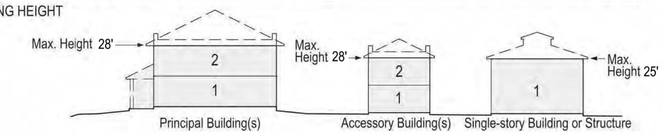
Table 6.1

a. LOT AREA	
Minimum Lot Area	20,000 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(c.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d. SETBACKS - ACCESSORY BUILDING(S) [2]	
(d.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(d.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(d.3) Side Setback	15 ft. min.[4] 25 ft. min.[5]
(d.4) Rear Setback	15 ft. min.[4] 25 ft. min.[5]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(e.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(e.3) Side Setback	15 ft. min. 25 ft. min.
(e.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

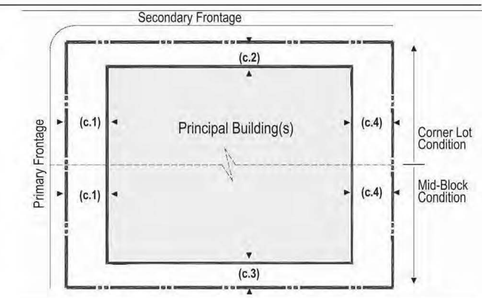
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
4. *for lots less than 2.3 acres*
5. *for lots 2.3 acres or larger*
6. *for lots less than 4.5 acres*
7. *for lots 4.5 acres or larger*

BUILDING HEIGHT

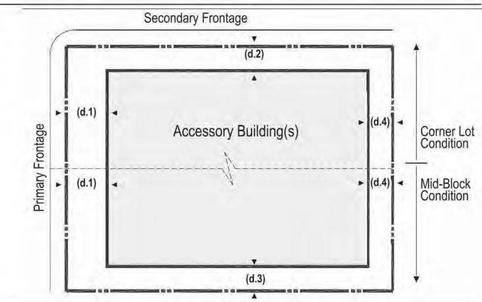


1. Building height shall be measured in feet, excluding attics and raised or walkout basements,
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

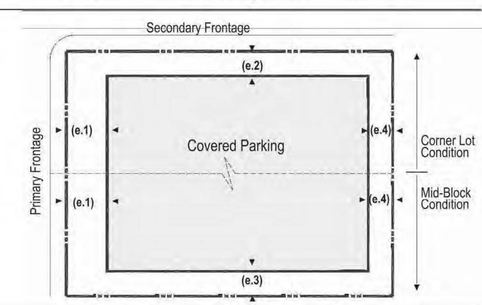
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 7: C3 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C3 Character Zone.

C3 NEIGHBORHOOD EDGE STANDARDS

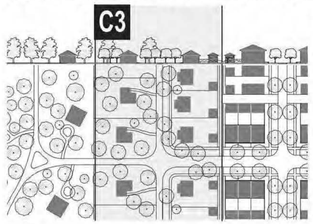


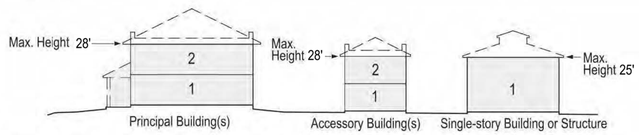
Table 7.1

a. LOT AREA	
Minimum Lot Area	4,000 sq. ft.[1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	18 ft. min. [5]
(c.2) Front Setback Secondary	7 ft. min.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	3 ft. min. [2]
d. SETBACKS - ACCESSORY BUILDING(S) [4]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	7 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	3 ft. min. [2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	10 ft. min.[5]
(e.2) Front Setback Secondary	7 ft. min.
(e.3) Side Setback	5 ft. min.
(e.4) Rear Setback	3 ft. min. [2]

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater.*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
5. *For Sterling Ranch Filing 6C: Lots 8-47, 170-192, and 219-221, the required minimum Front Setback Primary for Principal Buildings is 15 feet. The required miminum Front Setback Primary for Covered Parking is 8 feet.*

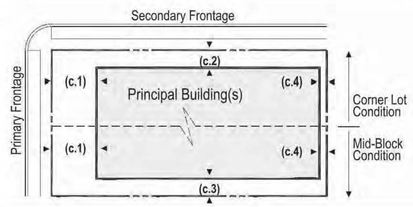
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

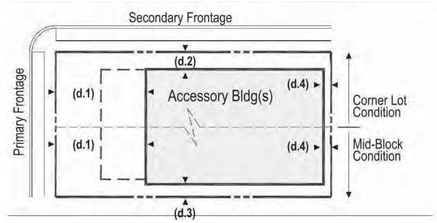
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.

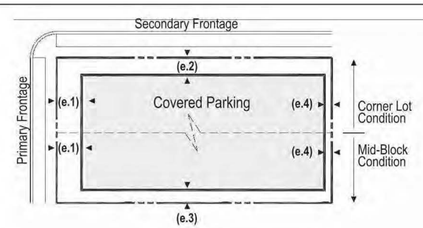


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

TABLE 8: C4 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C4 Character Zone.

C4 NEIGHBORHOOD GENERAL STANDARDS

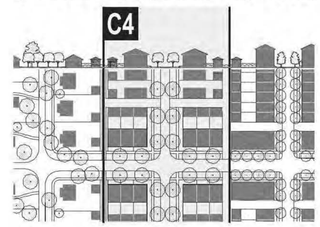


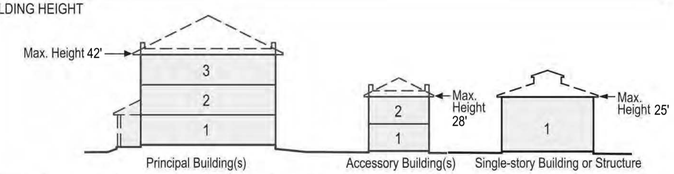
Table 8.1

a. LOT AREA	
Minimum Lot Area	1,400 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	6 ft. min..
(c.2) Front Setback Secondary	6 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	6 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	6 ft. min.
(e.2) Front Setback Secondary	6 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*

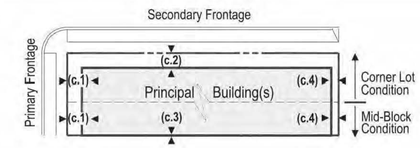
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

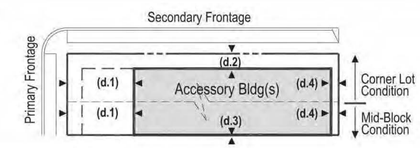
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Buildings shall be distanced from the lot lines as shown.

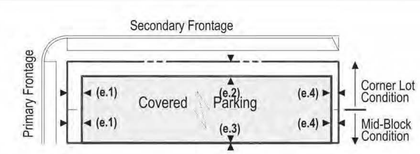


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/2 of the depth of the Principal Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 9: C5 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C5 Character Zone.

C5 NEIGHBORHOOD CENTER STANDARDS

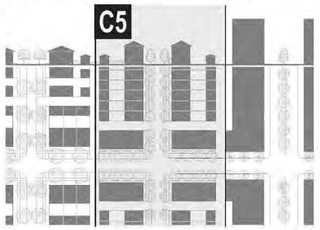


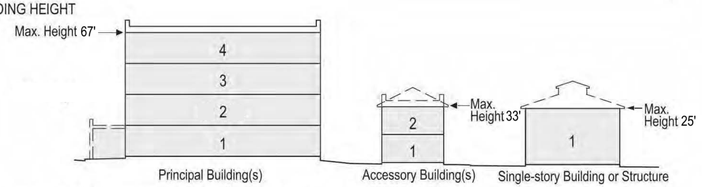
Table 9.1

a. LOT AREA	
Minimum Lot Area	520 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	67 ft. max.
Accessory Building(s)	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S)	
(c.1) Front Setback Primary	2 ft. min.
(c.2) Front Setback Secondary	2 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4,5,6]	
(e.1) Front Setback Primary	20 ft. min.
(e.2) Front Setback Secondary	2 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

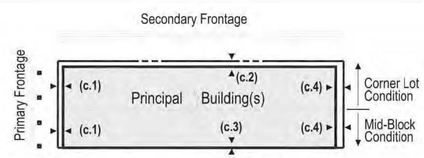
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*
5. *Notwithstanding the above, off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines, but subject to the setback requirements set forth for Principal Buildings in Table 9.1.e above. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.*
6. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

BUILDING HEIGHT

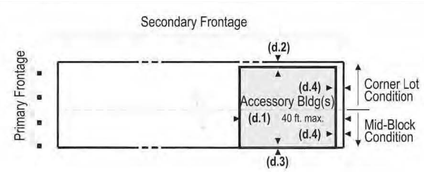


1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 67 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

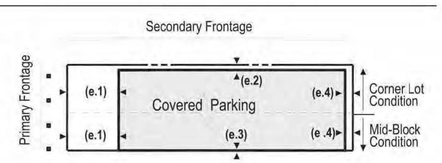
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT
1.`Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings or on the sides of buildings.
3. On lots with alleys, all vehicular access drives shall be from the alley.
4. On corner lots, all vehicular access drives shall be from the alley or the side street.
5. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS
1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback
3. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
4. Fences and easements shall be permitted within setbacks.

TABLE 10: C6 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C6 Character Zone.

C6 URBAN CORE STANDARDS

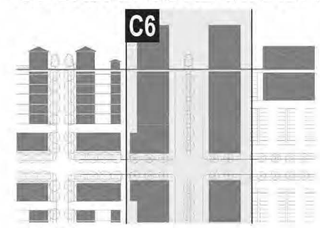


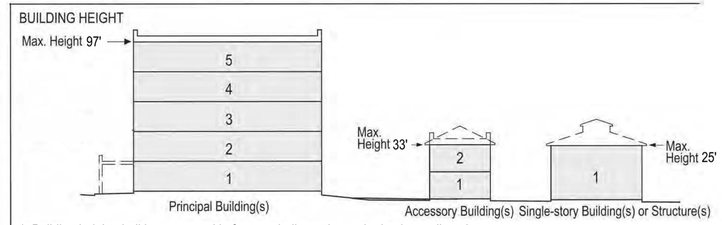
Table 10.1

a. LOT AREA	
Minimum Lot Area	none
b. BUILDING HEIGHT	
Principal Building	97 ft. max.
Accessory Building	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	0 ft. min.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min.[1]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.[2]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	0 ft. min.
(e.2) Front Setback Secondary	0 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	0 ft. min.

Notes:

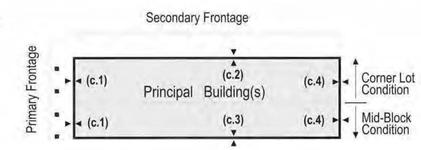
1. *or 13 ft. from center line of alley, whichever is greater*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*

BUILDING HEIGHT

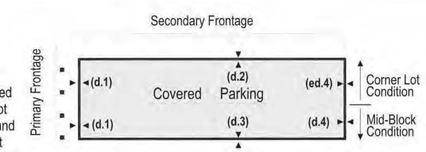


1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 97 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall. A first floor Commercial function must be a minimum of 11 feet with a maximum of 25 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT
1. Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings.
3. Off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
4. Underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.
5. On lots with alleys, all vehicular access drives shall be from the alley.
6. On corner lots, all vehicular access drives shall be from the alley or the side street.
7. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS
1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback.
3. Fences and easements shall be permitted within setbacks.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,400.77 Acres- 12,050 Dwelling Units

TABLE 11: Special Character Zone - A (SCZ-A).

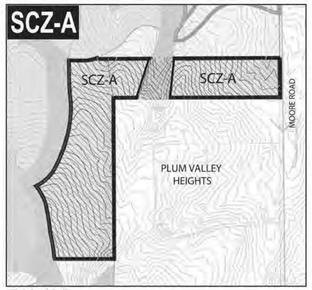
(A) SCZ-A will be a transition area along the northern and western edges of the existing Plum Valley Heights neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 11

(B) Immediately west of and contiguous with Plum Valley Heights, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. Each lot immediately west of and contiguous to such landscape buffer, and each lot immediately north of and contiguous with Plum Valley Heights (each an "SCZ-A Perimeter Lot") shall be 2.3 acres or larger.

(C) All buildings within SCZ-A shall comply with the height limitations set forth in this Table 11.

(D) SCZ-A shall be part of a CND Neighborhood. Each portion of SCZ-A included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-A Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C2.

(E) Each portion of SCZ-A that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-A shall be determined in accordance with this Table 11 (and shall not be governed by the building height and lot area standards set forth for Character Zones).



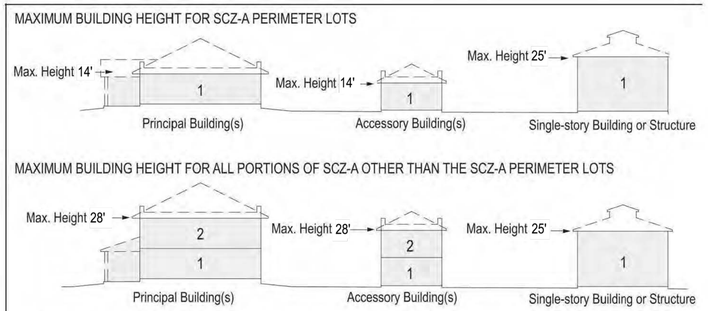


Table 11.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots) - no walkout	28 ft. max.
Principal Bldg(s) (other lots) - w/ walkout	14 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots) - no walkout	28 ft. max.
Accessory Bldg(s) (other lots) - w/ walkout	14 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished fioor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 12: Special Character Zone - B (SCZ-B).

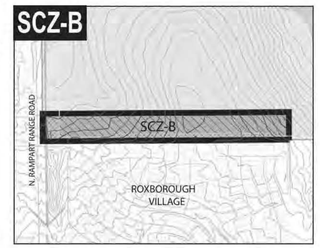
(A) SCZ-B will be a 600' deep transition area along the northern edge of the existing Roxborough Village neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 12.

(B) Immediately north of and contiguous with the Roxoborough Village neighborhood, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. The size of each lot immediately north of and contiguous to such landscape buffer (each an "SCZ-B Perimeter Lot") shall be at least 5,200 square feet.

(C) All buildings within SCZ-B shall comply with the height limitations set forth in this Table 12.

(D) SCZ-B shall be part of a TND Neighborhood. Each portion of SCZ-B included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-B Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C3.

(E) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-B shall be determined in accordance with this Table 12 (and shall not be governed by the building height and lot area standards set forth for Character Zones).



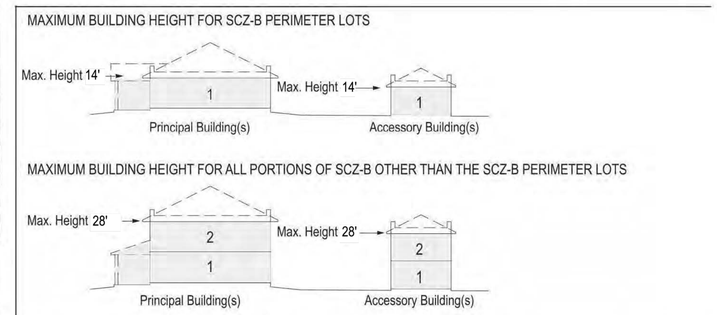


Table 12.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots)	28 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots)	28 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*

1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

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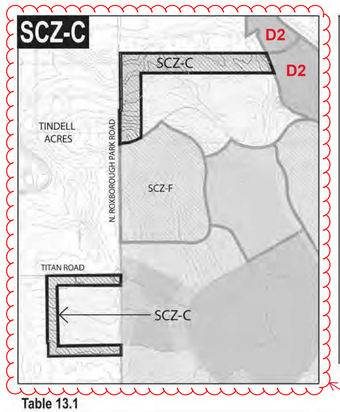
Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

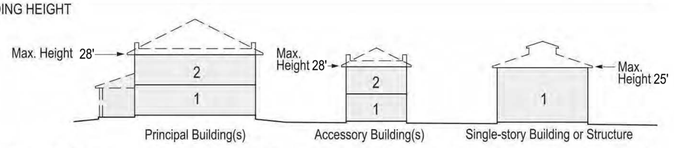
Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

TABLE 13: Special Character Zone - C (SCZ-C).

(A) SCZ-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Tindell Acres and a 200' deep area south of Tindell Acres as shown generally in the diagram included in this Table 13.
(B) All buildings within SCZ-C shall comply with the height limitations set forth in this Table 13.
(C) SCZ-C area shall be part of CND Neighborhoods. Each portion of SCZ-C included within a Neighborhood shall be assigned to Character Zone C1 or C2.
(D) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights for all land within SCZ-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).



BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.

Notes:
1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

Update thumbnail graphic. (No changes to SCZ-C).

Update thumbnail graphic. (No changes to SCZ-D).

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SCZ-D).

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SCZ-D). No portion of the Property shall be included within the SCZ-D Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

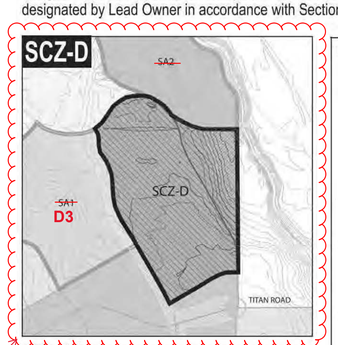
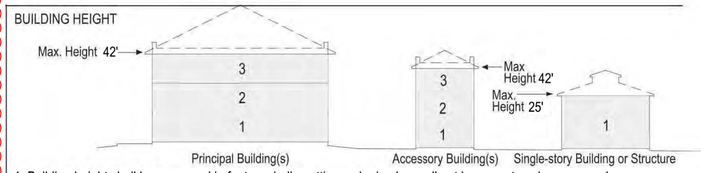


Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min. 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. no max.
d. SETBACKS - COVERED PARKING[1,3]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

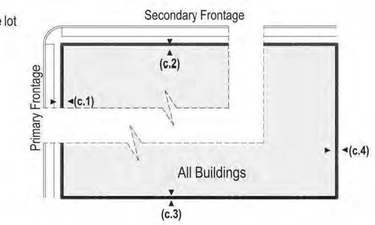
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

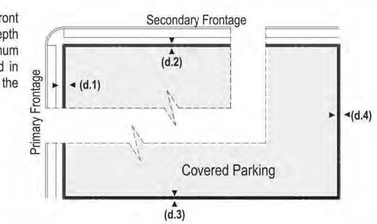
SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway depth to a street-facing garage door is a minimum of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

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ZR2009-004
Revision Date: OCT 17, 2025

New date

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

TABLE 15: Area Subject to Potential Inclusion within Special Character Zone - E (SCZ-E).
This table sets forth minimum lot area, maximum building heights, setbacks, and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone E (SCZ-E). No portion of the Property shall be included within the SCZ-E Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

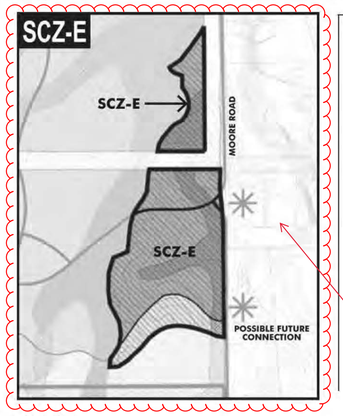
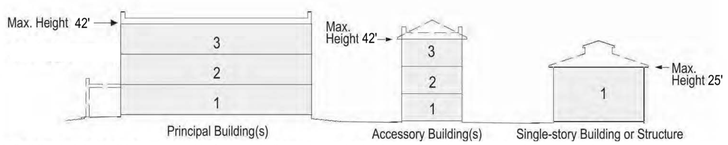


Table 15.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

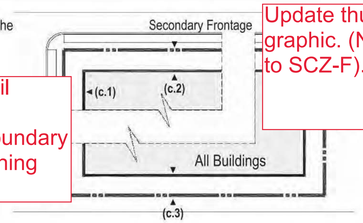
Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

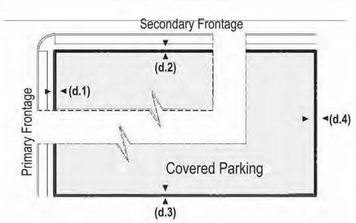
SETBACKS - ALL BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.



Update thumbnail graphic to show expanded PD boundary and SCZ-E Planning Area.

Update thumbnail graphic. (No changes to SCZ-F).

COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 16: Area Subject to Potential Inclusion within Special Character Zone - F (SCZ-F).
This table sets forth minimum lot area, maximum building heights, setbacks, certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone F (SCZ-F). No portion of the Property shall be included within the SCZ-F Special Character Zone unless so designated by Lead Owner in accordance with the Development Plan. SCZ-F is established to allow for flexible placement of buildings. The zone is intended to include transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

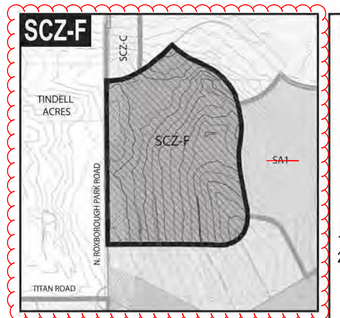
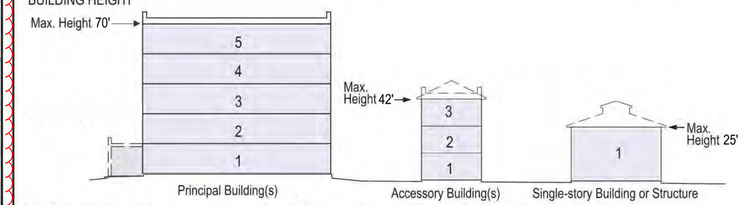


Table 16.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	70 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Primary Frontage	10 ft. min.
(c.2) Secondary Frontage	10 ft. min.
(c.3) Side Interior	7.5 ft. min.
(c.4) Rear - Alley	5 ft. min.
(c.5) Rear - No Alley	20 ft. min.
d. SETBACKS - COVERED PARKING[3]	
(d.1) Primary Frontage	0 ft. min.
(d.2) Secondary Frontage	0 ft. min.
(d.3) Side Interior	0 ft. min.
(d.4) Rear	0 ft. min.

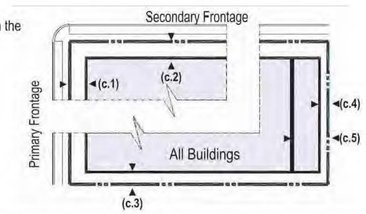
Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

BUILDING HEIGHT

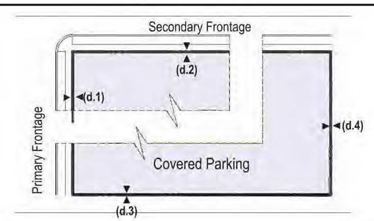


1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 70 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Primary Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT and/or LAND OWNER

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Development Standards, Cont.

New date

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

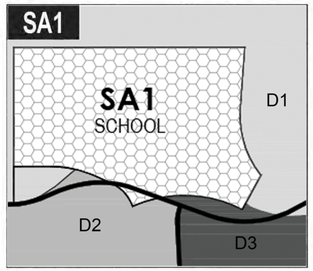


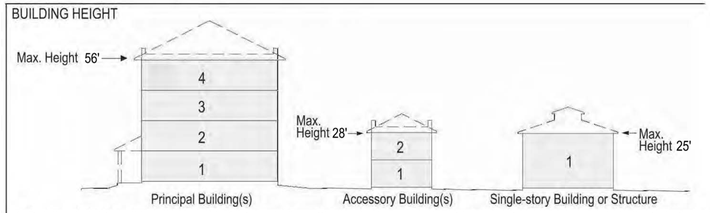
Table 17.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

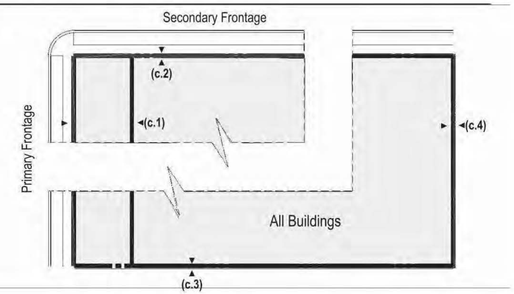
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

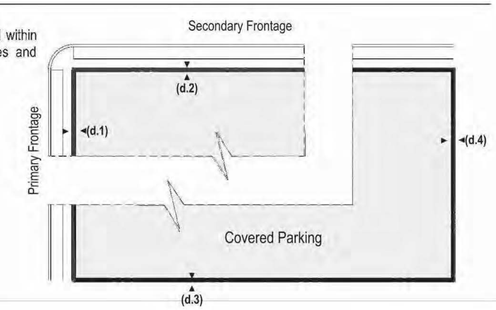
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 18: Special Area SA2 - Reservoir.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA2 - Reservoir. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA2 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA2 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA2 that Owner assigns to Character Zone C1 pursuant to this Table 18 shall not be subject to the development standards applicable to SA2, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

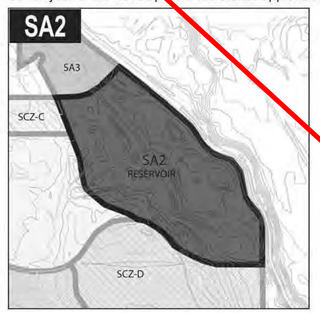


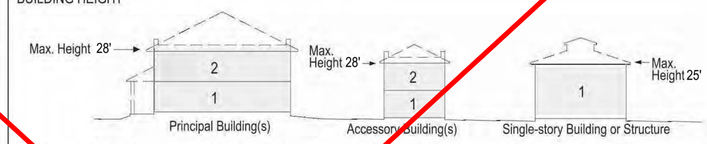
Table 18.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS & COVERED PARKING	
(c.1) Front Setback Primary	10 ft. min.
(c.2) Front Setback Secondary	10 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	20 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

BUILDING HEIGHT

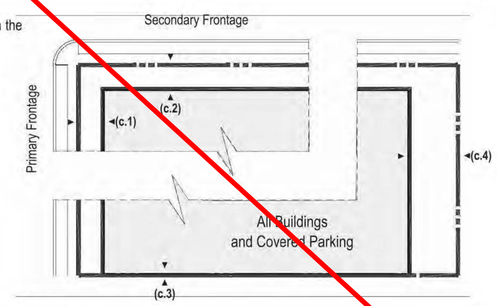


1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to. finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

Remove Table 18.
SA2 is being replaced
with D2 Planning Area.

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Development Standards, Cont.

New date

ZR2009-004
Revision Date: OCT 17, 2025

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units

TABLE 19: Special Area SA3 - Maintenance.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA3 - Maintenance. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA3 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA3 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA3 that Owner assigns to Character Zone C1 pursuant to this Table 19 shall not be subject to the development standards applicable to SA3, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.

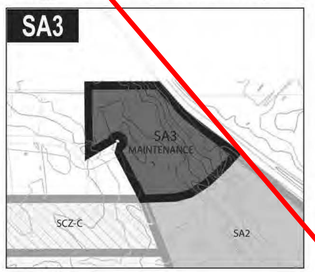


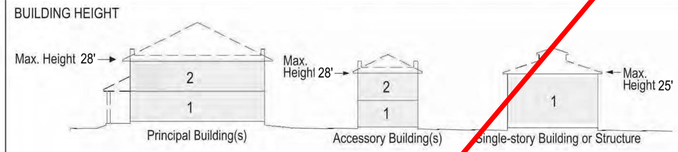
Table 19.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal and Accessory Bldg(s)	28 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
(c.5) Lots adjacent to Highline Canal	25 ft. min.
d. SETBACKS - COVERED PARKING	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.
(d.5) Lots adjacent to Highline Canal	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

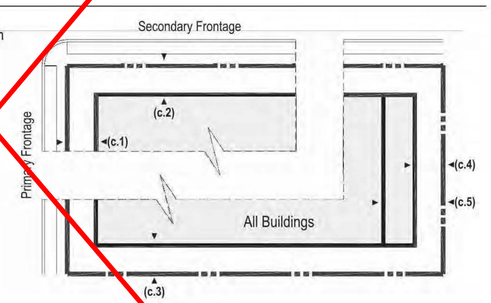
BUILDING HEIGHT



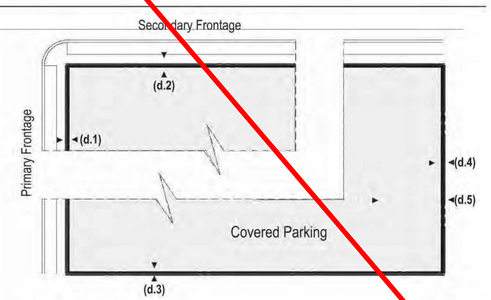
1. Building height shall be measured from the finished floor of the first level to the bottom of the eave or the top of the roof deck, whichever is lowest, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the s any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

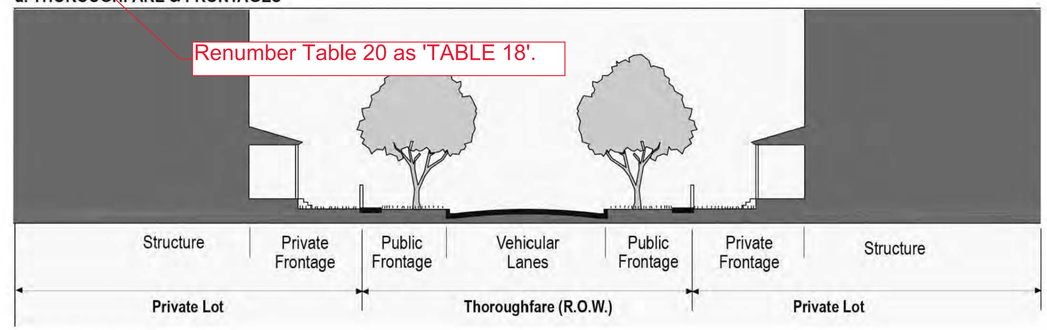
1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

Remove Table 19. SA2 is being replaced with D2 Planning Area.

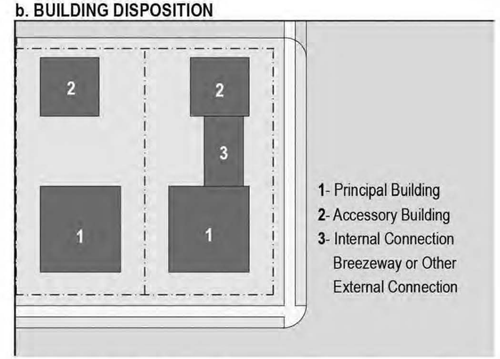
TABLE 20: Definitions Illustrated.

Renumber Table 20 as 'TABLE 18'.

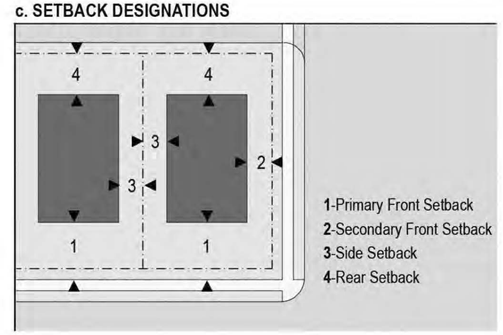
a. THOROUGHFARE & FRONTAGES



b. BUILDING DISPOSITION



c. SETBACK DESIGNATIONS



Notes:

1. *Table 20a (regarding Thoroughfares and Frontages) merely depicts the areas defined as Public Frontage and Private Frontage. It shall not be interpreted for setting any standard regarding streetscape improvements or landscaping.*

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Development Standards, Cont.

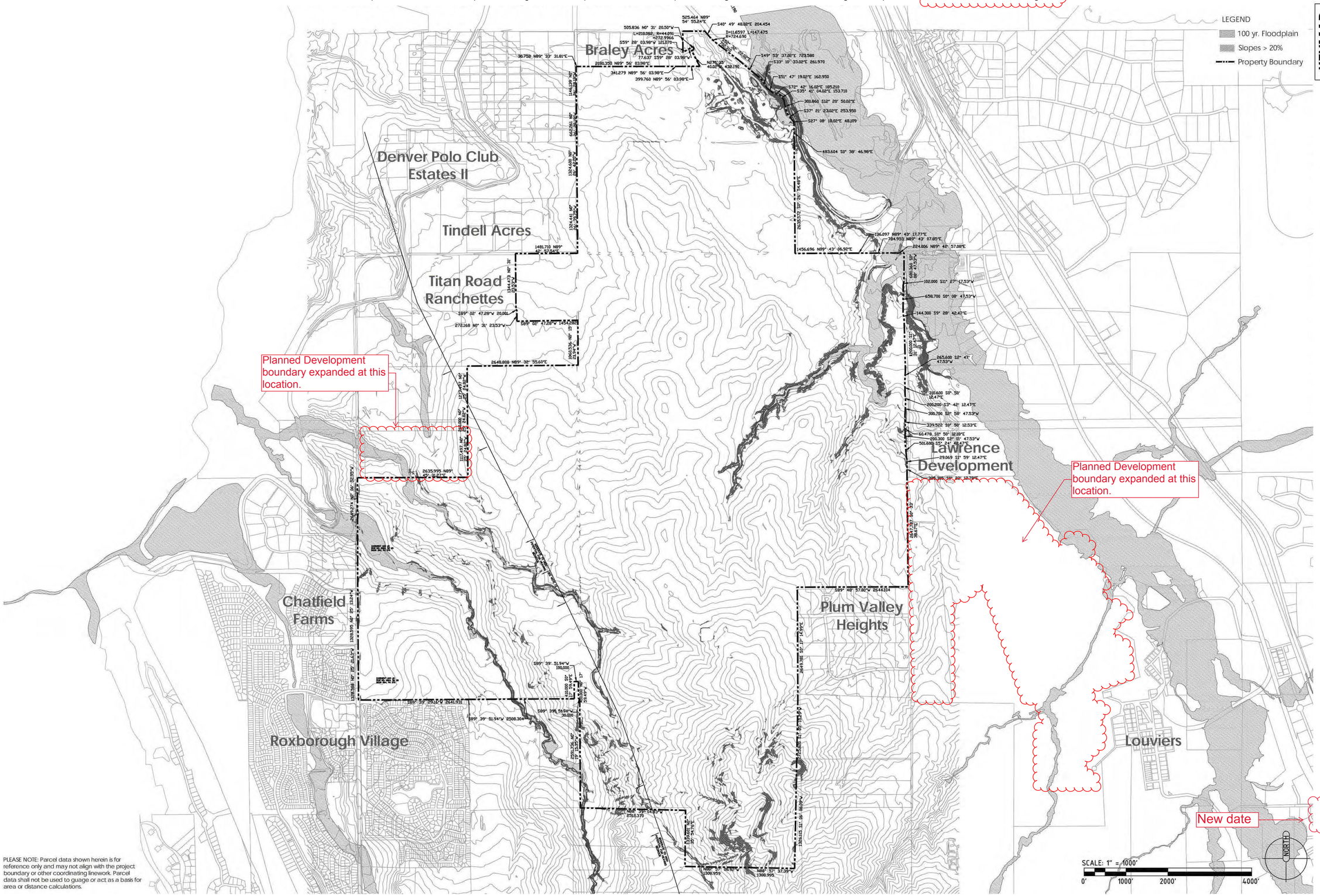
New date

ZR2009-004
Revision Date: OCT 17, 2025

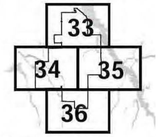
STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - ~~3,400.77~~ Acres- ~~12,050~~ Dwelling Units



KEYMAP



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Easements, Structures And Slope Overview

ZR2009-004
Revision Date: OCT 17, 2025

New date

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STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

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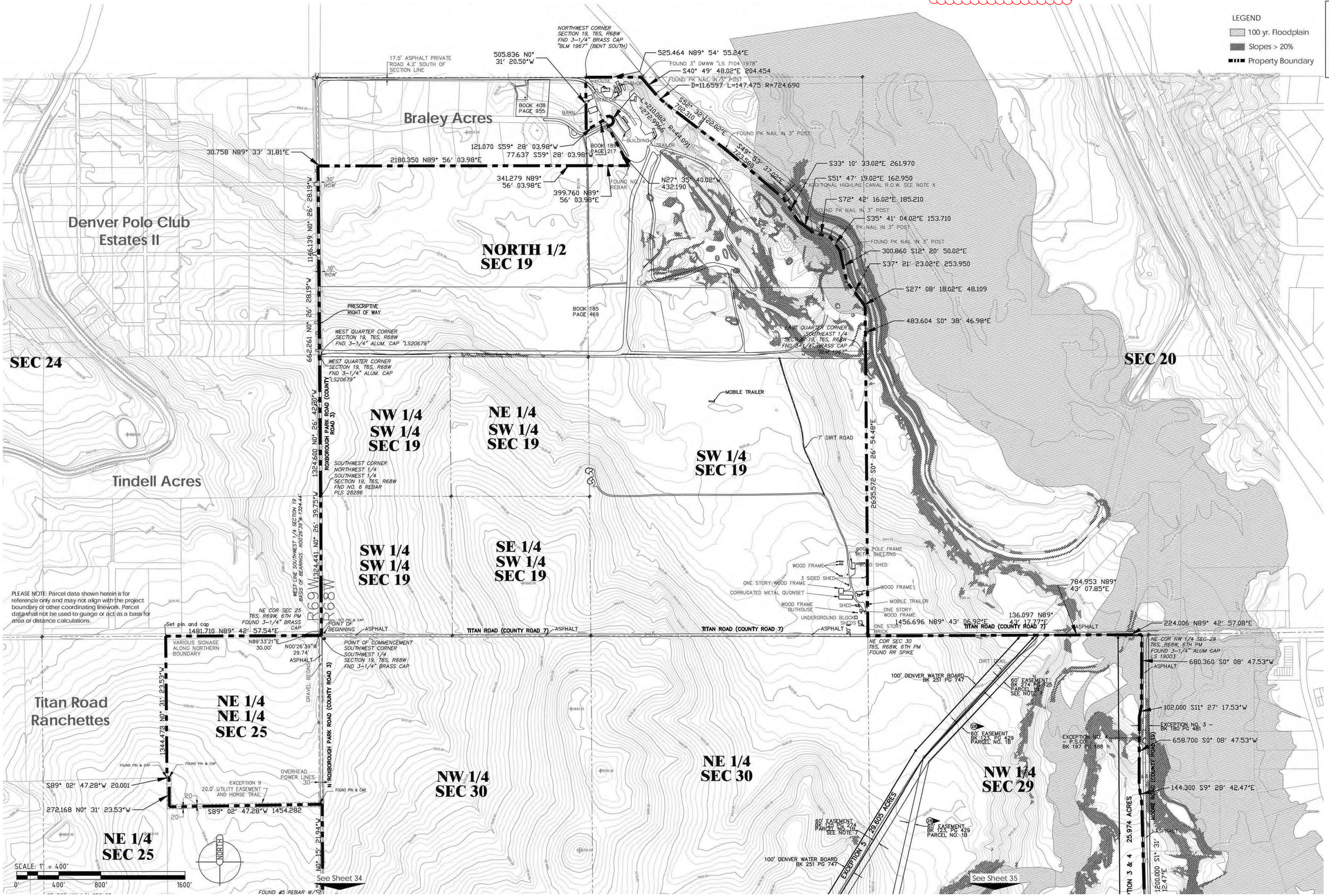

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ZR2009-004
Revision Date: OCT 17, 2025

Easements, Structures And Slope Detail A

Sheet: **33**
of 36

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ 15TH AMENDMENT

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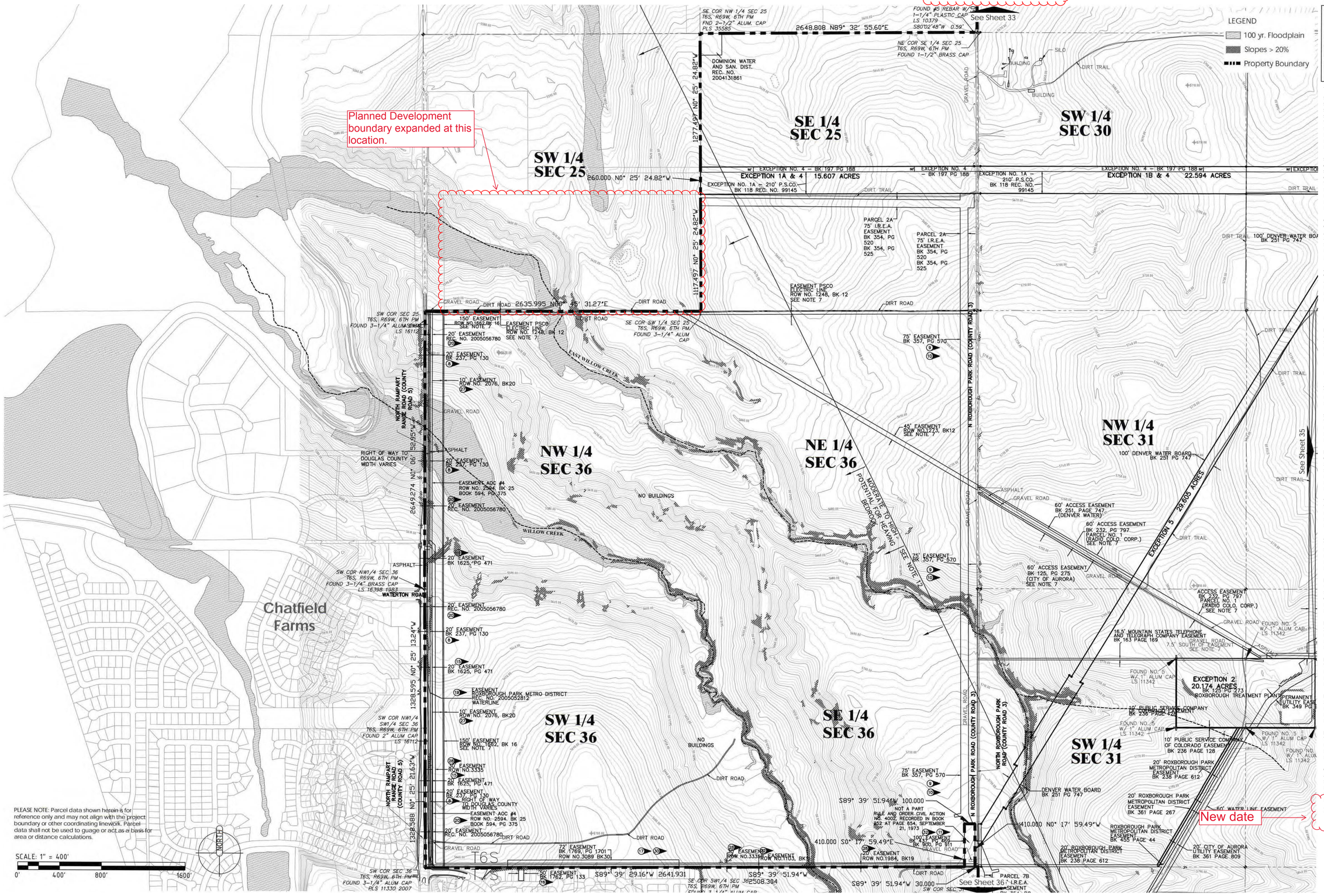

LEGEND
- 100 yr. Floodplain
- Slopes > 20%
- Property Boundary

KEYMAP

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ZR2009-004
Revision Date: OCT 17, 2025

Easements, Structures And Slope Detail B

Sheet: **34** of 36

STERLING RANCH PLANNED DEVELOPMENT 14TH AMENDMENT

15TH

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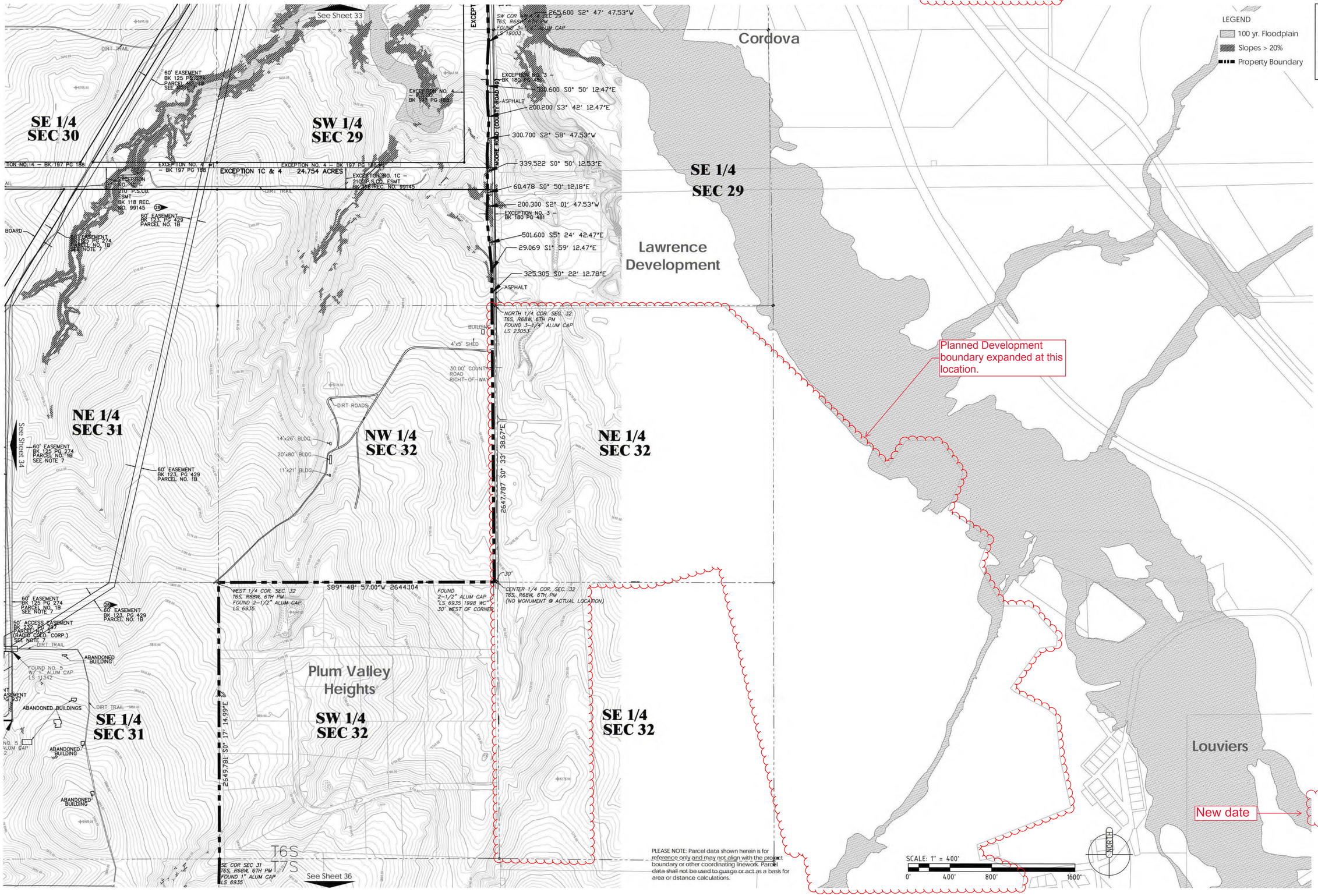

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ZR2009-004
Revision Date: OCT 17, 2025

New date

Easements, Structures And Slope Detail C

Sheet: **35**
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15TH

STERLING RANCH PLANNED DEVELOPMENT ~~14TH~~ AMENDMENT

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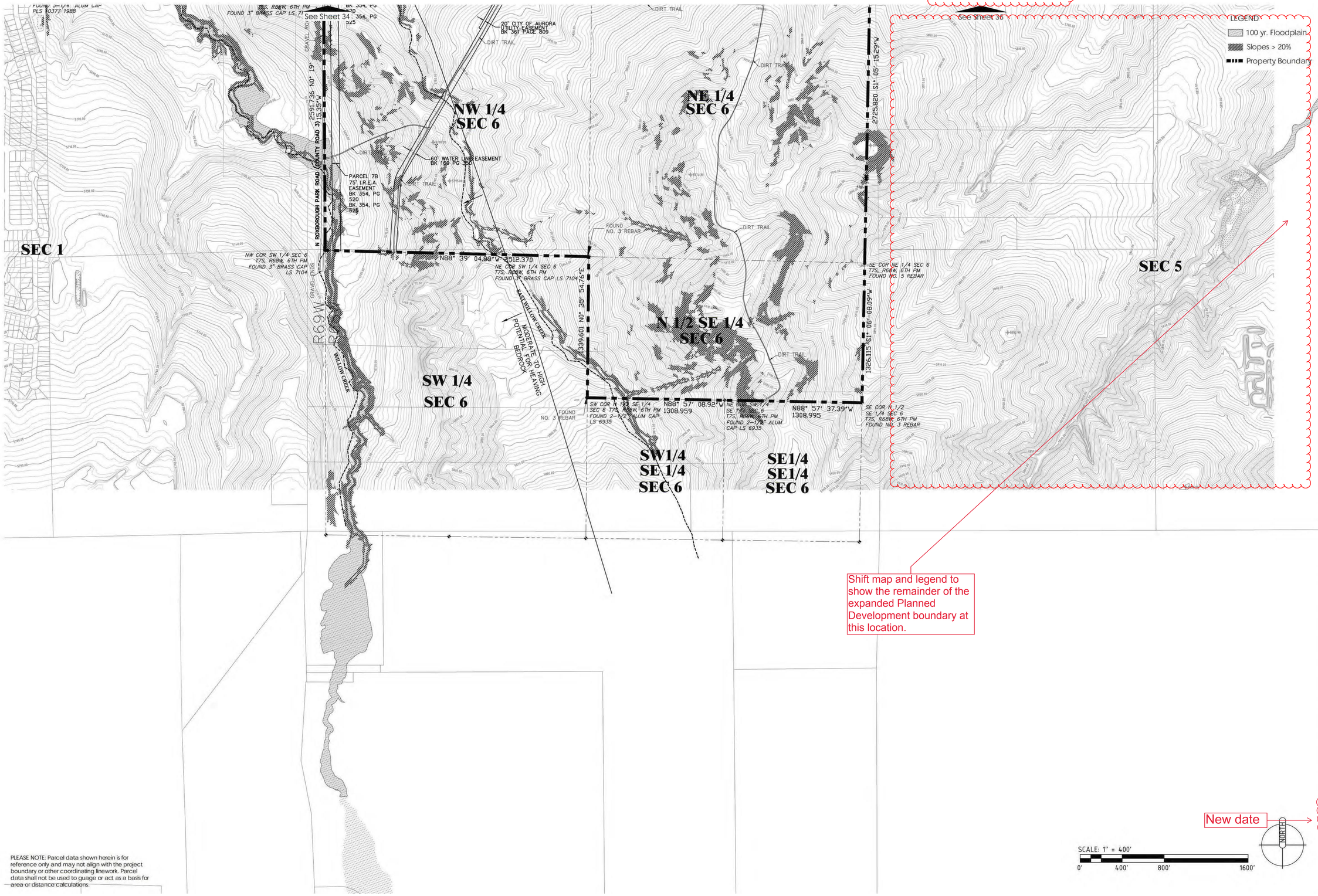

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SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

New date

ZR2009-004
Revision Date: OCT 17, 2025

KEYMAP

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Easements, Structures And Slope Detail D

Sheet: **36**
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STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE STERLING RANCH PLANNED DEVELOPMENT PLAN AMENDING THE PLANNED DEVELOPMENT BOUNDARY, PLANNING AREAS SA2 AND SA3, AND THE DWELLING UNIT MAXIMUM AS DEPICTED HEREON PURSUANT TO THE PLANS AND PLAN DETAILS ON SHEETS 2-13, 18-23, AND 28-36 HAS BEEN APPROVED BY BOARD MOTION NO._____ON (/ /).

THIS AMENDMENT NO. 15 AFFECTS ONLY THE PLANS AND PLAN DETAILS ON SHEETS 2-13, 18-23, AND 28-36 AS DESCRIBED IN FILE NO. ZR2025-014.

_____ _____

Chair, Board of Douglas County Commissioners (Date)

_____ _____

Director of Community Development (Date)

SHEET INDEX	
Sheet	Title
General	
1	Cover Sheet
2	Legal Description
3	Legal Description, Cont.
4	Vicinity and Adjacent Zoning
5	General Provisions and Definitions
6	General Provisions and Definitions, Cont.
Plan Areas	
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36	Easements, Structures and Slope Detail D

STERLING RANCH

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ZR2009-004
Revision Date: DEC 23, 2025

Cover Sheet

Sheet: 1

of 36

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PARCEL 1 CARS SAND & GRAVEL CO., LLC)

PARCEL I IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 1-A, PARCEL 1-E, PARCEL 1-G AND PARCEL 1-H.

PARCEL 1-A:

THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PORTION OF THE SAID NE I /4 DESCRIBED BY A DEED TO DARLENE JUNE FEHR RECORDED AUGUST 8, 1968 RECORDED IN 6185 P469, EXCEPT THAT PORTION OF THE SAID NE I /4 LYING NORTHEASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL ACQUIRED BY THE UNITED STATES DEPARTMENT OF DEFENSE, DEPARTMENT OF ARMY CORP. OF ENGINEERS, KNOWN AS TRACT 268 IN CONDEMNATION CASE NO. C-3867, CHATFIELD DAM PROJECT, EXCEPT FOR THAT PORTION OF SAID NE I /4 DESCRIBED BY A DEED RECORDED DECEMBER 19, 1968 TO ALPERT C. ENAX AND MARGARET E. ENAX, GRANTEES, IN B189 P217 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, EXCEPT THE DENVER BOARD OF WATER COMMISSIONERS HIGHLINE CANAL AND EXCEPT THAT PORTION OF MOUNTAIN VIEW LANE, AS DEDICATED ON THE PLAT OF BRALEY ACRES FILING NO. 1, THAT LIES WITHIN SAID LANDS, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-E:

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART CONVEYED TO THE NORTHERN COLORADO IRRIGATION COMPANY IN INSTRUMENT RECORDED NOVEMBER 27, 1933 IN B88 P162, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-G:

SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 1-H:

A PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1146.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 36 SECONDS EAST, LEAVING SAID WESTERLY LINE, ALONG THE SOUTHERLY LINE BRALEY ACRES-FILING NO. 1 AMENDED AND BRALEY ACRES-FILING NO. 2 AS RECORDED AMONG THE LAND RECORDS OF SAID DOUGLAS COUNTY, A DISTANCE OF 2552.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 15 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 1150.81 FEET TO A POINT; THENCE N 89 DEGREES 41 MINUTES 35 SECONDS WEST, LEAVING SAID EASTERLY LINE A DISTANCE OF 2554.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2 {STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROXBOROUGH PARK ROAD, ALSO KNOWN AS COUNTY ROAD 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1121.54 FEET: THENCE SOUTH 00°26'42" EAST, A DISTANCE OF 1324.41 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1121.54 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°26'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (STERLING RANCH TOO, LLC)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19 AND CONSIDERING THE NORTH LINE OF SAID GOVERNMENT LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) TO BEAR SOUTH 89°56'08" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1151.54 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 1254 AT PAGE 403 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 89°56'08" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 88.76 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°30'29" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.41 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 90.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN SAID BOOK 1254 AT PAGE 403; THENCE NORTH 00°26'42" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1324.41 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (STERLING RANCH TOO, LLC)

THE SOUTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°56'42" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1241.75 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE NORTH 00°30'29" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;THENCE SOUTH 89°56'08" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;THENCE SOUTH 89°39'43" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;THENCE SOUTH 00°26'54" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2635.57 FEET TO SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°56'24" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2632.95 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1315.81 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;THENCE NORTH 89°57'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING;

PARCEL 5 (COLUMBINE-LAKEWOOD COLORADO SOCCER ASSOCIATION)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°15'22" EAST ALONG EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1599.407 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 1454.28 FEET; THENCE NORTH 00°31 '24" WEST, A DISTANCE OF 272.17 FEET; THENCE SOUTH 89°02'47" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°31'24" WEST, A DISTANCE OF 1344.47 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 89°42'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1481.71 FEET TO THE POINT OF BEGINNING,

PARCEL 6 (STERLING RANCH. LLC)

PARCEL 6 IS COMPRISED OF THE FOLLOWING FOUR PARCELS: PARCEL 6-A, PARCEL 6-B, PARCEL 6-C AND PARCEL 6-D.

PARCEL 6-A

A PARCEL OF LAND BEING A PART OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

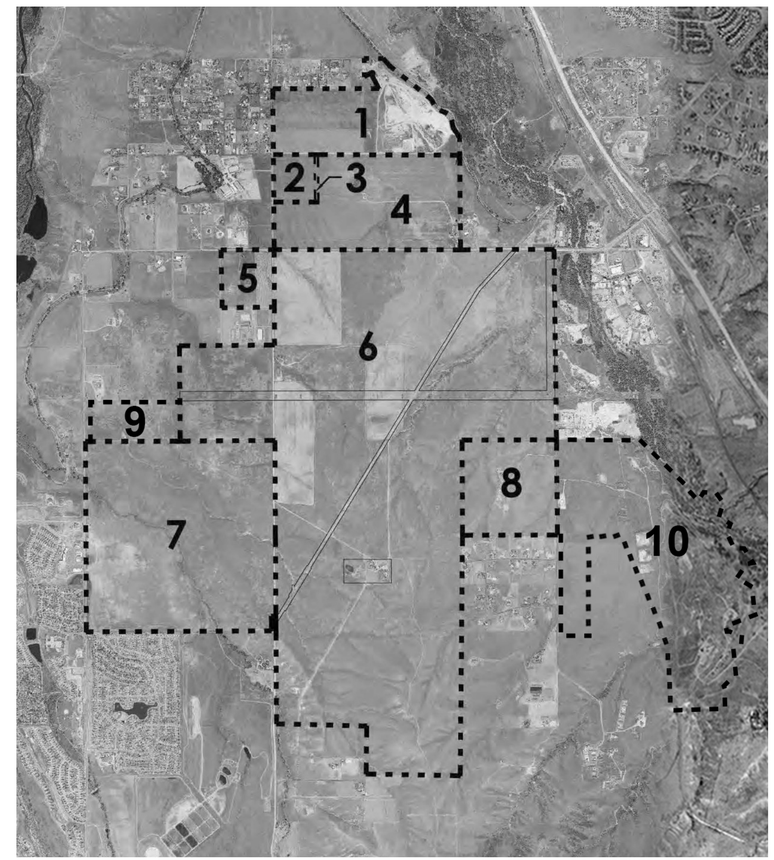
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1243.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°57'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1315.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°56'24" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2632.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89°43'08" EAST, A DISTANCE OF 1456.70 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

1.SOUTH 42°26'06" WEST, A DISTANCE OF 1485.03 FEET;
2.SOUTH 31°24'06" WEST, A DISTANCE OF 3327.27 FEET TO THE NORTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY BOUNDARY LINE;

1. NORTH 89°59'23" WEST, A DISTANCE OF 1325.46 FEET;
2. SOUTH 89°52'05" WEST, A DISTANCE OF 2569.83 FEET;
3. SOUTH 89°35'35" WEST, A DISTANCE OF 2645.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1277.50 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 89°32'56'' EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.81 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2659.94 FEET TO THE POINT OF BEGINNING;



Parcel Keymap

SCALE: 1" = 2000'
0' 2000' 4000' 8000'
NORTH

APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
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STATE OF COLORADO
acting by and through the
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F: 303 866 3152

COLUMBINE • LAKEWOOD COLORADO SOCCER ASSOCIATION
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F: 303 237 4651

ERO Resources Corp.
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ZR2009-004
Revision Date: DEC 23, 2025

Legal Description

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

PARCEL 6-B

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29 AND THE EAST HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°43'08" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1592.79 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING;THENCE CONTINUING NORTH 89°43'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 784.95 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 197, PAGE 188 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARCEL OF LAND;

1.SOUTH 00°22'12" EAST, A DISTANCE OF 3935.79 FEET;
2.SOUTH 89°52'45" WEST, A DISTANCE OF 2372.20 FEET;
3.NORTH 89° 59'23" WEST, A DISTANCE OF 1192.78 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

1.NORTH 31°24'06" EAST, A DISTANCE OF 3256.59 FEET;
2.NORTH 42°26'06" EAST, A DISTANCE OF 1567.69 FEET TO THE POINT OF BEGINNING;

PARCEL 6-C

A PARCEL OF LAND BEING A PART OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 68 WEST AND SECTIONS 29, 30 AND 31 TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°16'21" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2648.85 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 00°17'15" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2649.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 01°05'15" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2725.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 01°06'08" WEST, ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1326.12 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'37" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1309.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°57'09" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1308.96 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00°35'55" EAST, ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1339.60 FEET TO CENTER QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 88°39'05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2512.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 00°19'15" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2591.74 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°17'59" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 218.14 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EASTERLY BOUNDARY LINE;

I. NORTH 89°42'01" EAST, A DISTANCE OF 30.00 FEET;
2. NORTH 31°24'06" EAST, A DISTANCE OF 408.75 FEET;
3. SOUTH 58°33'54" EAST, A DISTANCE OF 25.00 FEET;
4. NORTH 31 °24'06" EAST, A DISTANCE OF 1400.00 FEET;
5. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
6. NORTH 31°24'06" EAST. A DISTANCE OF 5466.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY BOUNDARY LINE;

I. SOUTH 89°59'23" EAST, A DISTANCE OF 1352.92 FEET;
2. NORTH 89°52'45" EAST, A DISTANCE OF 2595.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS DOUGLAS COUNTY ROAD 19 AS DESCRIBED IN BOOK 180, PAGE 481 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

I. SOUTH 00°50'12" EAST, A DISTANCE OF 60.48 FEET;
2. SOUTH 02°01'48" WEST, A DISTANCE OF 200.30 FEET:
3. SOUTH 05°24'42" EAST, A DISTANCE OF 501.60 FEET;
4. SOUTH 01°59'12" EAST, A DISTANCE OF 29.07 FEET;
5. SOUTH 00°22'13" EAST, A DISTANCE OF 325.31 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89°50'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2630.78 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM;

THAT PARCEL OF LAND AS DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 30°03'08" EAST, A DISTANCE OF 3823.57 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL DESCRIBED IN BOOK 125, PAGE 273 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER

1. NORTH 89°53'44" EAST. A DISTANCE OF 664.07 FEET;
2. NORTH 89°52'27" EAST, A DISTANCE OF 661.63 FEET;
3. SOUTH 00°07'50" EAST, A DISTANCE OF 662.77 FEET;
4. SOUTH 89°52'46" WEST, A DISTANCE OF 662.10 FEET;
5. SOUTH 89°52'20" WEST, A DISTANCE OF 663.91 FEET;
6. NORTH 00°06' 12" WEST, A DISTANCE OF 662.98 FEET TO THE POINT OF BEGINNING;

PARCEL 6-D

A PARCEL OF LAND BEING A PART OF SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST AND SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 89°38'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2641.28 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°25'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 1117.50 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 118, RECEPTION NO. 99145 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY LINE;

1. NORTH 89°35'35" EAST, A DISTANCE OF 2644.45 FEET;
2. NORTH 89°52'05" EAST, A DISTANCE OF 2570.21 FEET:
3. SOUTH 89°59'23" EAST, A DISTANCE OF 1165.20 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 251, PAGE 747 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID WESTERLY BOUNDARY LINE;

1. SOUTH 31°24'06" WEST, A DISTANCE OF 1306.30 FEET;
2. SOUTH 31°24'06' WEST, A DISTANCE OF 4099.46 FEET;
3. NORTH 58°35'54" WEST, A DISTANCE OF 25.00 FEET;
4. SOUTH 31°24'05" WEST, A DISTANCE OF 698.67 FEET;
5. NORTH 04°24'06" EAST, A DISTANCE OF 50.93 FEET;
6. NORTH 85°35'54" WEST, A DISTANCE OF 50.00 FEET:
7. SOUTH 04°24'06" WEST, A DISTANCE OF 149.07 FEET;
8. SOUTH 31°24'06" WEST, A DISTANCE OF 191.19 FEET;
9. SOUTH 58°35'54" EAST, A DISTANCE OF 25.00 FEET;
10. SOUTH 31°24'06" WEST, A DISTANCE OF 646.83 FEET;
11. SOUTH 89°42'01"WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°17'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2243.14 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°18'03" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2651.47 FEET TO THE POINT OF BEGINNING;

PARCEL 7 (STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISIONERS)

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 TO BEAR SOUTH 00°18'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°18'03" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2651.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°17'59" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2651.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36: THENCE SOUTH 89°39'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN RULE AND ORDER CIVIL ACTION NO. 4002 RECORDED SEPTEMBER 21, 1973 IN BOOK 252 AT PAGE 654 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE ALONG THE BOUNDARY OF SAID RULE AND ORDER CIVIL ACTION NO. 4002 THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°17'59" WEST, A DISTANCE OF 410.00 FEET;
2 SOUTH 89°39'52" WEST, A DISTANCE OF 100.00 FEET;
3 SOUTH 00°17'59" EAST, A DISTANCE OF 410.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°39'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2508.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 89°39'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2641.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 00°25'22" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER: THENCE NORTH 00°25'13" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1328.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00'06'53" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2649.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 89°45'31" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2636.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 36; THENCE NORTH 89°38'16" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2641.28 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (STERLING RANCH FORE, LLC)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32; AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°50'25" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°50'25" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2630.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOORE ROAD ALSO KNOWN AS COUNTY ROAD 19; THENCE SOUTH 00°33'39" EAST. ALONG SAID WESTERLY RIGHT-OF-WAY LINE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2647.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER: THENCE SOUTH 89°48'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2644.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°16'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 2648.85 FEET TO THE POINT OF BEGINNING.

PARCEL 9 (SR AQUISITIONS, LLC)

ALL THAT PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING SOUTH OF TEH TRACT CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO IN DEED RECORDED MARCH 6, 1957 IN BOOK 120 AT PAGE 13, AND EXCEPT THE TRACT CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO IN DEED RECORDED FEBRUARY 14, 1967 N BOOK 174 AT PAGE 461, ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD NO. 7, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 10 (SR WATERTON LLC; SR CONSERVATION LLC; DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS)

THAT CERTAIN PORTION OF THE EAST HALF OF SECTION 32, THE WEST HALF OF SECTION 33,
THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 68 WEST, SIXTH
PRINCIPAL MERIDIAN, THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST
QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, NORTH
89°51'17" EAST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY OF MOORE ROAD,
AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°51'17" EAST, A DISTANCE OF
2,225.82 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 46°26'51" EAST, A DISTANCE OF 1,030.86 FEET;
THENCE SOUTH 41°48'51" EAST, A DISTANCE OF 99.68 FEET;
THENCE SOUTH 58°18'05" EAST, A DISTANCE OF 40.88 FEET;
THENCE SOUTH 43°59'11" EAST, A DISTANCE OF 730.63 FEET;
THENCE SOUTH 19°17'03" EAST, A DISTANCE OF 43.91 FEET;
THENCE SOUTH 10°24'22" WEST, A DISTANCE OF 30.03 FEET;
THENCE SOUTH 38°27'02" EAST, A DISTANCE OF 333.07 FEET;
THENCE SOUTH 54°13'44" EAST, A DISTANCE OF 44.31 FEET;
THENCE NORTH 35°46'15" EAST, A DISTANCE OF 287.80 FEET;
THENCE NORTH 89°59'27" EAST, A DISTANCE OF 326.80 FEET;
THENCE SOUTH 33°53'23" EAST, A DISTANCE OF 385.17 FEET;
THENCE SOUTH 22°57'33" WEST, A DISTANCE OF 353.81 FEET;
THENCE SOUTH 54°13'44" EAST, A DISTANCE OF 389.74 FEET;
THENCE SOUTH 20°30'58" WEST, A DISTANCE OF 283.69 FEET;
THENCE SOUTH 28°09'17" EAST, A DISTANCE OF 453.74 FEET;
THENCE SOUTH 88°33'42" EAST, A DISTANCE OF 257.56 FEET;
THENCE SOUTH 56°28'21" EAST, A DISTANCE OF 63.92 FEET;
THENCE SOUTH 48°30'01" EAST, A DISTANCE OF 30.19 FEET;
THENCE SOUTH 37°06'55" EAST, A DISTANCE OF 30.14 FEET;
THENCE SOUTH 23°22'13" EAST, A DISTANCE OF 37.34 FEET;
THENCE SOUTH 41°10'12" EAST, A DISTANCE OF 249.14 FEET;
THENCE SOUTH 04°56'19" WEST, A DISTANCE OF 95.55 FEET;
THENCE SOUTH 83°45'39" WEST, A DISTANCE OF 167.61 FEET;
THENCE SOUTH 37°28'17" WEST, A DISTANCE OF 479.01 FEET;
THENCE SOUTH 47°45'30" EAST, A DISTANCE OF 52.60 FEET;
THENCE SOUTH 60°42'09" EAST, A DISTANCE OF 368.23 FEET;
THENCE SOUTH 48°15'44" EAST, A DISTANCE OF 105.26 FEET;
THENCE SOUTH 04°03'22" EAST, A DISTANCE OF 423.54 FEET;
THENCE SOUTH 11°41'19" EAST, A DISTANCE OF 337.04 FEET;
THENCE SOUTH 68°21'14" WEST, A DISTANCE OF 910.58 FEET;
THENCE SOUTH 12°22'53" EAST, A DISTANCE OF 31.81 FEET;
THENCE SOUTH 12°14'08" EAST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 77°45'52" EAST, A DISTANCE OF 70.13 FEET;
THENCE SOUTH 70°45'08" EAST, A DISTANCE OF 282.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 98.70 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°16'00", AN ARC LENGTH OF 46.97 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 43°29'08" EAST, A DISTANCE OF 77.00 FEET;
THENCE SOUTH 10°06'52" WEST, A DISTANCE OF 202.03 FEET;
THENCE SOUTH 62°09'40" WEST, A DISTANCE OF 238.07 FEET;
THENCE SOUTH 07°36'07" EAST, A DISTANCE OF 696.71 FEET;
THENCE SOUTH 45°24'53" WEST, A DISTANCE OF 669.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 12°02'19" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 323°45'40", AN ARC LENGTH OF 282.53 FEET;
THENCE NON-TANGENT TO SAID CURVE, NORTH 45°24'53" EAST, A DISTANCE OF 182.39 FEET;
THENCE SOUTH 01°44'42" EAST, A DISTANCE OF 608.07 FEET;
THENCE SOUTH 88°16'19" WEST, A DISTANCE OF 1,530.96 FEET;
THENCE NORTH 02°29'36" WEST, A DISTANCE OF 1,059.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 4,562.42 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'32", AN ARC LENGTH OF 1,727.35 FEET;
THENCE TANGENT TO SAID CURVE, NORTH 24°11'09" WEST, A DISTANCE OF 2,380.30 FEET;
THENCE SOUTH 65°48'51" WEST, A DISTANCE OF 125.00 FEET;
THENCE SOUTH 66°19'02" WEST, A DISTANCE OF 38.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 281.54 FEET, THE RADIUS
POINT OF SAID CURVE BEARS NORTH 22°50'56" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°48'43", AN ARC LENGTH OF 112.09 FEET;
THENCE NON-TANGENT TO SAID CURVE, NORTH 89°59'09" WEST, A DISTANCE OF 604.99 FEET;
THENCE SOUTH 00°28'52" WEST, A DISTANCE OF 627.09 FEET;
THENCE SOUTH 00°35'14" EAST, A DISTANCE OF 2,099.09 FEET;
THENCE SOUTH 89°31'06" WEST, A DISTANCE OF 753.56 FEET TO THE EAST RIGHT-OF-WAY OF SAID MOORE ROAD;
THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING 3 COURSES:
1) NORTH 01°31'47" EAST, A DISTANCE OF 113.89 FEET;
2) NORTH 00°32'40" WEST, A DISTANCE OF 2,648.91 FEET;
3) NORTH 00°33'39" WEST, A DISTANCE OF 2,647.86 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 531.951 ACRES, (23,171,769 SQUARE FEET), MORE OR LESS.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

APPLICANT and/or LAND OWNER

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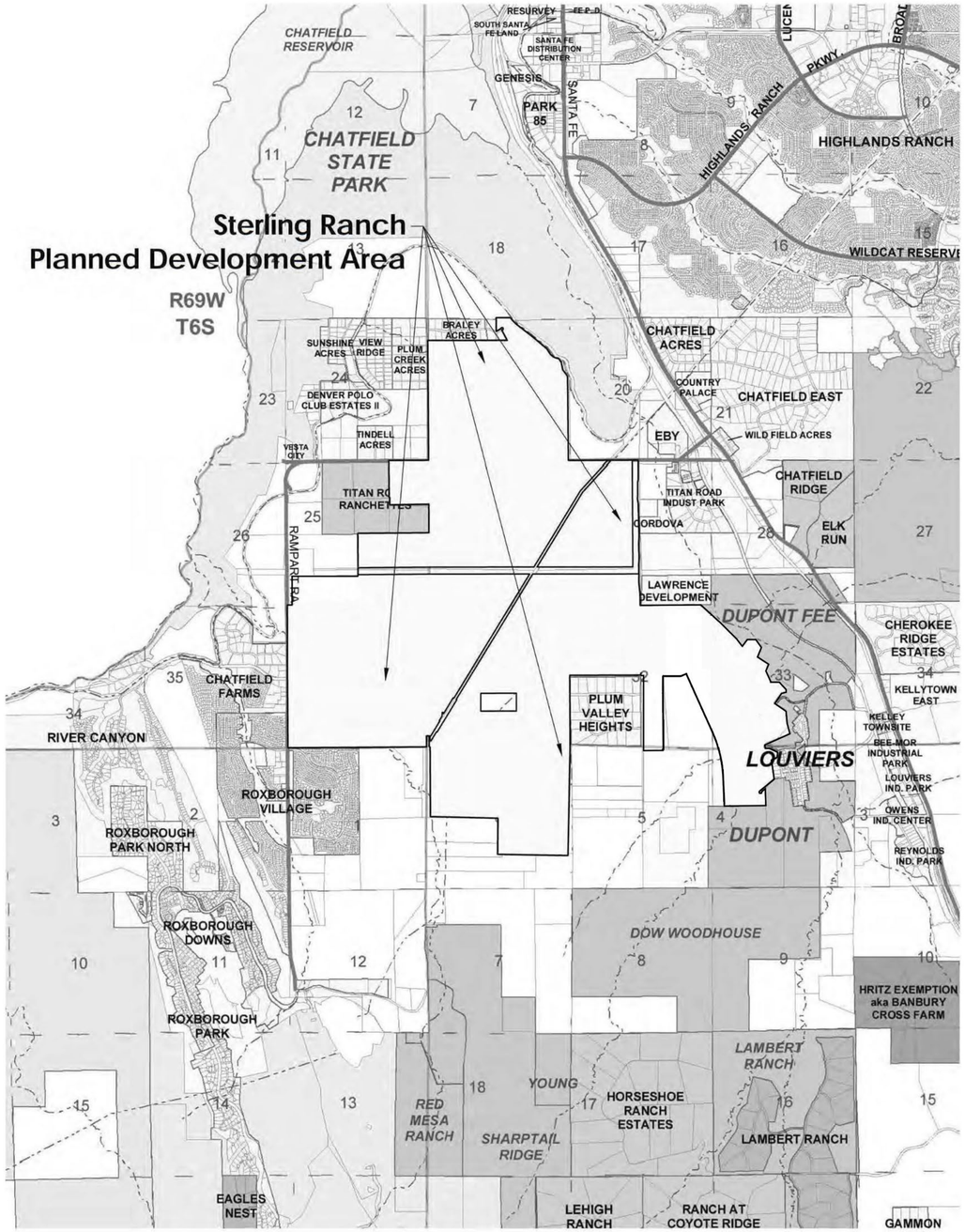
ZR2009-004
Revision Date: DEC 23, 2025

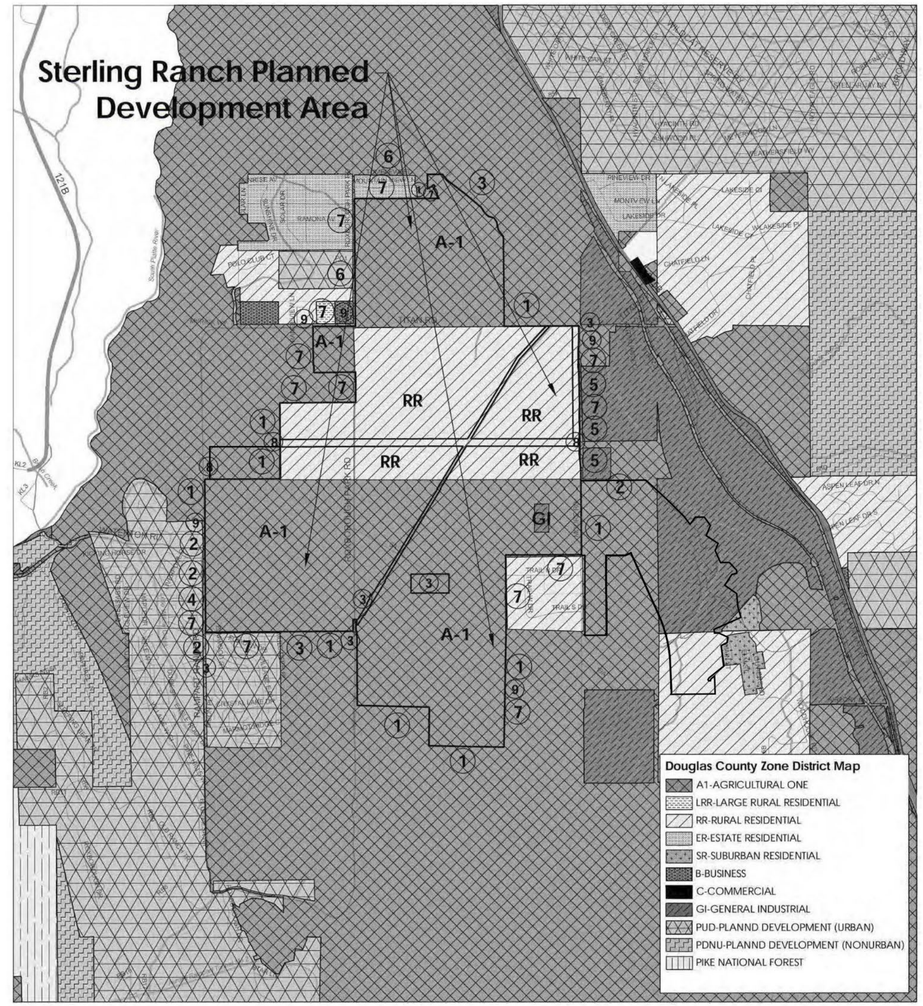
Legal Description, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units



Vicinity Map



Land Use Key

1 Agriculture
2 Commercial
3 Exempt
4 HOA
5 Industrial
6 Mobile Home
7 Residential
8 Utilities
9 Vacant Land

Existing Adjacent Zoning and Land Use

APPLICANT and/or LAND OWNER

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Revision Date: DEC 23, 2025

Vicinity And Adjacent Zoning

Sheet: **4**

of 36

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

GENERAL PROVISIONS

G-1. Authority.

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

G-2. Applicability.

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or the Board of County Commissioners.

G-3. Adoption.

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for Sterling Ranch is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

G-4. Relationship to County Regulations.

The provisions of this Development Plan shall prevail and govern the development of Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

G-5. Enforcement.

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

G-6. Confiict.

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

G-7. Maximum Level of Development.

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for the platting or construction. The actual number of dwellings or level of development for commercial, business or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity or other requirements of the Board of County Commissioners.

G-8. Project Tracking.

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

G-9. Diagrams and Illustrations.

The metrics and text set forth in Tables 1 through 18 are an integral part of this Development Plan. However, the diagrams and illustrations that accompany them are provided for information purposes only and are not regulatory, with the exception of the diagrams and illustrations set forth in Tables 5 through 20 regarding building heights, setbacks and parking placement, which are binding. To the extent of any conflict between any text (including a metric contained in text) and a diagram or illustration (including a metric shown on a diagram or illustration), the text shall control.

G-10. Intent.

The intent of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property. The provisions of this Section G-10 shall not be deemed regulatory or binding, but may be used for purposes of granting Warrants in accordance with Section G-11.

G-11. Warrants.

(A) General.

For purposes of this Development Plan, a "Warrant" is a rule that would permit a practice that is not consistent with a specific provision of this Development Plan but is consistent with the intent provisons of Section G-10 and complies with the Zoning Resolution and the Subdivision Resolution. Requests for Warrants shall be approved or disapproved by the Director. Any request for a Warrant shall be approved or disapproved by the Director within 30 days after the Director's receipt of written request therefor. A request for a Warrant with respect to any provision of this Development Plan shall not open up for review any other provision of this Development Plan.

(B) Exclusions.

Notwithstanding the foregoing, requests to: (1) decrease a setback required by this Development Plan, (2) decrease a minimum lot size required by this Development Plan, (3) increase a maximum building height established by this Development Plan, (4) increase the number of Dwelling Units permitted within any Character Zone, Planning Area or the Property other than as permitted by this Development Plan, or (5) alter the boundary of a Planning Area other than as permitted by this Development Plan, may not be approved by Warrant. However, this Section G-11 sIlall not be deemed to prohibit administrative amendments, major amendments or other amendments to this Development Plan, or the granting of variances or other relief provided pursuant to the provisions of the Zoning Resolution, the Subdivision Resolution, or the County's other ordinances, resolutions and policies.

G-12. Interpretation.

When used in this Development Plan, the term "shall" indicates a mandatory provision and each of the terms "should" and "may" indicates a permissive provision that is not mandatory.

G-13. References.

(A) Sections.

Unless otherwise specified, any reference in this Development Plan to a "Section" shall mean a section of this Development Plan. For convenience, references contained in this Development Plan to sections of this Development Plan also include a prefacing letter, either "G", "S" or "D" to indicate whether such Section is within the General Provisions portion of this Development Plan (G), the Statement of Commitments portion of this Development Plan (S), or the Development Standards Section of this Development Plan (D).

(B) Tables.

Unless otherwise specified, any reference in this Development Plan to a "Table" shall mean a table set forth in the Development Standards section of this Development Plan.

G-14 Certain Guiding Elements.

The commitments made in the video presentation from Owners to the Board on April 12, 2011 shall be guiding elements in the implementation of the Sterling Ranch Planned Development.

DEFINITIONS

All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Pian and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

"85 Segment" means U.S. Highway 85 from State Highway C-470 to State Highway 67, including the interchanges thereof.

"121 Segment" means State Highway 121 from State Highway C-470 to the Douglas County/Jefferson County boundary, including the interchanges therein.

"C-470 Segment" means State Highway C-470 from Kipling Parkway to Lucent Boulevard, including the interchanges thereof.

"Accessory Building", with respect to any lot, means a building: (1) located on the same lot as the Principal Building for such lot, (2) that is accessory to such Pnncipal Building, and {3) that may be connected to such Principal Buildings by breezeway or other external improvements. See Table 18.

"Accessory Unit" means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be held out for lease or rent, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term "interior floor area" means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.

"Ag/Livestock Structure" means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

"AHU" - see "Attainable Housing Unit"

"AMI" means the Area Median Income for Douglas County, Colorado as defined by HUD.

"ARS Parcel" means that portion of the Property identified as "Parcel 1" in the legal description of the Property included on Sheet 2 of the Development Plan.

"Attainable Housing Unit" or "AHU" means a housing unit (including an Accessory Unit) if: (1) at the time of development thereof, the unit qualifies as affordable or attainable housing pursuant to any governmental program operating in the State of Colorado that follows guidelines similar to those used by HUD or CHFA for both rental and homeownership, (2) at the time of the initial sale thereof, the unit's purchase price does not exceed maximum sales price as calculated below, or (3) at the time of the initial rental thereof, the initial monthly rental rate does not exceed the maximum initial monthly rental rate as calculated below:

(a) The maximum initial monthly rental rate shall be the monthly rental amount established by CHFA for the applicable unit type (e.g., 1-bedroom, 2-bedroom, etc.) and assuming 90% of median income for Douglas County.

(b) The maximum sales price shall be the product of: (A) 90%, (B) the most-recently published AMI. and (C) 2.75.

"Blufftop Protection Area" means the area designated as such on the Land Use Plan.

"Board" means the Board of County Commissioners for Douglas County, Colorado.

"Caretaker Unit" means a Dwelling Unit that: (1) is located within a building that is otherwise used for commercial, industrial or other non-residential purposes and (2) is intended to be occupied by one or more persons providing property management, security or similar services with respect to such building.

"CC&Rs" means the covenants, conditions and restrictions that Owner records against the Property, as amended.

"CDOT" means the State of Colorado Department of Transportation.

"Character Zone" means any of the designations C1, C2, C3, C4, C5, C6, SCZ-A, SCZ-B, SCZ-C, SCZ-D, SCZ-E and SCZ-F, which are assigned to various portions of the Property pursuant to this Development Plan, and which establish permitted uses, allowable densities and other development standards and regulations for those portions of the Property assigned thereto.

"Chatfield Farms Plat" means the plat of Chatfield Farms, Filing 1-A Recorded on August 2, 2002 at reception no. 2002075776, as modified by amendments thereto Recorded on July 23, 2003 at reception no. 2003109967, on February 10, 2005 at reception no. 2005012389, and on June 21, 2005 at reception no. 2005055642, and on January 2, 2007 at reception no. 2007000606.

"CHFA" means the Colorado Housing and Finance Authority.

"CND" or "Clustered Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Commitments Matrix" means the Parks/Trails/Open Space Commitments Matrix set forth on Sheet 18 of this Development Plan.

"Community Development Department" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Community Development Director" means the Director.

"Core Conservation Areas" means the areas identified as the core conservation areas in the Chatfield Basin Conservation Network's 2006 Green Infrastructure System Report.

"County" means Douglas County, Colorado.

"County's Road Concurrency Standard' means the concurrency level of service standard for urban streets established by Section 1524 of the Zoning Resolution. After the approval of the Sterling Ranch Planned Development the County repealed the 'County's Road Concurrency Standard' and it is no longer part of the County's Zoning Resolution.

"CPI" means the Consumer Price Index , All Urban Consumers, U.S City Average, All Items (1982-84=100), Not Seasonally Adjusted, as published by the Bureau of Land Statistics of the United States Department of Labor.

"CPI Adjustment Factor," in respect of any payment under Section S-2.5(d)(ii)(a) toward the cost of any improvement to the 85 Segment or the 121 Segment, means a fraction, the numerator of which is the most recent CPI available at the time such payment is due, and the denominator of which is the most-recent CPI available when the costs For such improvements were estimated under the SLS.

"D1" means Planning Area D1 (Country and Hillside District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1.

"D2" means Planning Area D2 (Villages District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"D3" means Planning Area D3 (Town Center District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.1 .

"DCHP" means the Douglas County Housing Partnership.

"Design Guidelines" means the written design and architectural standards and guidelines adopted by one or more architectural control committees established by the CC&Rs.

"Denver Water Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the section 31, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 31 and considering the west line of the southwest quarter of said section 31 to bear north 00°17'59" west, 2651.57 feet with all bearings contained herein being relative thereto; thence north 00°17'59" west, along the west line of said southwest quarter, a distance of 218.14 feet; thence north 89°42'01" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°17'59" west, a distance of 190.29 feet; thence north 31°24'06" east, a distance of 646.83 feet; thence north 58°35'54" west, a distance of 25.00 feet; thence north 31°24'06" east, a distance of 191.19 feet; thence north 04°24'06" east, a distance of 149.07 feet; thence south 85°35'54" east, a distance of 50.00 feet; thence south 04°24'06" west, a distance of 50.93 Feet: thence north 31°24'06" east, a distance of 698.67 feet; thence south 58°35'54" east, a distance of 25.00 Feet; thence north 31°24'06" east, a distance of 5405. 76 feet to a point on the southerly line of that parcel of land as described in deed recorded in book 118 under reception no. 99145; thence south 89°59'23" east, along said southerly line, a distance of 117.14 feet; thence south 31°24'06" west, a distance of 5466.77 feet; thence south 58°35'54" east, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 1400.00 feet; thence north 58°33'54" west, a distance of 25.00 feet; thence south 31°24'06" west, a distance of 408.75 feet to the point of beginning, said Parcel A containing a calculated area of 781,401 square feet or 17.938 acres more or less.

Parcel B

A strip of land being a portion of the land formerly described in deed recorded in book 251 at page 741, said strip being a portion of the east half of section 30 and a portion of the northwest quarter of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the northwest corner of said section 29 and considering the west line of the southwest quarter of section 31, township 6 south, range 68 west of the sixth principal meridian to bear north 00°17'59" west. 2651.57 feet with all bearings contained herein being relative thereto; thence north 89°43'08" east, along the north line of the northwest quarter of said section 29, a distance of 1428.99 feet; thence south 00°16'52" east, a distance of 30.00 feet to a point on the southerly right of way line of titan road, said point being the point of beginning; thence north 89°43'08" east, along said southerly right of way line, a distance of 136.10 feet; thence south 42°26'06" west, a distance of 1526.86 feet; thence south 31°24'06" west, a distance of 3256.59 feet to a point on the northerly line of that parcel of land as described in deed recorded in book 197 at page 188; thence north 89°59'23" west, along said northerly line, a distance of 117.14 feet; thence north 31°24 '06" east, a distance of 3327 .27 feet; thence north 42°26'06" east, a distance of 1444.19 feet to the point of beginning, said Parcel B containing a calculated area of 477.734 square feet or 10.967 acres more or less.

"Development Application" means each application requesting County approval of a preliminary plan, minor development plan, site improvement plan on unplatted property, use by special review, or location and extent permit.

"Development Areas A and B" means those portions of Planning Area D1 so identified on the Land Use Plan

"Development Plan" means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Development Standards" means the development standards at Sheets 19 through 31 of this Development Plan.

"Director" means the County's Planning Services Director.

"Director of Community Development" means the Director.

"Dwelling Unit" means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-Family dwelling units and Accessory Units and the portion of a Live-Work unit intended to be used predominantly for residential occupancy, but not including mobile homes, hotels, motels, hospitals, dormitories, assisted living facilities, nursing homes, or motor homes.

"East Willow Creek Drainage" means those portions of the Property depicted generally on the Parks, Open Space and Trails plan as the "East Willow Creek Drainage" and designated within Character Zone C1.

"Eave", in respect of any structure, means the lowest portion of the roof assembly for such structure that overhangs a wall.

"Effective Date" means the date this Development Plan is first recorded.

"Exception Parcels" means the Xcel Parcel, the Denver Water Parcel and the Roxborough W/S Parcel.

"Excluded Parcel" means: (1) all land assigned to Character Zone C1 in accordance with this Development Plan, (2) all Remnant Parcels. and (3) all School Sites.

"Existing Development Approval" means a Future Development Approval that has been approved by the County to the extent such approval has not expired or been vacated.

"Fairgrounds" means property primarily used for outdoor fairs or exhibitions.

"Final Plat" means a final plat, including all amendments thereto, approved by the County and Recorded.

"Fire District" means the South Metro Fire Rescue Authority or a successor district providing fire protection services for the Property.

"Future Development Approval" means a development approval for subdivision, site improvements plan, use by special review or location and extent permit.

"Gross Floor Area" or "GFA" with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. "Gross Floor Area" does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

"Gross Site Area" with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

"Home Occupation - Class 1" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria set forth in the Zoning Resolution, however, for Class One Home Occupations - Class I may be located within the principal building, an accessory building or both, and may not exceed 1,500 square feet within such accessory building.

"Home Occupation - Class 2" means a Home Occupation (as defined in the Zoning Resolution) meeting the criteria for Class Two Home Occupations set forth in the Zoning Resolution.

"Home Occupation - Other" means a Home Occupation (as defined in the Zoning Resolution) that is not a Home Occupation - Class 1 or a Home Occupation - Class 2.

"HUD" means the United States Department of Housing and Urban Development.

"Inn" means an owner-occupied lodging facility offering between 6 and 12 rooms to guests.

"Land Use Plan" means the Land Use Plan Overview set forth on Sheet 8 of this Development Plan.

"Lawrence Parcel" means that part of the SE1 /4 of Section 29, Township 6 South, Range 68 West of the 6th PM, described as follows:

Commencing at the Southeast corner of said SE 1/4; thence North 00°48'43" West along the East line of said SE1 /4, a distance of 1112.93 feet to the South line of a 210.00 foot wide Public Service Right Of Way as described in Book 118 at Page 59; thence North 89°51 '00" West along said South line, 1630.96 Feet to the true point of beginning; thence continuing North 89°51'00" West along said South line 982.00 feet to the Easterly right of way line of Moore Road; thence along said Easterly line the Following 4 courses and distances:

Thence South 00°34'00" East, 56.89 feet,
Thence South 02°28'30" East, 300.20 feet;
Thence South 03°43'30" West, 401 .10 feet;
Thence South 00°34'00" East, 40.14 feet;

Thence Easterly on an interior angle of 90°40'56", a distance of 996.99 feet, Thence Northerly on an interior angle of 89°40'44", a distance of 796.64 feet to the true Point of Beginning.

Also known as Lots 1 & 2, Lawrence Development, Douglas County. Colorado.

"Lead Owner" means Sterling Ranch, LLC, a Colorado limited liability company, and its successors and assigns, but only to the extent: (1) such successors and assigns are so designated by Lead Owner by separate written instrument that specifically and expressly designates such successor or assign by reference to this Development Plan and this definition of "Lead Owner", and (2) such instrument is executed on behalf of the then-Lead Owner and Recorded.

"Live-Work" means a mixed-use unit containing a residential and a commercial function that is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity.

"Long Pedestrian Shed" means a Pedestrian Shed that has an average radius of 2,640 Feet (or ½ mile).

"Major Water Storage Facility" means a facility used for water storage with a designed capacity of 300,000 gallons or more.

"MFDU" (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more other Dwelling Units other than Accessory Units arranged, designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

"Mixed-use Building" means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.

"Neighborhood" means a portion of the Property established as a "Neighborhood" pursuant to Section D-1.2.

"Neighborhood Plan" means a plan prepared by the Lead Owner in compliance with Section D-1.2, which establishes: (1) the locations of Neighborhoods and Character Zones within Planning Areas D1, D2 and D3, except for those areas included in special Character Zones SCZ-D, SCZ-E, and SCZ-F pursuant to Section D-2 4. and (2) the Neighborhoods Type for each such Neighborhood.

"Neighborhood Type" means a CND, a TND or a TCD.

"Net Space", with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. "Net Space" does not include areas within a building's public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

"Non-residential Building" means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.

"O1" means Planning Area O1 (Open Preserve) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2.2(A).

"O1 Dedication Map" means the map labeled "O1 Dedication Map" set forth on Sheet 18 of this Development Plan.

"O1 Dedication Table" means the table labeled "O1 Dedication Table" set forth on Sheet 18 of this Development Plan.

"Official Records" means the official real property records of the Clerk and Recorder for Douglas County, Colorado.

"OSC" means Open Space Conservation District as defined by the Douglas County Zoning Resolution and as depicted generally on the Land Use Plan.

"Other Park" means any portion of land Property dedicated in accordance with Section S-1.1 (C), S-1.1 (D) or S-1 .1 (E) (including without limitation, Neighborhood Parks, Greens, Squares, Plazas and Playgrounds as described in Table 4).

APPLICANT and/or LAND OWNER

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ZR2009-004
Revision Date: DEC 23, 2025

General Provisions And Definitions

Sheet:

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STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

"Other Recreational Park" means an Other Park within which Recreational Facilities, other than merely a trail are provided, however, if interpretative signs, monuments or other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest are provided in connection with such trail, then such Other Park will qualify as an Other Recreational Park.

"Owner" means each of: (1) Sterling Ranch, LLC, a Colorado limited liability company, (2) Sterling Ranch Too, LLC, a Colorado limited liability company, (3) the State of Colorado acting by and through its Board of Land Commissioners, (4) Columbine-Lakewood Colorado Soccer Association, a Colorado nonprofit corporation, (5) Sterling Ranch Fore, LLC, a Colorado limited liability company, and (6) ARS Sand & Gravel Co., LLC, a Colorado limited liability company, to the extent of their respective interests in the Property, together with their respective successors and assigns with respect to such interests.

"Parcel 1 of the Property" means the portion of the Property described as Parcel 1 on Sheet 2 of this Development Plan.

"Parcel 2 of the Property" means the portion of the Property described as Parcel 2 on Sheet 2 of this Development Plan.

"Parcel 3 of the Property" means the portion of the Property described as Parcel 3 on Sheet 2 of this Development Plan.

"Parcel 4 of the Property" means the portion of the Property described as Parcel 4 on Sheet 2 of this Development Plan.

"Parcel 5 of the Property" means the portion of the Property described as Parcel 5 on Sheet 2 of this Development Plan.

"Parcel 6 of the Property" means the portion of the Property described as Parcel 6 on Sheet 2 and Sheet 3 of this Development Plan.

"Parcel 7 of the Property" means the portion of the Property described as Parcel 7 on Sheet 3 of this Development Plan.

"Parcel 8 of the Property" means the portion of the Property described as Parcel 8 on Sheet 3 of this Development Plan.

"Parks Maintenance Facility" means a maintenance, storage, service and/or administrative facility primarily supporting parks, trails and/or open space.

"Parks Maintenance Facility Land" means land to the extent used for a Parks Maintenance Facility.

"Parks, Open Space and Trails Plan" means the Parks, Open Space and Trails Plan Overview set forth on Sheet 9 of this Development Plan.

"Parks Requirement" means the requirement, as set forth in Section S-3.1, to provide park land (or cash or improvements in lieu thereof) in the amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.045 acres/SFDU, plus (2) the total number of MFDUs, Accessory Units and Caretaker Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit or Caretaker Unit for which the County has issued a building permit), plus, (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Notwithstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement: however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) and all Caretaker Units (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, Accessory Units and Caretaker Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

"Pedestrian Shed" means an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. A "Pedestrian Shed" may be a Standard Pedestrian Shed or a Long Pedestrian Shed.

"Plan" means this development plan (consisting of a total of 36 Sheets, labeled Sheets 1 through 36) for the Sterling Ranch Planned Development.

"Planning Areas" means the six planning areas depicted generally on the Land Use Plan as O1, D1, D2, D3, SA 1, and RP the boundaries of which may be adjusted as set forth in Section D-2.1 and D-2.2.

"Planning Division" means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

"Porch" means an exterior structure that extends outside a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; typically, an addition to the main structure and used to protect an entrance.

"Previously Dedicated O1 or Regional Park Areas", with respect to any given time, means those portions of the Property within the O1 Planning Area that have previously been dedicated pursuant to Section S-1.1(C) and accepted and those portions of the Property that have previously been dedicated as a Regional Park pursuant to Section S-1.1 (A) and accepted.

"Primary Frontage" means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

"Primary Thoroughfare" means a Thoroughfare within the Property that is identified as a "Primary Thoroughfare- on the Thoroughfare Plan.

"Principal Building", with respect to any lot, means the main building on such lot. see Table 18.

"Property" means land included within (and subject to) this Development Plan.

"Record", "Recorded" or "Recording" means record, recorded, or recording, as appropriate, in the Official Records.

"Recreation Facilities" means: (7) facilities that can be used for active or specialized recreation for one or more segments of the population, including without limitation, ball fields, playfields, volleyball courts, basketball courts, tennis courts, other soft-surface or hard-surface courts, swimming pools, recreation centers, fitness facilities, fountain play areas, other water play areas, rodeo facilities, 4H facilities used for specialized or active recreation, equestrian arenas, polo facilities, other equestrian facilities, fitness course facilities, disk golf facilities, off-leash dog park facilities, mountain bike facilities, BMX facilities, climbing facilities, rollerblade facilities, skateboard facilities, docks, piers, non-motorized boat launches, playgrounds, trails (including, without limitation, trails and related improvements located outside the Property that serve to connect trails within the Property to the regional trail system located outside the Property), pavilions, picnic facilities, and areas designed to accommodate walking, jogging or running circuits (including, without limitation, walkway areas located in plazas that are expressly or implicitly designated for such use by specialized pavers, other surfacing or other methods). (2) gardening facilities for retirement-focused or assisted-living communities, (3) gardens and facilities used for other organized agricultural activities (including without limitation, 4H facilities used for organized agricultural activities) but only if the net monetary proceeds generated thereby, if any, are used solely to support community or educational activities, (4) facilities that can be used for active or specialized recreation related to fish or wildlife management (including, without limitation, 4H facilities related to fish and wildlife management), (5) interpretative signs, monuments and other improvements facilitating the interpretation or viewing of wildlife, the environment, or matters of archeological or historical interest, (6) landscaping, benches, other seating, and other site furnishings for parks, trails, or other facilities that can be used for active or specialized recreation, and (7) other improvements accessory to or necessary in providing the foregoing, including without limitation maintenance, storage, service and administration facilities and improvements, irrigation facilities, restrooms, drinking fountains, waste receptacles, lighting, other site furnishings, grading, drainage, detention, retention, and storm water facilities and improvements. Thoroughfares and parking facilities, utilities, and grade-separated trail crossings. All recreational activities within storm water facilities shall be in accordance with the County regulations.

"Regional Equestrian-only Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Equestrian-only Trails", together with any other equestrian trails connected thereto located within the Property or the Exception Parcels.

"Regional Multi-use Trails" means those trails depicted generally on the Parks, Open Space and Trails Plan as "Regional Multi-use Trails", together with any other trails connected thereto located within the Property or the Exception Parcels.

"Regional Parks" means Sterling Gulch Regional Park, Burns Regional Park and Heritage Regional Park.

"Regional Trail Acres": (1) with respect to any easement for a Regional Trail dedicated pursuant to Section S-1.1 (G)(iii), means the width of such Regional Trail to be built within such easement plus four feet on each side of such Regional Trail; and, (2) with respect to any segment of the Regional Trails provided within any portion of a dedicated right-of-way (including sidewalks), means the area within such dedicated right-of-way intended for use as a Regional Trail and dedicated with a recognizable difference in appearance to the extent not part of a sidewalk.

"Regional Trails" means Regional Multi-Use Trails and Regional Equestrian-only Trails.

"Remnant Parcel" means each portion of the Property that is not included within Planning Areas O1, SA1, or RP, and that is too small to become its own Neighborhood due to the minimum size requirements set forth in Section D-1.2(B)(vi).

"Reservoir Easement" means an easement burdening Sterling Gulch Reservoir that Owner may dedicate pursuant to Section S-1.1(B).

"Roxborough W/S Parcel" means the following parcel of real property, which is surrounded by the Property:

A parcel of land being the southeast quarter of the northeast quarter of the southwest quarter and the southwest quarter of the northwest quarter of the southeast quarter of section 31, township 6 south, range 68 west of the sixth principal meridian, as conveyed to city of aurora by deed recorded August 23, 1958 in book 125 at page 273, said parcel being located in the County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of the southwest quarter of said section 31 and considering the east line of the southwest quarter of said section 31 to bear north 00°05'22" west, 2650. 77 feet with all bearings contained herein being relative thereto; thence north 00°05'22" west, along the east line of said southwest quarter, a distance of 1325.37 feet to the southeast corner of the southeast quarter of the northeast quarter of the southwest quarter of said section 31, said point also being the point of beginning: thence along the south, west and north lines of said southeast quarter of the northeast quarter of the southwest quarter of section 31 the following three (3) courses; (1) south 89°52'20" west, a distance of 663.91 feet (2) north 00°06'12" west, a distance of 662.98 feet (3) north 89°53'44" east a distance of 664.07 feet to the northwest corner of the southwest quarter of the northwest quarter of the southeast quarter of said section 31; thence along the north, east and south line of said southwest quarter of the northwest quarter of the southeast quarter of section 31 the following three (3) courses; (1) north 89°52'27" east, a distance of 661.63 feet: (2) south 00°07'50" east, a distance of 662.77 feet; (3) south 89°52'46" west a distance of 662. 10 feet to the point of beginning, said parcel containing a calculated area of 878,768 square feet or 20.174 acres more or less.

"RP" means Planning Area RP (Regional Parks) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set Forth in Section D-2.2.(C)

"SA1" means Planning Area SA1 (School District) as depicted generally on the Land Use Plan, the boundaries of which may be adjusted as set forth in Section D-2 .1.

"School District" means the Douglas County School District.

"School Sites" means those portions of the Property that Owner intends to offer For dedication to the County for purposes of constructing and operating schools thereon pursuant to Section S-1.2.

"SCZ-A Perimeter Lot" has the meaning set forth in Table 11.

"SCZ-B Perimeter Lot" has the meaning set forth in Table 12.

"Secondary Frontage" means, with respect to a building on a corner lot, the side of such building facing a Thoroughfare that is not designated to bear the primary pedestrian entrance to such building.

"SFDU" (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

"SLS" has the meaning set forth in Section S-2.5.

"Southern Connector Improvements" means a new road consisting of two through lanes connecting Moore Road and U.S. Highway 85, together with all intersections along such new road including those at Moore Road and U.S. Highway 85, and required traffic signals along such new road including those at Moore Road and U.S. Highway 85.

"Southern O1 Buffer Area" means the portion of the Property so identified on the Land Use Plan.

"Standard Pedestrian Shed" means a Pedestrian Shed that has an average distance between its edge and its center of 1,320 feet (or ¼ mile).

"State Highway Segments" means the 85 Segment, the 121 Segment, the C4 70 Segment, the Waterton Concurrency Segment, and the Titan Concurrency Segment.

"State Land Board" means the State of Colorado acting by and through its Board of Land Commissioners.

"Sterling Gulch Reservoir" means those portions of the Property within or near Sterling Gulch Regional Park that Owner may designate for use as a potential reservoir and may subject to the Reservoir Easement.

"Sterling Gulch Wildlife Corridor" means those portions of the Property that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the Sterling Gulch Wildlife Corridor, and (2) either: (a) within Planning Area O1 and dedicated in accordance with this Development Plan, (b) designated within Character Zone C1 in accordance with this Development Plan, (c) burdened by the Reservoir Easement, if any, (d) within Sterling Gulch Regional Par1<, or (e) land designated by Lead Owner for inclusion within the Sterling Gulch Wildlife Corridor and that is subject to a Recorded covenant in favor of the County that prohibits permanent buildings on such land and prohibits fencing on such land that is not wildlife friendly.

"Sterling Ranch" means the Property.

"Subdivision Resolution" means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

"TCD" or "Town Center Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Thoroughfare" means a street roadway, passage, drive, lane or similar area intended primarily for vehicular traffic.

"Thoroughfare Plan" means the Thoroughfare Plan Overview set forth on Sheet 7 of this Development Plan.

"Titan Concurrency Segment" means the segment ofTitan Road between U.S. Highway 85 and the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan).

"Titan Road Additional Dedication Segment" means the portion of Titan Road between Street C (as shown on the Thoroughfare Plan) and the western edge of the Xcel Parcel where the Xcel Parcel intersects Titan Road (as shown on the Thoroughfare Plan).

"TND" or "Traditional Neighborhood Development" is one Neighborhood type permitted to be developed on certain portions of the Property pursuant to the terms of this Development Plan.

"Traffic-generating Application" means an application for approval of a sketch plan, preliminary plan, final plat, use by special review, location and extent. or site improvements plan that proposes improvements on the Property and is submitted to the County by owner.

"Unallocated Density" means Dwelling Unit density permitted within the Property pursuant to Section D-4 .1 that is not yet constructed and not previously allocated by Lead Owner in accordance with Section D-4.3.

"Utility-Minor Facilities" mean any electric distribution lines, natural gas distribution pipelines, telegraph lines, telephone lines, cable television lines, data transmission lines, gas regulators, motor stations, lift stations, pumps and pump stations, pipes, systems and structures designed to collect transfer or distribute potable water (including, without limitation, water wells, treatment and storage facilities), systems and structures designed to collect, treat distribute, or dispose of sewage, water storage tanks, ponds, lakes, reservoirs (other than Major Water Storage Facilities), permitted well facilities, drainageways and storm water structures, conveyances, retention and detention areas and facilities, and other structures, facilities, equipment , and improvements similar or related to any of the foregoing.

"Warrant" has the meaning given to that term in Section G-11.

"Waterton Concurrency Segment" means the segment of Waterton Road between Rampart Range Road and the Douglas County/Jefferson County boundary.

"Willow Creek Wildlife Corridor" means those portions of the Property along Willow Creek that are: (1) depicted generally on the Parks, Open Space and Trails Plan as the "Willow Creek Wildlife Corridor," and (2) either: (A) within Planning Area O1 and dedicated in accordance with this Development Plan, or (B) designated as Character Zone C1 in accordance with this Development Plan.

"Xcel Parcel" means the following two parcels of real property, which generally bisect the Property:

Parcel A:

A strip of land 260.00 feet in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the southeast quarter of section 25, township 6 south, range 69 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southeast corner of said section 25 and considering the east line of the southeast quarter of said section 25 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southeast quarter, a distance of 1119.55 feet; thence south 89°35'35" west, a distance of 30.00 feet to a point on the westerly right of way line of Roxborough Park Road, said point being the point of beginning; thence continuing south 89°35'35" west, a distance of 2614.45 feet to a point on the west line of said southeast quarter; thence north 00°25'25" west, along said west line a distance of 260.00 feet; thence north 89°35'35" east a distance of 2615.18 feet to a point on the westerly right of way line of said Roxborough Park Road; thence south 00°15'41" east, along said westerly right of way line, a distance of 260.00 feet to the point of beginning. said Parcel A containing a calculated area of 679.852 square feet or 15.607 acres more or less.

Parcel B:

A strip of land varying in width being a portion of the land formerly described in deeds recorded in book 118 under reception no. 99145 and in book 197 at page 188, said strip being a portion of the south half of section 30 and a portion of the west half of section 29, township 6 south, range 68 west of the sixth principal meridian, County of Douglas, State of Colorado being more particularly described as follows:

commencing at the southwest corner of said section 30 and considering the west line of the southwest quarter of said section 30 to bear north 00°15'41" west, 2659.11 feet with all bearings contained herein being relative thereto; thence north 00°15'41" west, along the east line of said southwest quarter, a distance of 1119.55 feet; thence north 89°52'05" east, a distance of 30.00 feet to a point on the easterly right of way line of Roxborough Park Road, said point being the point of beginning; thence north 00°15'41" west, along said easterly right of way line, a distance of 260.00 feet; thence north 89°52'05" east, a distance of 2539.83 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°59'23" east, a distance of 2635,38 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°52'45" east, a distance of 2372.20 feet: thence north 00°22'12" west, a distance of 3905.79 to a point on the southerly right of way line of titan road; thence north 89°43'08" east, along said southerly right of way line, a distance of 223.74 feet: thence south 00°08'48" west, a distance of 650.35 feet; thence south 11°27'18" west, a distance of 102.00 feet; thence south 00°08'48" west, a distance of 658.70 feet; thence south 09°28'42" east, a distance of 144.30 feet; thence south 01°31'12" east a distance of 1200.00 feet; thence south 02°47'48" west. a distance of 265.60 feet; thence south 00°50'12" east, a distance of 310.60 feet; thence south 03°42'12" east, a distance of 200.20 feet; thence south 02°58'48" west, a distance of 300.70 feet; thence south 00°50'12" east, a distance of 128.68 feet: thence south 00°50'12" east, a distance of 210.84 feet: thence south 89°52'45" west, a distance of 2595.09 feet to a point on the west line of the southwest quarter of said section 29; thence north 89°59'23" west, a distance of 2635.26 feet to a point on the west line of the southeast quarter of said section 30; thence south 89°52'05" west, a distance of 2540.21 feet to the point of beginning, said Parcel B containing a calculated area of 2,875,265 square feet or 66.007 acres more or less.

"Zoning Resolution" means the Douglas County Zoning Resolution, as the same may be amended from time to time.

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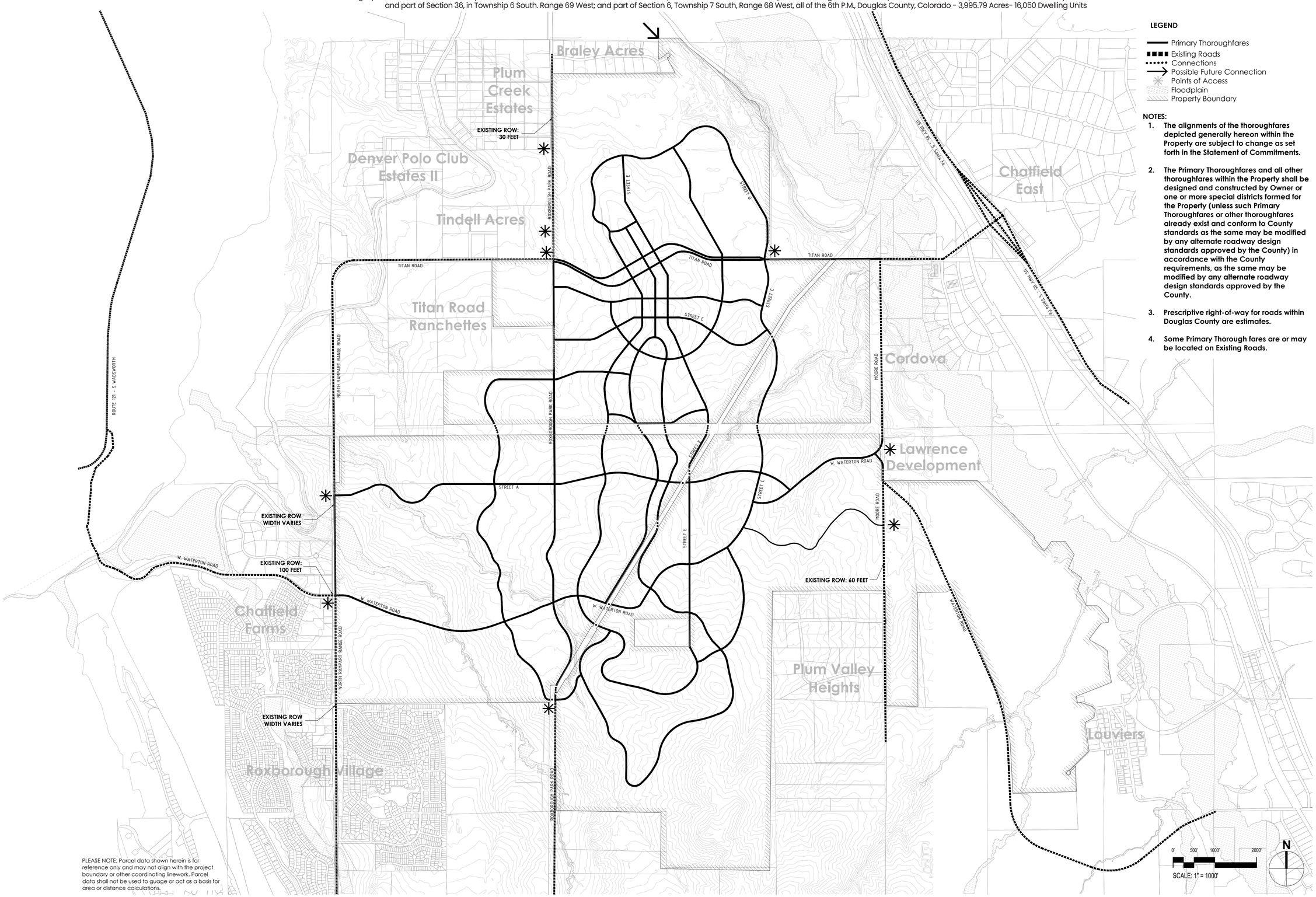
ZR2009-004
Revision Date: DEC 23, 2025

General Provisions And Definitions, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units



PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

LEGEND

- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Points of Access
- Floodplain
- Property Boundary

NOTES:

1. **The alignments of the thoroughfares depicted generally hereon within the Property are subject to change as set forth in the Statement of Commitments.**
2. **The Primary Thoroughfares and all other thoroughfares within the Property shall be designed and constructed by Owner or one or more special districts formed for the Property (unless such Primary Thoroughfares or other thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) in accordance with the County requirements, as the same may be modified by any alternate roadway design standards approved by the County.**
3. **Prescriptive right-of-way for roads within Douglas County are estimates.**
4. **Some Primary Thorough fares are or may be located on Existing Roads.**

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Thoroughfare Plan Overview

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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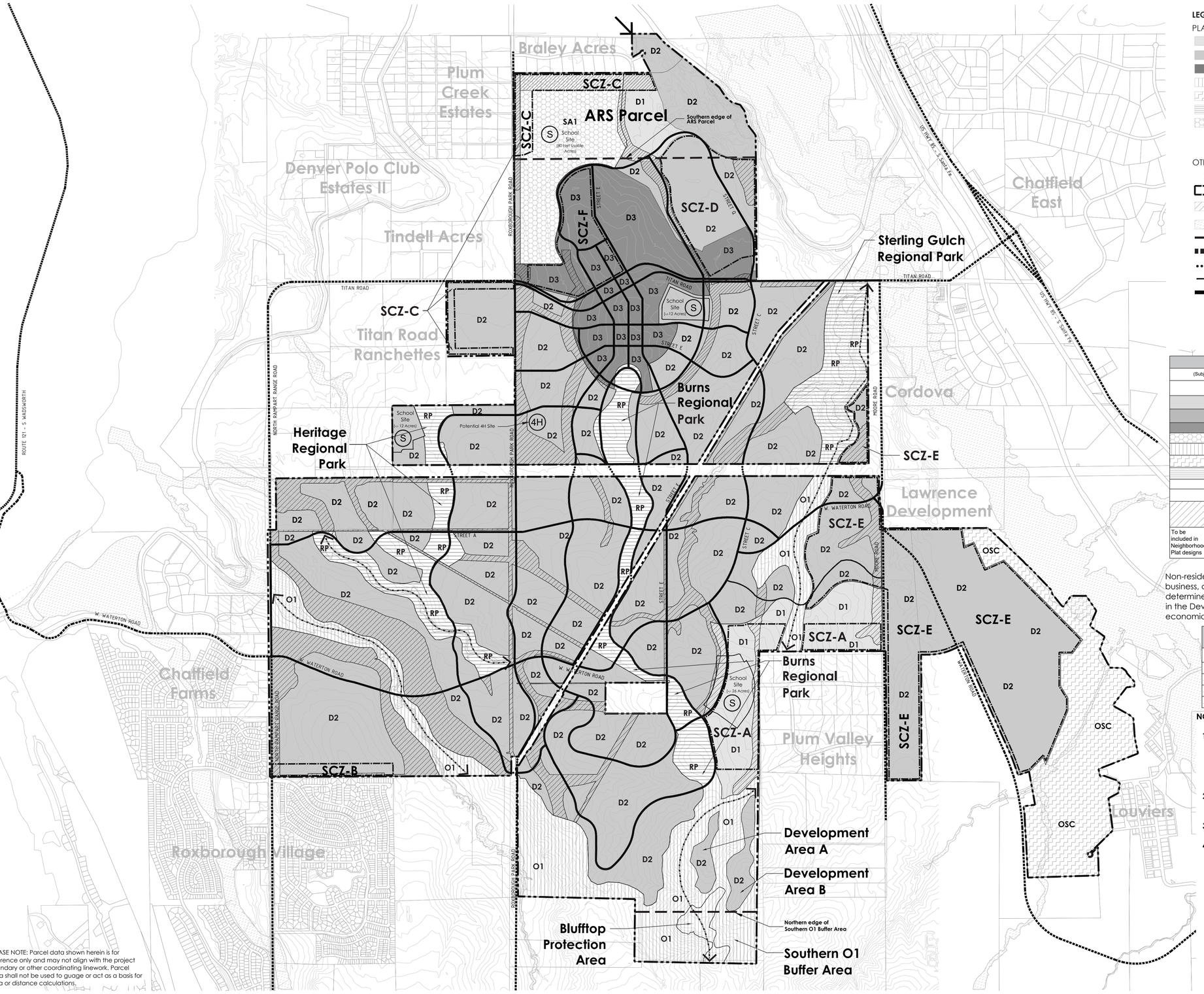

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LEGEND

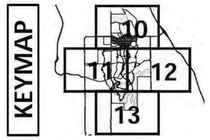
PLANNING AREAS

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- OSC - Open Space Conservation
- RP - Regional Park
- SA1 - School District

OTHER

- School Site
- Special Character Zones
- Character Zone C1 - Multifunction Open Space
- Floodplain
- Primary Thoroughfares
- Existing Roads
- Connections
- Possible Future Connection
- Property Boundary

KEYMAP



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Land Use

(Subject to adjustment pursuant to the terms of the Development Plan)

	Planning Areas	Acres
	D1 - Country/Hillside	189.50
	D2 - Villages	2590.94
	D3 - Town Center	263.06
	SA1 - School	140.51
	O1 - Open Preserve	336.77
	OSC - Open Space Conservation	194.00
	RP - Regional Park	281.01
	TOTAL	**3995.79**
	Character Zone C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

Non-residential square footage: Totals for business, commercial, and industrial space will be determined by development standards set forth in the Development Plan and sustainable and economic practices.

Areas Subject to Potential Inclusion within SCZ-D, SCZ-E and SCZ-F

(Subject to adjustment pursuant to the terms of the Development Plan)

Area	Acres
SCZ-D	100.80
SCZ-E	416.61
SCZ-F	84.72

NOTES:

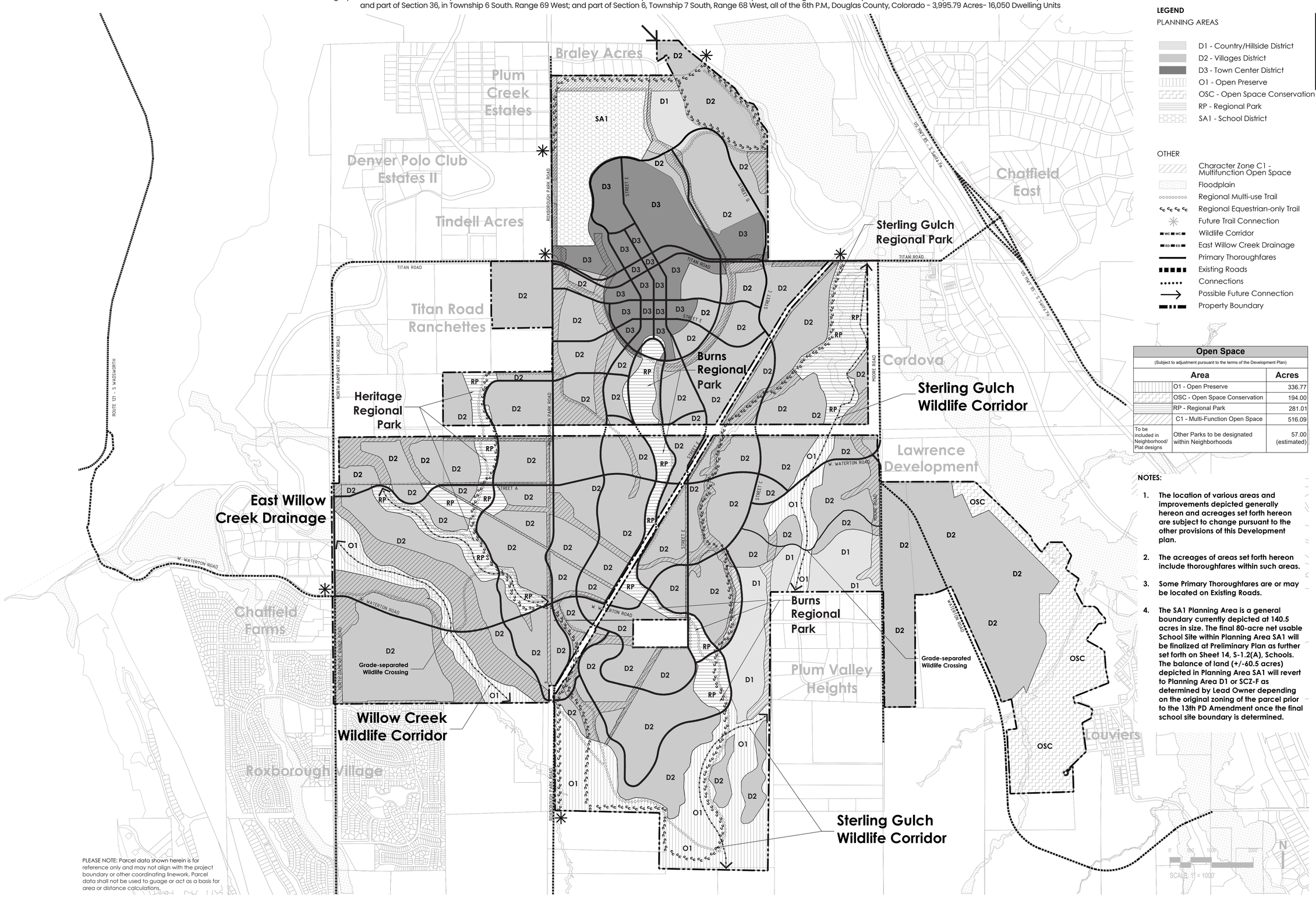
1. **The location of various areas and improvements depicted generally hereon and acreages set forth hereon are subject to change pursuant to the other provisions of this Development plan.**
2. **The acreages of areas set forth hereon include thoroughfares within such areas.**
3. **Some Primary Thoroughfares are or may be located on Existing Roads.**
4. **The SA1 Planning Area is a general boundary currently depicted at 140.5 acres in size. The final 80-acre net usable School Site within Planning Area SA1 will be finalized at Preliminary Plan as further set forth on Sheet 14, S-1.2(A), Schools. The balance of land (+/-60.5 acres) depicted in Planning Area SA1 will revert to Planning Area D1 or SCZ-F as determined by Lead Owner depending on the original zoning of the parcel prior to the 13th PD Amendment once the final school site boundary is determined.**

Land Use Plan OVerview

Sheet: 8 of 36

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units



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- RP - Regional Park
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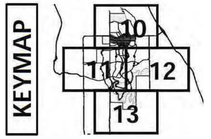

Open Space		
(Subject to adjustment pursuant to the terms of the Development Plan)		
Area		Acres
	O1 - Open Preserve	336.77
	OSC - Open Space Conservation	194.00
	RP - Regional Park	281.01
	C1 - Multi-Function Open Space	516.09
To be included in Neighborhood/ Plat designs	Other Parks to be designated within Neighborhoods	57.00 (estimated)

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Parks, Open Space And Trails Plan Overview

Sheet: 9 of 36

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Plan Detail A

Sheet: **10**

of 36

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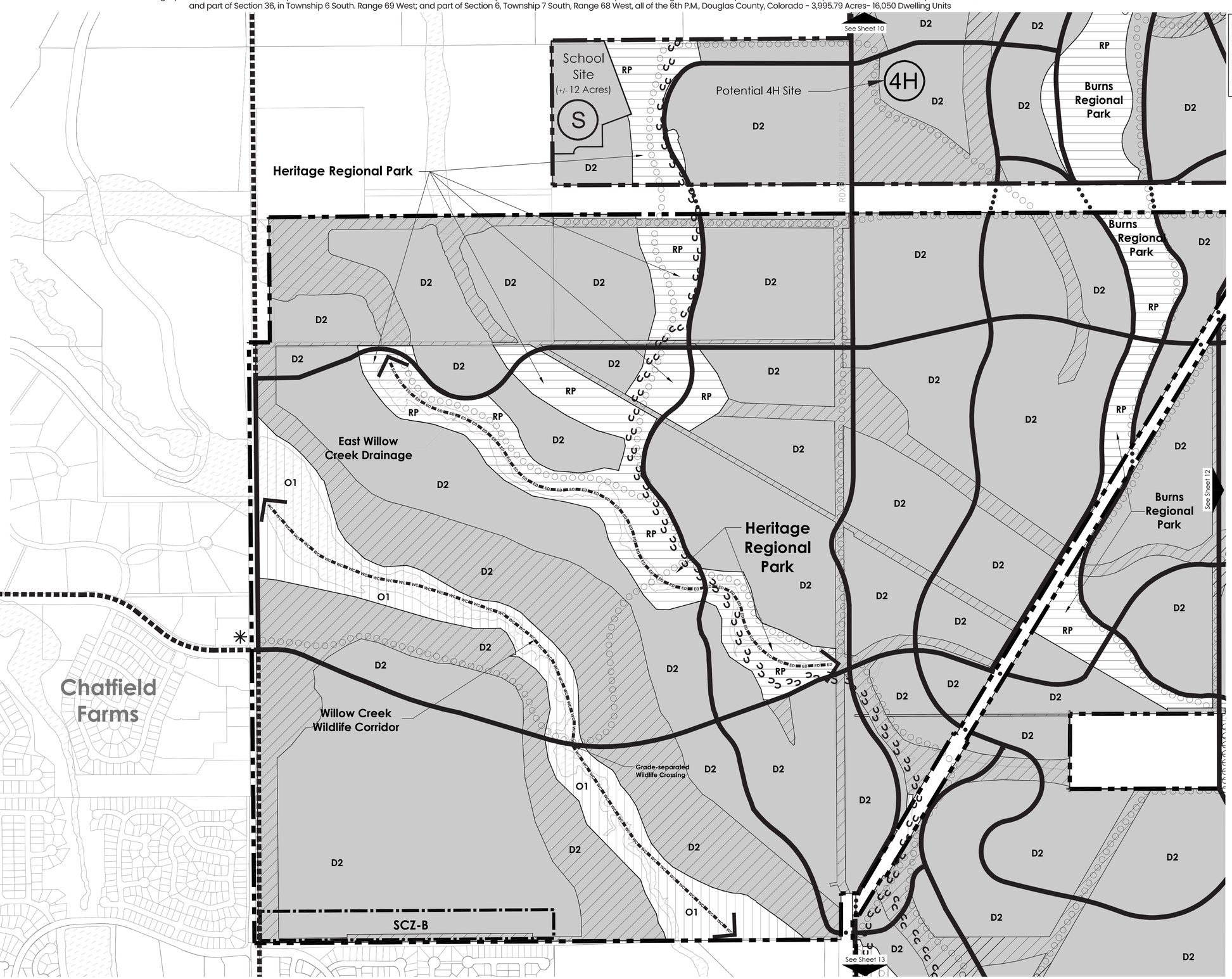

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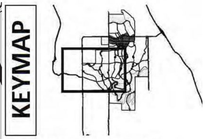

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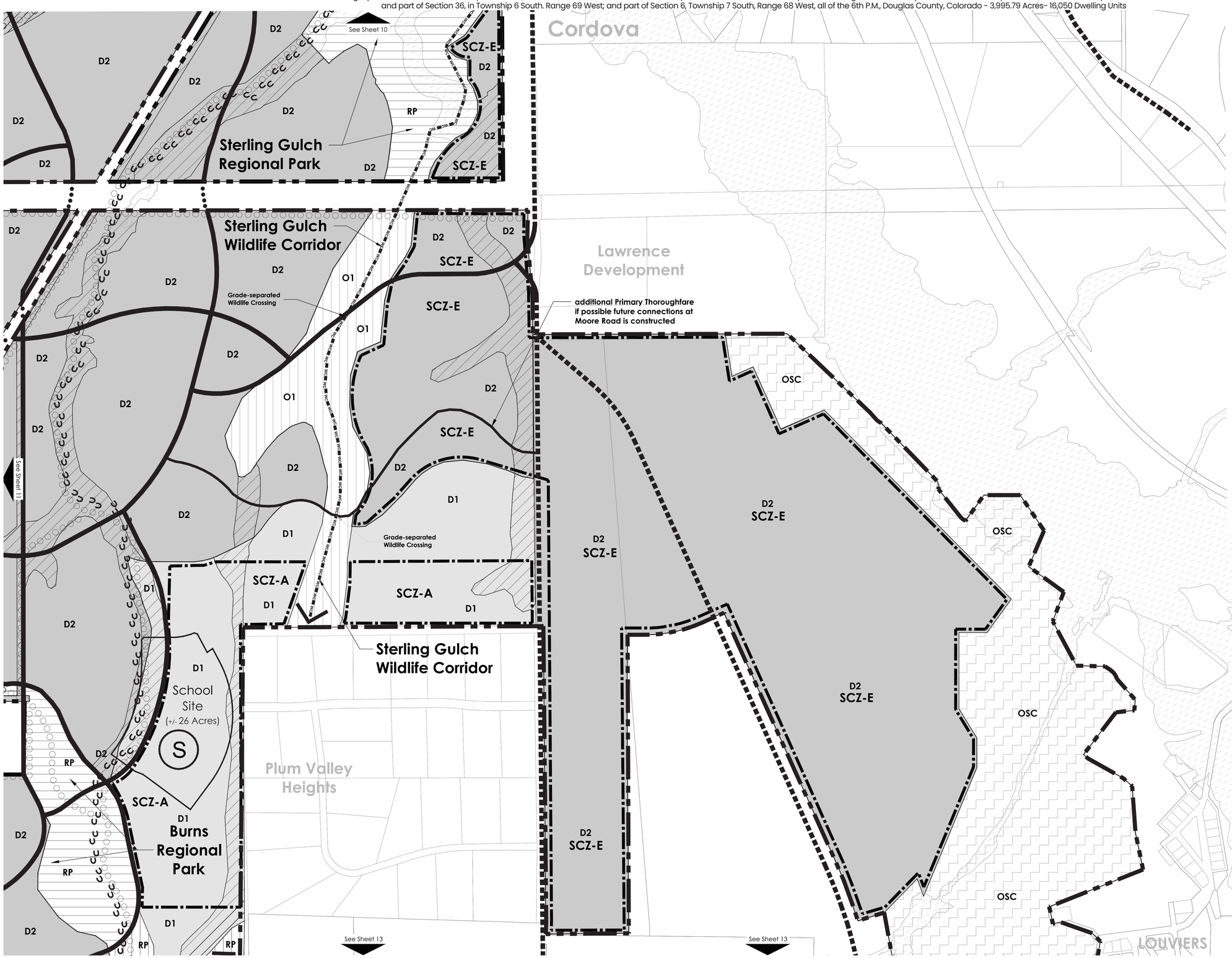

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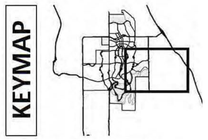

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ZR2009-004
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Plan Detail C

Sheet: **12** of 36

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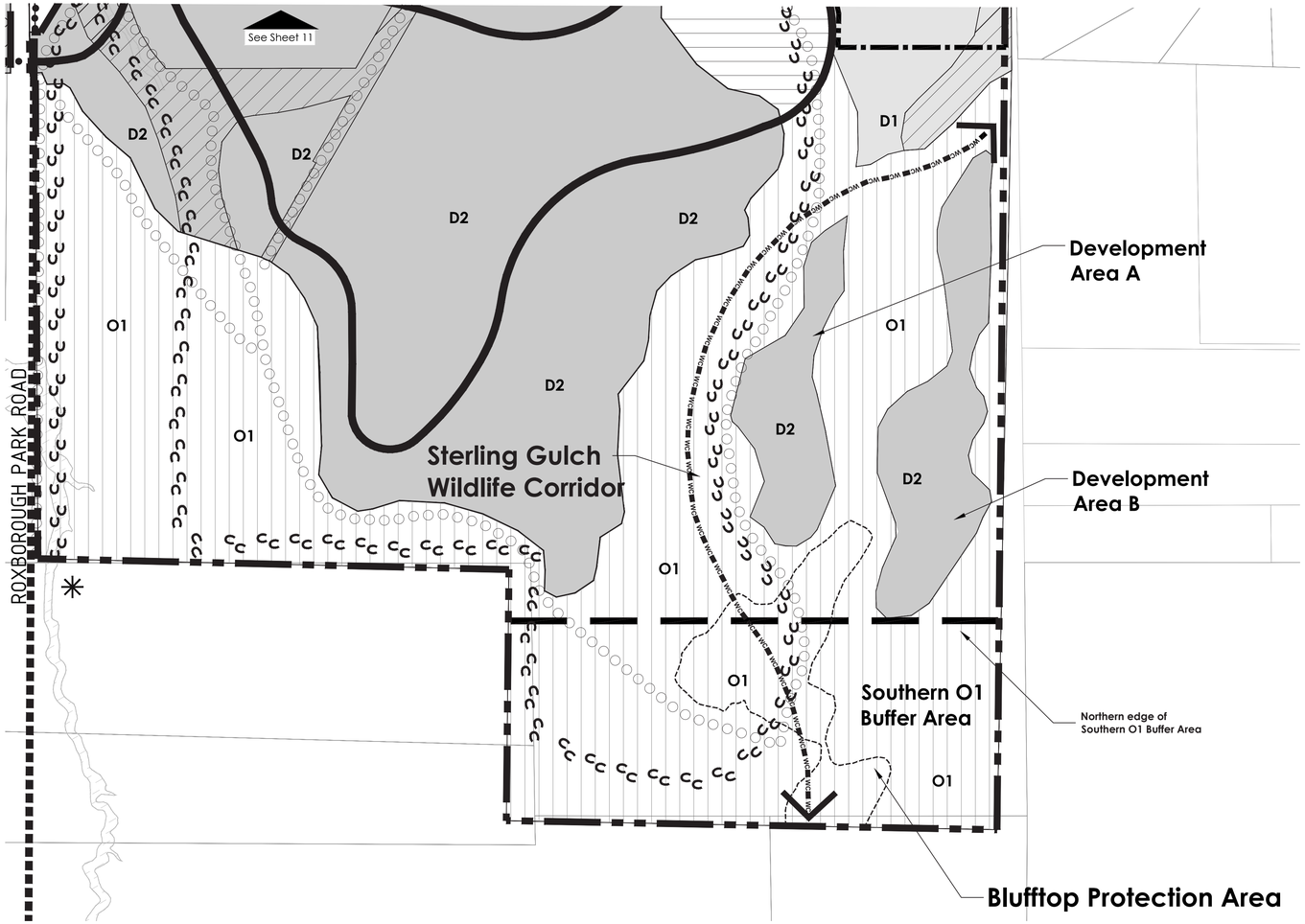

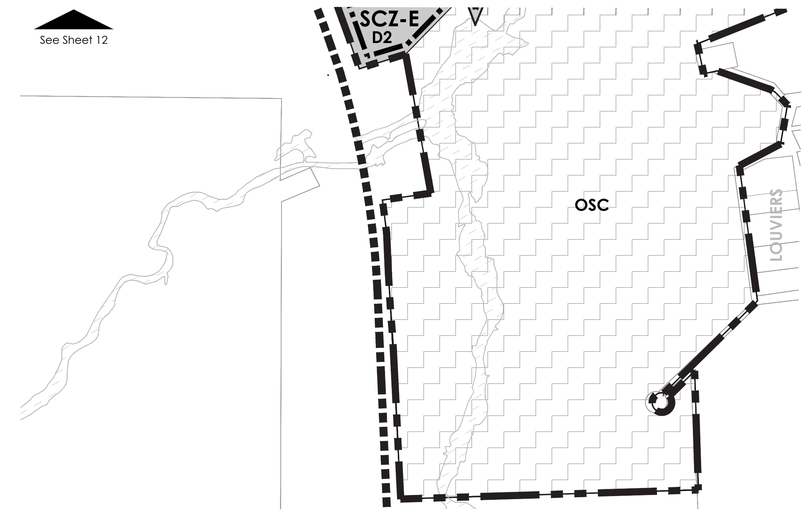

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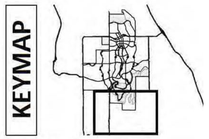

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STATEMENT OF COMMITMENTS

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1.1 Parks, Open Space and Regional Trails.

All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(A) Regional Parks.

(i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix, portions of the land depicted generally on the Parks, Open Space and Trails Plan as Burns Regional Park, Sterling Gulch Regional Park, and Heritage Regional Park. Each such dedication shall be made to a special district or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Regional Parks dedicated in accordance with this Section S-1.1 (A) shall provide a functional addition to the Regional Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Regional Parks. Contemporaneously with the first dedication of any portion of any Regional Park, Owner shall provide the County with a plan depicting planned improvements for such portion of such Regional Park and improvements that may be constructed within future phases (future dedications) of such Regional Park. Such plan shall not be binding in any manner, but shall show how the entirety of such Regional Park could be developed. After such dedication of any land for a Regional Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

(ii) Sterling Gulch Regional Park and the Reservoir Easement. Contemporaneously with the dedication of any portion of Sterling Gulch Regional Park pursuant to Section S-1.1 (A)(i), Owner may reserve from such dedication the right to have all or any portion of such land, as identified by Owner, reconveyed to Owner at Owner's election at any time prior to December 31, 2035, on the condition that simultaneously with such reconveyance to Owner such reconveyed land is subjected to the Reservoir Easement.

(iii) Public Access Regional Parks dedicated by Owner shall permit public access to and use of the area dedicated in perpetuity, subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted.

(B) Reservoir Easement.

Owner may designate portions of the Property within or near Sterling Gulch Regional Park as part of the Sterling Gulch Reservoir. Subject to the conditions set forth in this Development Plan, Owner may subject portions of such land to the Reservoir Easement in phases as required to satisfy the Parks Requirement or as otherwise required by Commitments Matrix. If the Reservoir Easement is granted, it shall be granted to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. If the Reservoir Easement is granted, it shall grant public access to and use of Sterling Gulch Reservoir for purposes of recreational activities that do not involve human body contact with reservoir water. Such permitted uses include fishing from the shore and from piers, non-motorized boating, wildlife observation, and such other uses as Owner and the County may agree. If the Reservoir Easement is granted, it shall either: (i) require that a majority of the land subject to the Reservoir Easement maintain a water depth of at least ten feet at all times except in case of exigent need to address water supply needs, and that access to the water's edge be provided, and/or (ii) other provisions be made for active or specialized recreation within the area burdened by the Reservoir Easement. If the Reservoir Easement is granted, the use of Sterling Gulch Reservoir by the public shall be subject to: (a) seasonal closures, (b) the Owner's right to use such property for water storage (including the installation, construction, use, operation, maintenance, repair and replacement of pipes, structures, facilities and other improvements related thereto), (c) the Owner's right to use such property for any use that does not unreasonably interfere with the uses set forth in the Reservoir Easement, and (d) other rules and regulations acceptable to Owner and the County. Owner may convey or otherwise transfer any or all of its fee interest in Sterling Gulch Reservoir, and may assign or otherwise transfer any or all of its rights with respect to the Sterling Gulch Reservoir (including without limitation, mineral, oil and gas interests and access rights) to a special district or any other person or entity.

(C) Open Preserve (01).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required by the Commitments Matrix, the land depicted generally on the Parks, Open Space and Trails Plan as "O1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of O1 land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(D) Multi-function Open Space (C1).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), portions of the land depicted generally on the Parks, Open Space and Trails Plan as "C1". Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of C1 land, such land shall thereafter be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2.

(E) Other Parks.

Subject to the conditions set forth in this Development Plan, Owner shall dedicate. in phases as required to satisfy the Parks Requirement (as more particularly set forth in the Commitments Matrix), Other Parks (as described in Table 4), Each such dedication shall be made to a homeowners' association, special district or other government entity as designated by the Owner: provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (E), such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in Table 2. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(F) Form of Dedication.

Notwithstanding any other provision of this Development Plan, dedications of any portion of the Regional Parks, Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks, may be by deed, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made, including, without limitation, by conservation easement.

(G) Regional Trails.

(i) Within the Property. Certain Regional Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Regional Trails shall be established at the time of Final Plan therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan or on any Neighborhood Plan, on the condition that (a) all such Final Plats and the Regional Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Regional Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Regional Trails (on the Property) and regional trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan. and (d) Regional Multi-use Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections (except where grade-separated crossings are contemplated). Trails permitted within the Willow Creek Wildlife Corridor shall be limited to: (1) the one Regional Multi-use Trail depicted generally on the Parks, Open Space and Trails Plan and (2) Regional Trails and other trails within the area generally forming the outer edges of the Willow Creek Wildlife Corridor.

(ii) Outside the Property. Segments of Regional Trails may be located outside the Property, including without limitation within the Exception Parcels, on the condition that, to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (G)(iii) or Section S-1.1 (G)(v), as appropriate; provided, however, that Owner may not so designate the County unless the County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Regional Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Regional Trails other than those shown generally on the Parks, Open Space and Trails Plan, Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein, Owner shall not be required to obtain dedicated easements for any segment of Regional Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (G)(iii), all Regional Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

(v) Use.

(a) Multi-use Trails. Each easement for a Regional Multi-use Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access to and use of the area subjected thereto for purposes of pedestrian, non-motorized vehicular transportation, and motorized vehicular transportation to the extent required by the Americans with Disabilities Act, 42 U.S.C. § 12101 et. seq., subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which such dedication is accepted.

(b) Equestrian Trails. Each easement for a Regional Equestrian-only Trail shown generally on the Parks, Open Space and Trails Plan shall permit public access and use of the area subjected thereto for purposes of equestrian riding, subject to seasonal closures and other rules and regulations acceptable to the entity to which such easement is dedicated and by which is such dedication is accepted.

(H) Plum Valley Heights Trail Connection. Pursuant to the schedule set forth in the Commitments Matrix, Owner shall grant an easement to the Plum Valley Heights Homeowners Association for an equestrian-only trail connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.

S-1.2 Schools.

(A) Dedication.

(i) School Site Dedication. Owner will dedicate a total of 130 net useable acres of land for public School Sites within the Sterling Ranch PD, which land will be delivered in compliance with the Douglas County Subdivision Resolution (DCSR) development standards. These dedications are expected to include: 1) 12.4 acres in Filing 1 for Elementary School 51; 2) 26.0 acres for the CSI Chartered John Adams Academy; 3) Preliminary Plan 7 public School Site; and 4) one future 80-acre middle/high school combined public School Site. If the number of residential units is increased beyond 12,050 residential units for the Sterling Ranch PD, Owner will review school land dedications with the Douglas County School District (School District) who may request additional acreage upon any Preliminary Plan application to accommodate such additional residential units as needed. The School District reserves the right to request additional acreage relating to any future PD Amendment that has the potential to impact School Site need or location.

Except as otherwise described below, all School Site dedications shall be to Douglas County (County) and shall be subject to the right of first refusal and other provisions provided in C.R.S. § 30-28-133(4)(a)(ii).

(ii) Future Land Use Conferrals and Approvals. Owner shall Confer (defined below) with the School District once during Preliminary Plan or substitute preliminary subdivision process for any development application (the "Preliminary Plan Application") that contains a School Site. Such "Conferral" shall provide the School District a minimum 60-day review period prior to any public hearing on the Preliminary Plan Application after Owner provides the School District with all site information included in the Preliminary Plan Application in compliance with Section 403 of the DCSR. Such Conferral shall include School District access to the proposed School Site to conduct site due diligence under reasonable and customary terms for such access.

(iii) School Site Relocation. If Owner seeks to relocate either of the School Sites from the general locations depicted on Sheet 10, "Plan Detail A" or Sheet 11, "Plan Detail B" of this 13th Amendment, such relocated School Site shall include the same net useable acres identified above, and the Owner shall Confer (as described above) with the School District as part of any application to the County relating to such relocation. If, after Conferral, the School District and Owner are unable to agree upon a relocation, Owner may proceed with an application to relocate the School Site and the School District may object to such relocation as a referral agency. If the County approves a relocation of a School Site over the School District's objection, the School District may request "Cash-in-Lieu" for the School Site, which Cash-in-Lieu amount shall be calculated as outlined below.

(iv) Funding and Final Platting. When the School District identifies an "Anticipated Need" (defined below) for construction of a new school on a School Site, it shall provide notice to Owner.

The School District will be deemed to have identified an "Anticipated Need" when:

a. Student enrollment of the neighborhood school(s) located in the attendance area or feeder that the Sterling Ranch PD is also located in is forecasted to exceed the ideal program capacity of the aforementioned neighborhood school(s) within the next five years; and

b. Inclusion of a recommendation to construct a new school in the Sterling Ranch PD in the School District's Master Capital Plan.

Upon the School District identifying the Anticipated Need, the School District will have no more than five years to obtain and dedicate funding to build a new school on the School Site, in which case Owner will proceed to final plat and convey the site to the County.

If the School District has not obtained funding to build a new school within such five-year period, the School District will issue a request for proposals to interested charter schools to locate on the proposed site and serve residents of the Sterling Ranch PD. Upon the School District's Board of Education approval of a selected charter, Sterling Ranch will proceed to final plat and convey the site to the County.

If the School District does not approve a charter for a School Site within two years of issuing the initial request for proposals, Owner will pay "Cash in Lieu" for the School Site as outlined below. In this instance, the School District will have no further rights to such School Site, and the total acreage of the School Site will be deducted from the total acreage dedication requirement. Owner shall pay "Cash-in-Lieu" for such School Site even if it is earlier than the 60% Buildout threshold set forth below in Section B.

(B) Cash-in-lieu.

Owner agrees not to seek "Cash-in-Lieu" relating to any School Site if the School District has identified an "Anticipated Need" for such School Site or until at least 60% Buildout (defined below) unless (1) earlier requested by DCSD as part of the relocation described above in Section A(iii) or (2) except as otherwise permitted under Section A(iv). Owner agrees to provide the School District with written notice within 30 days of approximately 50% Buildout. Such written notice shall be delivered by U.S. mail and email to the Superintendent with copy to the Chief Operations Officer and General Counsel of the School District

The amount of any "Cash-in-Lieu" payment shall be equivalent to the fair market value of the acreage required for school land dedication. Value shall be determined according to the DCSR. If Owner and the School District are unable to agree upon any Cash-in-Lieu payment, either party may submit a proposal for the Cash-in-Lieu fee to the County and supply the information necessary for the Board of County Commissioners to evaluate the adequacy of the proposal. This information may include at least one appraisal of the property by a qualified appraiser.

"Buildout" shall be measured based on the cumulative number of building permit-eligible platted residential lots plus the number of multifamily units included in any final Site Improvement Plan or, if no Site Improvement Plan is required, the applicable Minor Development Plan within the Sterling Ranch PD.

(C) Capital Mitigation.

(i) Amount. Owner shall provide $1,500 for each SFDU that is not an AHU, at or prior to the Recording of Final Plat thereof, and $750 for each MFDU that is not an AHU, as a condition of Site Improvement Plan approval thereof, in both cases to be used solely for the School District capital improvements within the Property. All funds provided to the School District pursuant to this Section S-1.2(C) may be used within the current high school feeder area for students generated from the Property until such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property. After such time as there is enough student population generated from the Property and funding available to build a complete high school feeder within the Property, Owner shall not be required to make further payments under this Section S-1.2(C) in respect of any Final Plat or Site Improvement Plan if as of the date Owner desires to Record such Final Plat, or the date of the County's approval of such Site Improvement Plan, as appropriate, the School District has failed to execute and deliver to Owner written commitments restricting the use of such funds to capital improvements within Sterling Ranch, in form and substance reasonably acceptable to Lead Owner.

(ii) In-Kind. Amounts due under this Section S-1.2(C) shall be reduced by the value of any in-kind contributions from Owner to the School District as may be acceptable to Owner and the School District.

(D) Extent.

No dedication, cash-in-lieu thereof, or capital mitigation for schools other than as expressly set forth in this Development Plan shall be required in connection with the subdivision or development of the Property.

(E) Alternate Mechanisms.

Alternate mechanisms of the development and provision of school facilities (including, without limitation, land ownership) may be employed in place of the dedication, cash-in-lieu and/or capital mitigation requirements of Sections S-1.2(A)-(C) if adequate school facilities are provided to accommodate the need created by Sterling Ranch in accordance with County regulations if such alternate mechanisms are acceptable to Lead Owner, the School District and the County.

S-1.3 Thoroughfares.

(A) Alignments.

Alignments for the Primary Thoroughfares are depicted generally on the Thoroughfare Plan. The exact alignments of Primary Thoroughfares shall be determined by Owner at the time of Final Plat thereof and may vary from the depictions set forth on the Thoroughfare Plan or any Neighborhood Plan without the need to amend this Planned Development or any Neighborhood Plan, on the condition that: (1) all plats of such Primary Thoroughfares are approved by the County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Thoroughfares as depicted on the Thoroughfare Plan are maintained.

(B) Public and Private.

The Primary Thoroughfares will be public thoroughfares offered for dedication to the County at Final Plat. The determination of whether Thoroughfares within the Property other than the Primary Thoroughfares will be public or private will be determined by Owner and the County, with all of such Thoroughfares that will be public being offered for dedication at Final Plat thereof, at no cost to the County.

(C) Additional Dedications for Titan Road .

At the County's request and at no cost to the County, Owner shall dedicate those portions of the Property located along the southern edge of the Titan Road Additional Dedication Segment as needed to accommodate the southern half of a six-lane roadway along the Titan Road Additional Dedication Segment, assuming that such six-lane roadway is centered on the current centerline for the Titan Road Additional Dedication Segment. Notwithstanding the foregoing, Owner shall not be required to dedicate any property pursuant to this Section S-1.3(C) to provide right-of-way along any segment ofTitan Road to the extent right-of-way for a six-lane road along such segment of Titan Road has already been provided at the time of the County's request pursuant to this Section S-1.3 (C).

S-1.4 Fire.

(A) Fire Station.

Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Lead Owner of its intention to sell, transfer or convey such land. Lead Owner shall then have 60 days to provide written notice to the Fire District of Lead Owner's interest in purchasing all or any portion of such land. If Lead Owner timely delivers to the Fire District a written notice of Lead Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Lead Owner shall be upon such terms and conditions and for such consideration as Lead Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.

In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners' Reserved Rights.

(A) General.

With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct, install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Thoroughfares, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Gardens and Organized Agricultural Activities.

In addition to the reservation set forth in Section S-1.6(A), with respect to all offers of dedication and dedications of C1 areas as provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to use such areas for community gardens and organized agricultural activities, and to construct, install, use, operate, maintain, repair and replace improvements related thereto (on such dedicated lands).

(C) Minerals.

In addition to the reservations set forth in Sections S-1.6(A) and S-1.6(B), with respect to all offers of dedications and dedications of any portion of Regional Parks (Planning Area RP), Open Preserve (Planning Area O1), Multi-function Open Space (Character Zone C1) and Other Parks provided in this Development Plan or otherwise, the Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.

With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.

Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Burns Regional Park, Heritage Regional Park and Sterling Gulch Regional Park as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the "O1" Planning Area as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A).

(C) the boundaries of the portions of the Property depicted generally as "C1" on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C).

(D) the alignments of Regional Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1 (G), and

(E) the alignments of the Primary Thoroughfares depicted generally on the Thoroughfare Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

APPLICANT and/or LAND OWNER

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ZR2009-004
Revision Date: DEC 23, 2025

Statement Of Commitments

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

S-2. ON-SITE OR OFF-SITE IMPROVEMENTS

S-2.1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or, at Owner's option , may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, roads and interchange improvements, water and sewer facilities, fire protection, drainage facilities (including without limitation, detenuon and retention facilities), mosquito control, landscaping, park improvements and trails. Notwithstanding any provision in this Development Plan, each obligation of Owner to design, construct or install improvements as set forth in this Development Plan, may be performed by, and/or financed (in whole or in part) by one or more special districts

S-2.2 Regional Park Improvements.

The Owner and Special District will work to identify future regional park amenities. In recognition that recreational needs change over time and to allow the ability to respond to such changing needs, the Owner and Special District may substitute improvements set forth in Table S-2.2 below to accommodate the recreational needs of Douglas County residents and Sterling Ranch residents.

Table S-2.2

	Improvement	Improvement Value
Burns Regional Park	Four Multi-purpose play fields (turf)	$1,000,000
	Turf amphitheater & small band shell	$500,000
	Picnic shelters, Picnic tables	$106,000
	Hard surface area with 4 courts	$120,000
	Two Tennis courts	$80,000
	Large children's play area	$200,000
	Small children's play area	$75,000
	Two permanent toilet facilities	$400,000
	250 car paved parking lot	$420,000
	BMX/mountain bike skills course	$500,000
	Trails & paths	$500,000
	Park furniture	$100,000
	Ped & security lighting	$75,000
	Park ID, Regulatory & directional signage	$75,000
	General utility work sewers/electric etc	$200,000
Heritage Regional Park	Visitor Center	$1,000,000
	Rustic Amphitheater for 30 to 50 people	$30,000
	50 car paved parking lot/access drive	$102,000
	Outdoor interpretive exhibits, trail loop & signage	$75,000
	500sf multi-purpose shade structure	$40,000
	Trails & Paths	$500,000
	20 car parking area and access drive	$42,000
	150-200sf shade/picnic shelter	$20,000
	Interpretive signage	$50,000
	Regulatory, interpretive & directional signage	$75,000
	Benches/tables/ trash cans/shade structures/trees	$500,000
Sterling Gulch Regional Park	30 car lot with + 15 spaces for trailers	$48,000
	Carry-in boat launch	$25,000
	Interpretive, directional & regulatory signage	$75,000
	Fish cleaning station	$10,000
	Continuous 8' paved loop trail	$249,200
	Continuous 5' graveled loop trail (no edging)	$62,300
	Benches	$9,600
	Fishing piers	$40,000
Total for All Regional Parks		**$7,304,000**

S-2.3 Other Park Improvements.

In connection with the dedication of any Other Park, Owner (or one or more special districts Formed for the Property) may provide Recreational Improvements within such Other Park in accordance with the provisions of the Commitments Matrix.

S-2.4 Water and Sewer Facilities.

Except to the extent set forth in Note H of Table 2 regarding certain improvements as specified in such Note H, all lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this Section S-2.4 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.5 Roadway Improvements.

(A) Within the Property.

(i) General. Thoroughfares within the Property shall be provided by Owner or one or more special districts Formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design sta ndards approved by the County) as needed to serve development of the Property at such times as requested by the County in accordance with County requirements, as modified by any alternate roadway design standards approved by the County. The following road segments shall be deemed "Thoroughfares within the Property" for purposes of this Section S-2.5, and accordingly, shall be Owner's responsibility to provide, subject to the provisions of this Section S-2.5, provided, however, Owner shall not be required to provide auxiliary lanes along the following roads segments that are needed for access for development (including redevelopment) outside the Property:

a) Titan Road from Roxborough Park Road to the western boundary of the Xcel Parcel where the Xcel Parcel meets Titan Road (as shown on the Thoroughfare Plan),

b) Roxborough Park Road from Titan Road to the most northerly point where the Property is contiguous with Roxborough Park Road (as shown on the Thoroughfare Plan),

c) the segment of Rampart Range Road that is contiguous with the Property (as shown on the Thoroughfare Plan), and

d) the segment of Moore Road between Titan Road and the most southerly point where the Property is contiguous with Moore Road.

(ii) Road Standards. All Thoroughfares within the Property shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies.

To the extent requested by the County, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

(C) Outside the Property But Within the Concurrency Area.

Please refer to the *Sterling Ranch Infrastructure Agreement Concerning the Construction of Roadway Improvements for the Titan Road and Waterton Road Concurrency Segments*. This agreement was implemented to clarify certain roadway commitments as described in the Sterling Ranch Planned Development.

(i) Titan Road Concurrency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Titan Concurrency Segment to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements may not operate in a manner that will generate material traffic, as appropriate. until there is deemed provided either the improvements set forth in Section S-2.5(C) (i)(a) or Section 2.5(C) (i)(b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (7) through lanes within the Titan Concurrency Segment as then-needed to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than six through lanes therein, and (2) improvements to the following intersections/ interchanges as then-needed to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard: (A) Titan Road and Highway 85, including highway ramps, (B) Titan Road and Titan Park Circle, and (C) Titan Road and Wildlife Way, plus improvements to other roads as needed to meet the County's Road Concurrency Standard, or (b) such other improvements as are then-necessary to bring the Titan Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such Owner and the County.

(ii) Waterton Road Concurrency. If, at the time a Traffic-generating Application is submitted to the County, then-existing traffic volumes plus the traffic volumes projected to be generated by the development proposed by such Traffic-generating Application would cause the Waterton Concurrency Section to fall below the County's Road Concurrency Standard, then the County may condition the approval of such Traffic-generating Application upon a requirement that no building permits for traffic-generating improvements proposed by such Traffic-generating Application shall be issued, or, in respect of traffic-generating improvements that do not require a building permit, a requirement that such improvements are not allowed to operate in a manner that will generate material traffic, as appropriate, until there is deemed provided either the improvements set forth in Section S-2.5(C)(ii)(a) or Section 2.5(C)(ii) (b), as selected by the Owner submitting such Traffic-generating Application:

(a) the combination of: (1) through lanes within the Waterton Concurrency Segment as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, however, collectively, all such Owners shall not be required to provide more than four through lanes therein, and (2) the following improvements as then-needed to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard: (A) a bridge over the Highline Canal as it intersects with the Waterton Concurrency Segment, however, collectively, all such Owners shall not be required to provide more than four lanes within such bridge, (B) a bridge over the South Platte River as it intersects the Waterton Concurrency Segment, however collectively, all such Owners shall not be required to provide more than four lanes within such bridge, and (C) improvements to the intersections of Waterton Road and the following streets and accessways: (A) Dante Drive, (B) Campfire St. , (C) Liverpool Circle/Hunters Hill Lane, (D) the access driveway located between Lot 118 and Lot 177E according to the Chatfield Farms Plat, (E) the access driveway located on Lot 117E of the Chatfield Farms Plat. and (F) Rampart Range Road, or

(b) such other improvements as are necessary to bring the Waterton Concurrency Segment to at least the County's Road Concurrency Standard, which other improvements may include construction of Southern Connector Improvements if acceptable to such applicant and the County.

(iii) Road Design to Accommodate Lawrence Commercial Traffic. All improvements to North Moore Road affecting the access to/egress from North Moore Road and Lawrence Construction Company located on the Lawrence Parcel shall be designed in accordance with County standards; however to the extent accepta ble to the County, Owner shall also design such improvements to accommodate turning movements for girders and other long bridge components traditionally hauled by Lawrence Construction Company. Similarly, all improvements to the intersection of North Moore Road and West Titan Road shall be designed in accordance with County standards; however to the extent acceptable to the County. Owner shall also design such improvements to accommodate a turning radius so as to not restrict a right turn from northbound North Moore Road onto West Titan Road by commercial vehicles traditiona lly used by Lawrence Construction Company.

(iv) Provided. As set forth in the County's concurrency regulations contained with the zoning Resolution as of February 9, 2009 (the date the application for the Development Plan was submitted to the County for approval) , for purposes of this Section S-2.5(C), improvements shall be deemed provided in respect of any proposed residential development if (a) such improvements are under construction and will be available at the time the impacts from such proposed residential development will occur, (b) such improvements are guaranteed by an enforceable development agreement, subdivision improvement agreement or other agreement that ensures such improvements will be availa ble at the time the impacts from such proposed residentia l development will occur, (c) such improvements are Planned Capital Improvements (as such term is defined in the Zoning Resolution), or (d) such other provision as may be acceptable to the County is made for ensuring such improvements will be available at the time the impacts from such proposed residential development will occur.

(v) Road Standards. Road improvements to be provided pursuant to this Section S-2.5(C) shall be designed and constructed in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(D) State Highways .

(i) System Level Study.

(a)Upon request of the Cou nty, Lead Owner shall pay to the County an amount not to exceed $100,000.00 as its contribution for use by the County, working in conjunction with CDOT and Jefferson County, and other appropriate entities, to develop and secure an approval of findings of a system level study (the "SLS") associated with the 1601 process by the CDOT Transportation Commission or designated approval authority (the "Commission ") , if required by COOT, as generally described in this Section S-2.5 (D) , unless the County and Lead Owner agree otherwise. Such payment shall be made within 30 days of written request from the County.

(b) The SLS shall: (1) analyze traffic on the State Highway Segments projected to be generated from development as of the projected build-out of the Property, (2) determine the improvements to the State Highway Segments that are needed to accommodate such traffic projections, (3) set forth projected costs for such improvements, and (4) set forth the total amount of Lead Owner's obligation to pay its pro rata share of the costs to construct such improvements to the 85 Segment and to the 121 Segment, as calculated in accordance with the provisions of Section S-2.5(D)(ii)(a).

(c) The County reserves the right to expand the SLS to the extent necessary to secure Commission approval of the SLS; provided, however that in no case shall Lead Owner be required to pay more than $100,000 toward the cost of the SLS.

(d)The SLS shall be performed by a traffic engineer mutually-acceptable to the County and Lead Owner.

(e)If the Owner desires to advance the processing of final plats prior to Commission approval of the SLS, the pro rata share payments as described and limited in Section S-2.S(D) (ii) (a) related to applications for final plats may be deferred to a date no later than 60 days after the approval of the SLS by the Commission unless the County and Lead Owner agree otherwise. In no case shall the Owner be allowed to defer pro rata share payments related to applications for final plats beyond an aggregate of 1,000 platted lots unless the County and Lead Owner agree otherwise. The pro rata share payments as described and limited in Section S-2.5(D)(ii)(a) related to applications for use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of the SLS unless the County and Lead Owner agree otherwise. Notwithstanding the foregoing, if the County expands the scope of the SLS beyond that described above, then the pro rata share payments as described and limited in Section S-2.5 (D) (ii) (a) related to applications for final plats, use by special review, site improvement plan and location and extent may be deferred to a date no later than 60 days after Commission approval of such expanded SLS unless the County and Lead Owner agree otherwise.

(ii) Improvements . Traffic (including future traffic) not generated by development on the Property as well as traffic generated by development on the Property will contribute to the total traffic on the State Highway Segments. Owner desires to be part of a regional solution to provide improvements to the State Highway Segments as needed to accommodate traffic thereon. Accordingly, Owner is willing to make the commitments set forth in this Section S-2.5(D)(ii) .

(a) Owner shall pay its pro rata share of the costs to construct those improvements to the 85 Segment and the 121 Segment, as such costs are determined by the SLS, and as such improvements are deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner's pro rata share of such costs shall be calculated based on the proportionate amount of traffic on each of the 85 Segment and the 121 Segment (considered separately) projected to be generated from development on the Property as of the projected build-out of the Property as determined by the SLS versus the amount of traffic on the 85 Segment or the 121 Segment, as appropriate, projected to be generated by sources other than development on the Property as of the projected build-out of the Property as determined by the SLS. Payments to satisfy Owner's pro rata share obligation under this Section S-2.5(D) (ii)(a) shall be due incrementally as development occurs on the Property as follows: Each of: (1) the Recording of any final plat proposing traffic-generating improvements on the Property submitted to the County by Owner, and (2) the County's approval of any application for use by special review or site development plan proposing traffic-generating improvements on unplatted portions of the Property submitted to the County by Owner, shall be conditioned upon Owner paying to the County the amount equal to the total amount of Owner's pro rata share obligation under this Section S-2.5(D) (ii) (a) for each of the 85 Segment and the 121 Segment, multiplied by the CPI Adjustment Factor therefore, and then multiplied by a fraction, the numerator of which is the traffic expected to be generated from the improvements on the Property then-being proposed by such final plat, use by special review or site development plan, and the denominator of which is the total traffic expected to be generated from development on the Property. Owner shall not be required to pay any amount due under this Section S-2.S(D) (ii) (a) in respect of any improvements more than once.

(b) Owner shall cooperate in, and encourage the formation of, a regional transportation authority or other vehicle to provide funding for the construction of improvements to the C-470 Segment as deemed necessary pursuant to the SLS to accommodate projected traffic thereon through 2035. Owner shall participate in such regional transportation district or other funding vehicle in the same manner as other participating land owners.

(iii) CDOT Approval. Modifications to intersections at state highways shall be subject to CDOT review and approval.

S-2.6 Trails.

The Regional Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property , in accordance with the standards set forth in Section S-7.1 . Segments of such Regional Trails shall be constructed no later than the time set forth therefor in the Commitments Matrix. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Regional Trails located outside of the Property. Owner shall design and construct the equestrian trail described in S-1.1 (H) no later than the time set forth therefore in the Commitments Matrix.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement .

(A) Credit. As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, cash-in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement, In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for certain land acreage in accordance with Section S- 3.1 (A)(i), and for certain cash and improvements in accordance in Section S-3.1 (A)(ii)-(iv).

(i) Owner shall receive credit towards satisfying the Parks Requirement for:

(a) the number of acres of Regional Parks (exclusive of Thoroughfares the primary purpose of which is not to serve any Regional Park) dedicated in accordance with Section S-1.1(A),

(b) the number of acres of land subject to the Reservoir Easement (including without limitation, submerged land) dedicated in accordance with Section S-1.1 (B),

(c) the number of acres of Other Recreational Parks provided within the Property (exclusive of Thoroughfares the primary purpose of which is not to serve any Other Recreational Park), on the condition: (1) that such Other Recreational Park is included within the same Final Plat as, or is otherwise reasonably near, the development then-increasing the Parks Requirement, and (2) no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and recreational improvements therein.

(d) the number of Regional Trail Acres for which easements are dedicated in accordance with Section S-1.1 (G)(iii) or which are otherwise provided pursuant to the terms of this Development Plan (e.g ., portions of Regional Trails within dedicated rights-of-way, easements located within the Xcel Parcel or the Denver Water Parcel. etc.).

(e) the number of acres of Parks Maintenance Facility Land provided within the Property to the extent the maintenance, storage, service and/or administration facilities thereon support Regional Parks, Regional Trails, Other Recreational Park, or other improvements providing active or specialized recreations, and

(f) 25% of the number of acres of any other portion of the Property upon which Recreational Facilities that are available to the general public, or members of a homeowners association, club or other entity are constructed.

(ii) Cash-in-lieu. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) the amount of cash provided to the County in lieu of park land dedications, divided by (2) the Fair Market Parks Appraisal Value therefor.

(iii) Recreational Facilities .

(a) General. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (1) 100% of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by any person or entity other than the School District; divided by (2) the Fair Market Parks Appraisal Value for such Recreational Facilities; provided that with respect to Recreational Facilities that are owned by a homeowners association, club or other non-governmental entity, and that are: (A) not available for use by persons other than members of such homeowners association, club or such other non-governmental entity, then only 25% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, (B) available for use by the general public, with or without a fee, during those times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then

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ZR2009-004
Revision Date: DEC 23, 2025

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

100% of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement, or (C) available for use by the general public, with or without a fee, during only a portion of the times such facilities are open to the general membership of such homeowners association, club or other non-governmental entity, then a portion between 25%and 100% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement. The exact portion of such costs to be so counted for clause (C) above shall be as agreed between Owner and the County based on the portion of the times such facilities are open to the general public. Notwithstanding the foregoing, no more than 10% of the Parks Requirement may be satisfied by Plazas consisting primarily of hardscape improvements and the Recreational Improvements therein.

The Owner or Special District is required to submit plans through the Douglas County Location and Extent process for the review and approval of park improvements.

(iv) Shared-Use Agreements with School District. Owner shall receive credit towards satisfying the Parks Requirement for the number of acres equal to: (a) a portion of the cost of designing, constructing and installing Recreation Facilities provided within the Property, the Xcel Parcel or the Denver Water Parcel, by the School District that are subject to a shared-use arrangement allowing for use of such facilities by the general public, with or without a fee, when such facilities are not being used by the School District; divided by (b) the Parks Appraisal Value for such Recreational Facilities. The portion of such cost to be credited toward the Parks Requirement shall be determined based on the extent such facilities are available for use by the general public as compared to other Facilities for which credit toward the Parks Requirement can be given.

(B) Fees. Notwithstanding the foregoing, if the fee that is charged for use by the general public is substantially greater than the fee charged to the members of such homeowners association, club or other non-governmental entity, and such difference in fee rates is greater than the customary differences (between the rates changed to the general public versus members) in fees charged for similar facilities in the Denver metropolitan area, then only 25% of the of the cost of designing, constructing and installing such Recreational Facilities shall be counted for purposes of calculating credit toward the Parks Requirement.

(C) Tracking. The County may require that any application for preliminary plan proposing SFDUs or site improvement plan proposing MFDUs, Accessory Units, Caretaker Units or Non-residential Buildings contain a tracking report setting forth the then-current Parks Requirement and credits received toward satisfaction of the Parks Requirement. The tracking report may consist of 1) a one page exhibit showing the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of anticipated dwelling units would generate, and 2) a one-page Park and Open Space tracking spreadsheet with the applicant's summarization of the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

(D) Parks Appraisal Value. The term "Fair Market Appraisal Value", with respect to any Recreational Facilities or cash-in-lieu, means the per acre value of a parcel of park land, located within either; (i) the Final Plat or the site improvements plan within which the additional SFDUs, MFDU, Accessory Units, Caretaker Units or Non-residential Buildings, as appropriate, are located, that causes the then-current increase in the Parks Requirement or (ii)a Regional Park as designated by Owner, that Owner would have offered for dedication if Owner was not providing Recreational Facilities or cash-in-lieu to satisfy the Parks Requirement. Such per acre value shall be the amount set forth in an appraisal submitted by Owner that conforms to County standards. For valuation purposes, such appraisal shall assume the subject park land is fully platted and identified as park land in the Plat.

S-3.2 Timing.

The Parks Requirement shall be satisfied pursuant to the schedule set forth in the Commitments Matrix.

S-3.3 Reporting.

As a condition to Final Plat approval or the issuance of a building permit for any MFDU, Caretaker Unit or non-residential building, the County may require that the applicant thereto submit a summary report setting forth how the Parks Requirement has been satisfied. The summary report may consist of a one-page exhibit showing 1) the location and acreages of proposed park and open space tracts, the number of anticipated dwelling units, and the associated park dedication requirement that the number of dwelling units would generate, and 2) a one-page park and open space tracking spreadsheet summarizing the community-wide park and open space dedication requirements generated and the credits received to date in accordance with Section S-3.1(A).

S-4. WILDLIFE AND WETLANDS/RIPARIAN PRESERVATION PLAN

S-4 .1 Protection and Enhancement of Water Resources, including Wetlands and Riparian Areas.

Willow Creek, sections of Sterling Gulch and certain unnamed washes and secondary streams, which include East Willow Creek and a number of unnamed minor swales in the upland areas of the Property are included in the open space network to be dedicated in accordance with this Development Plan. To the extent reasonable, storm water quality areas within the open space network will be designed to create a series of wet meadows and shrub riparian zones (including, without limitation, porous landscape detention, extended detention, wetlands, ponds, constructed wetlands and other best management practices not inconsistent with applicable County requirements). Other portions of the storm water system will be characterized by naturalized streams and swales, herbaceous and scrub/shrub wetlands, and other riparian areas that will provide wildlife habitat. Notwithstanding the foregoing, other best management practices providing water quality, such as extended detention basins and constructed wetlands basins shall be permitted. Sterling Gulch Reservoir is proposed for the north end of Sterling Gulch near Titan Road. If constructed, this reservoir may serve as a water storage facility and may provide aquatic and shoreline habitat for fish, waterfowl, shorebirds, and other wildlife.

S-4.2 Connectivity of Core Wildlife Habitats and Wildlife Corridors .

Portions of the open space network to be dedicated in accordance with this Development Plan serve to connect the Core Conservation Areas. Willow Creek, portions of Sterling Gulch, and certain unnamed drainages within the Property are included in the open space network to be dedicated in accordance with this Development Plan.

(A) Willow Creek Wildlife Corridor.

The width of the Willow Creek Wildlife Corridor may vary but shall be at least 1,400 feet wide on average and not less tha n 1,200 feet wide at any given point, not considering: (i) road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor. One road crossing of this area shall be permitted; other human activities on, and other uses of, these open space areas will be limited as set forth in Table 2.

(B) East Willow Creek Drainage.

The width of the East Willow Creek Drainage may vary but shall be at least 350 feet wide on average and not less than 225 feet wide at any given point, not considering road crossings.

(C) Sterling Gulch Wildlife Corridor.

The Sterling Gulch Wildlife Corridor shall extend from the north boundary of the Property to the south boundary of the Property. The width of the Sterling Gulch Wildlife Corridor may vary but shall be not less than 300 feet wide at any given point; other than: (i) at road crossings and grade-separated crossings, and (ii) narrowings to facilitate road crossings and grade-separated crossings that do not materially hinder wildlife movement through the corridor.

S-4 .3 Grade-Separated Wildlife Crossings.

Owner shall provide grade-separated wildlife crossings in the three locations shown generally on the Parks, Open Space and Trails Plan. The specific locations of such crossings shall be within the Willow creek Wildlife Corridor or the Sterling Gulch Wildlife Corridor, as applicable, and shall otherwise be determined by Owner at the time the relevant thoroughfare is constructed. Such grade-separated wildlife crossings shall be in a form selected by Owner that is either: (a) a culvert, (b) a Thoroughfare bridge, or (c) other means that would allow wildlife to make a safe grade-separated crossing of the subject Thoroughfare. If any grade-separated wildlife crossing is provided by means of a culvert, then such culvert shall have an openness ratio (i .e., the height multiplied by width divided by length) at least equal to 1.5 (as calculated in metric units).

(A) Modifications to Grade-Separated Wildlife Crossings for the Sterling Gulch Wildlife Corridor. If the Owner or special district selects a culvert as the grade-separated wildlife crossing for Sterling Gulch, the Owner or special district may propose modifications to the openness ratio found in Section S-4.3, provided that: (a) mod ifications to the culvert design are reviewed and accepted by the County. In the event that the change in the design of the Grade-Separated Wildlife Crossing for the Sterling Gulch Wildlife Corridor results in material cost savings for the Owner or special district, a portion of the cost savings shall be applied to future wildlife habitat enhancement projects in northwest Douglas County. The Owner or a special district shall provide payment to the County for a portion of the cost savings to be negotiated with the County in the earlier of 4 years after January 31st, 2021 or prior to recordation of the last final plat adjacent to the Sterling Gulch Wildlife Corridor south of the Xcel Parcel.

S-5. PHASING RESTRICTIONS

No restrictions are imposed with regard to project phasing other than as expressly set forth in this Development Plan or in any development agreement between the Owner and the County.

S-6. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

All taxes on land to be dedicated for public use shall be paid in full prior to dedication.

S-7. OTHER COMMITMENTS AND PROVISIONS

S-7.1 Regional Trail Standards .

(A) Multi-Use. The width of those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan shall be at least eight feet in width. Those Regional Multi-use Trails shown generally on the Parks, Open Space and Trails Plan may be hard or soft surface, shall have no more than a 2% cross slope, and shall have no more than a 5% slope (within trail) to the extent feasible and desirable given topographic conditions and considering intended trail usage.

(B) Equestrian. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall be at least four-feet in width, provided that segments of such trails may have a lesser width if necessary to accommodate steep slopes (to provide traverses, etc.), stands of trees or shrubs, rock outcroppings, water features, or other topographic, natural, design features, or site considerations or to reflect the character of such trail. Those Regional Equestrian-only Trails shown generally on the Parks, Open Space and Trails Plan shall have a natural surface, crusher-fines surface, or other surface approved by the County.

S-7.2 Architectural Control Committee .

All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control commntees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-7 .3 Lighting and Dark Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and the Sterling Ranch Lighting and Dark Skies Standards, which shall be incorporated into the Design Guidelines

S-7 .4 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-7 .5 Weed Management .

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-7.6 State Land Board .

The County acknowledges that Parcel 7 of the Property is owned by the State Land Board acting by and through its Board of Land Commissioners (the "State"), and, accordingly, the State Land Board is an Owner. With respect to all offers of dedication and all dedications from the State Land Board provided in this Development Plan or otherwise; (A) the State Land Board shall be deemed to have reserved for itself (and for its successors and assigns to the extent permitted by applicable law) all mineral rights and mineral interests, including without limitation, oil and gas rights and interests, in respect thereof, and (B) such offers of dedications shall be subject to all other requirements of applicable law.

S-7 . 7 Archaeological Resources.

(A) Discovery Protocol.

(i) Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall provide to the project's supervising geotechnical engineer (or other consultant appointed by Owner) and all excavation contractors and excavation equipment operators materials that describe potential Archeological Resources, including photographic examples of manifestation of cultural and paleontological resources most likely to be encountered in discovery situations. Such manifestations include buried charcoal stains (especially associated with anomalous concentrations of rock in otherwise fine-textured sediments), concentrations of rock not associated with charcoal stains, rock alignments, the foundations of prehistoric and historic structures, and historic and prehistoric artifacts such as chipped and ground stone tools and pottery. Prior to commencement of any material excavation activities for initial construction occurring on any Owner's portion of the Property, such Owner shall conduct a training session for the supervising geotechnical engineer (or other consultant appointed by Owner), excavation contractors and excavation equipment operators regarding identification of Archaeological Resources. Each such training session shall be conducted by a professional archaeologist.

(ii) If any fossils, remains of structures or artifacts that could reasonably be Archeological Resources are discovered during any material excavation activities for initial construction occurring on any portion of the Property, then construction and excavation operations shall immediately cease within a 100-foot radius of the discovery, and the supervising geotechnical engineer (or other consultant appointed by Owner) shall be notified of the discovery. If, after examination of the discovery, the supervising geotechnical engineer (or other consultant appointed by Owner) determines the discovery could reasonably be an Archaeological Resource, then Owner shall engage a professional archaeologist to further evaluate the discovery. If such archaeologist determines such discovery is not an Archaeological Resource, then construction and excavation activities may proceed . If such archaeologist determines that further examination and evaluation is necessary, then construction and excavation activities shall not commence until either: (i) the discovery is preserved (to the extent reasonably possible) and removed from the site, or (ii) such archaeologist determines that such discovery is not an Archaeological Resource. The provisions of this Section S-7.7 shall not be deemed to relieve Owner from complying with any applicable laws.

(iii) "Archaeological Resource" means any paleontological resource or any structure or object that is at least 100 years of age and that provides information pertaining to the historical or pre-historical culture of people within the boundaries of the State of Colorado.

(B) Plan Review. To the extent the County adopts any ordinances, resolutions or regulations requiring County approval of any plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered within the County,

then the County shall approve, approve with conditions, or deny such plan within the earlier of: (i) the time period set forth therefore in the duly adopted ordinances and resolutions of the County, or (ii) 90 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(C) Comments. To the extent the County is requested by the Office of the State Archaeologist (established under C.RS. § 24-80-403), the State Historic Preservation Officer or other official state or federal agency or officer to comment on any proposed plan regarding the preservation of, excavation of, or mitigation of impacts to any Archaeological Resource observed or discovered on the Property, then: (i) within 15 days after receiving such request the County shall notify the Owner of the portion of the Property upon which such Archaeological Resource is located that the County has received such request, and (ii) the County shall provide its comments in response to such request within 45 days after receiving written request therefor from the Owner of the portion of the Property upon which such Archaeological Resource is located.

(D) Class II Reports. As part of each application submitted to the County for a preliminary plan for any part of the Property, the applicant thereof shall submit a Class II cultural resource report covering the portions of the Property including within such preliminary plan that are to be developed.

S-7.8 Livestock and Other Animals.

The number of animals permitted on any lot within the Property shall not exceed those permitted under Section 24 of the Zoning Resolution. Setbacks for Ag/Livestock Structures and parking areas related thereto shall be as set forth in Section 2411 of the Zoning Resolution. The provisions of Sections 2412 - 2417 of the Zoning Resolution shall apply to the Property.

S-7.9 Fencing.

(A) Height. Solid fences, walls and hedges may extend up to eight feet in height provided that they do not obstruct the vision of automobile traffic on adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual. Solid fences, walls and hedges may exceed eight feet in height if permitted by the County.

(B) Development Areas A and B. Notwithstanding any other provisions of this Development Plan, all fencing within Development Areas A and B shall be wildlife friendly, unless otherwise permitted by the County, and except as needed to protect agricultural production.

S-7. 10 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property. To the extent allowed by applicable law, rainwater harvesting practices may be incorporated into storm water facilities.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-7.10, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities . All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-7. 11 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains for Willow Creek, East Willow Creek and Sterling Gulch. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill .

S-7. 12 Attainable Housing.

(A) Provision of Attainable Housing Units.

It is the intent of this Development Plan that by build-out by Sterling Ranch there shall have been built within Sterting Ranch AHUs in an amount at least equal to the lesser of: (a) 3% of the number of Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch for which the County has issued final certificates of occupancy, or (b) 360.

(i) 50% Buildout.

(a) If after the County has issued final certificates of occupancy for 6,025 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built within Sterling Ranch is:

(1) more than one but less than 180, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (A) $1,050. (B) 6,025, and (C) a fraction, the numerator of which is 180 minus the number of AHUs that have been built within Sterling Ranch, and the denominator of which is 180, or

(2) zero, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to $6,326,250.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(i)(a)(1) or S-7.12(A)(i)(a)(2), if any, then Owner shall be deemed to have provided at least 180 AHUs within Sterling Ranch.

(ii) 80% Buildout.

(a) If after the County has issued final certificates of occupancy for 9,640 Dwelling Units (other than AHUs and Accessory Units) within Sterling Ranch, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch is less than 288, then as a condition to the County's issuance of building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of: (1) $1,050, (2) 9,640, and (3) a fraction, the numerator of which is 288 minus the number of AHUs that have been built (and/or have been deemed built) within Sterling Ranch, and the denominator of which is 288.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.1 2(A)(ii) (a), if any, then Owner shall be deemed to have provided at least 288 AHUs within Sterling Ranch.

(iii)Buildout.

(a) If upon submittal to the County of an application for the final plat proposing to subdivide the last portion of the Property upon which Dwelling Units may be constructed, the number of AHUs that have been built (or deemed to have been built) within Sterling Ranch plus the number of AHUs proposed within such final plat is less than the lesser of (1) 3% of the sum of the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (2) 360, then as a condition to the County's issuance of any building permits for any additional Dwelling Units within Sterling Ranch, the Owner must pay to DCHP the amount equal to the product of:

(1) $1,050.

(2) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, and

(3) a fraction, the numerator of which is: (1) the lesser of: (a) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (b) 360, minus (2) the total number of AHUs built (and/or deemed to have been built) within Sterling Ra nch plus the number of additional AHUs expected to be built within Sterling Ranch, and the denominator of which is the lesser of: (x) the total number of Dwelling Units (other than AHUs and Accessory Units) expected within Sterling Ranch, or (y) 360.

(b) Once Owner pays DCHP the amount required as a condition to the issuance of future building permits pursuant to Section S-7.12(A)(iii)(a), if any, then Owner shall be deemed to have fully satisfied its obligations under this Section S-7.12.

(iv) Funds Paid to DCHP. All funds paid to DCHP pursuant to this Section S-7 .12 shall be used exclusively to provide affordable housing within Douglas County. Not more than 10% of the amount of funds paid to DCHP pursuant to this Section S-7.1 2 shall be used for administrative or operational expenses.

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ZR2009-004
Revision Date: DEC 23, 2025

Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

(B) Fees and Processing.

It is anticipated that, in accordance with and the goals, policies and objectives of the Douglas County Comprehensive Master Plan designed to facilitate and encourage attainable housing, the County may waive application, review, permit and inspection fees for development applications proposing attainable housing units, and the County may expedite the processing of development applications proposing attainable housing units. If the County waives such fees and expedites such applications, Owner may provide additional attainable housing units over and above that required under this Section S-7.12.

Processing Step	Processing Deadline
Completeness review by Planning Division	7 business days
Deadline for referral agencies to submit comments	20 calendar days after referral packets are mailed or electroically distributed

S-7.13 Further Development Applications.

The provisions of this Section S-7.13 are established in light of the extensive, comprehensive and detailed planning of the Property incorporated into this Development Plan, the desire to avoid the inefficiency inherent in repeating development reviews of issues which have already been addressed, and to avoid placing Douglas County at a competitive disadvantage to other jurisdictions in terms of attracting desired housing, employment, and commercial opportunities. Whether a particular land use is permitted, and whether a particular density is appropriate, shall not be raised in connection with future development approvals, except in connection with applications for Warrants and amendments to this Development Plan. Notwithstanding the foregoing, this Section S-7.13 shall not be deemed to modify any provision, process or approval criteria of the Subdivision Resolution or the Zoning Resolution, and referral agencies responsible for reviewing future development applications under the Subdivision Resolution or Zoning Resolution, as appropriate, shall have the review authority as set forth in the Subdivision Resolution or Zoning Resolution, as appropriate.

S-7.14 Signage.

To promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding, building mounted signage in Planning Area D3 and special Character Zones SCZ-D, SCZ-E and SCZ-F, shall be subject to the following regulations:

(A) Size. Exterior building mounted signs shall not exceed 1,50 square feet (sum total) per 1.0 linear feet of building face. No single sign may be larger than 200 square feet.

(B) Combination and Number. For the following sign types, exterior building mounted signage may be in any combination of type and number, subject to the requirements listed herein:

(i) Signs attached parallel to the wall (i.e., signs in relief).

(ii) Signs attached perpendicular to the wall (i.e., "blade" and "fin" signs). These shall extend no more than 30 inches from the wall surface.

(iii) Wall surface painted signs other than artistic wall murals shall be limited to 2 building faces per building.

(iv) Roof signs. These must be mounted at the parapet or eave and shall extend 28 inches or less above the parapet or eave.

(v) Awning signs.

(vi) Window signs. Any signage, whether at a window or beyond it, that is legible and understandable as signage from a distance of 10' or more, qualifies as window signage. Interior architectural elements and retail products do not qualify as window signage.

(vii) Exposed neon and LED (light emitting diode) signs shall be subject to review and approval of the Director to determine if such signs would create a public hazard. Such signs shall not be permitted if they create a public hazard such as creating a disability glare on motor vehicle traffic. Technical specifications of such proposed signage shall be provided as requested by the Director to assist in the Director's determination.

(C) Numerical Variations. Departures of up to 25% from the numerical standards set forth in this Section S-7.14 may be approved by the Director to promote interesting, attractive and viable neighborhoods for residents and visitors, and to encourage unique neighborhood design and pedestrian involvement and wayfinding.

(D) Exclusions. The restrictions set forth in this S-7.14 shall not apply to scoreboards, signage for special events, or interior signage.

S-7.15 Water.

With each Development Application proposing a project within the Property the water supply for which is proposed to be nontributary groundwater underneath land within Margin B or the Central Basin (as such terms are defined in the Zoning Resolution), or at final plat if not previously provided, unless waived by the County or previously submitted, the applicant shall submit to the County the information described in Section 1810A.03 of the Zoning Resolution. Notwithstanding the foregoing, unless otherwise approved by the County, water beneath the Property (whether in Margin A or Margin B, as such terms are defined in the Zoning Resolution) shall not be used as the water supply to serve uses on the Property newly-permitted by this Development Plan.

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STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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Parks/Trails/Open Space Commitments Matrix

	Timing of Dedication	Prep. & Approval of Plan	Construction Timing	Construction Responsibility	Ownership and Maintenance Responsibility
Sterling Gulch Regional Park	One or more dedications of all or any portion of Sterling Gulch Regional Park shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Sterling Gulch Regional Park plus the amount of land subjected to the Reservoir Easement, if any, contemporaneously therewith, shall not be less than 50 acres. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or wtih application for building permit, as appropriate. Plan shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-Use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Reservoir Easement	Portions of the Property within or near Sterling Gulch Regional Park may be subjected to the Reservoir Easement as needed to satisfy the Parks Requirement.		n/a	n/a	Owner, special district or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Burns Regional Park	One or more dedications of all or any portion of Burns Regional Park shall be made as needed to satisfy the Parks Requirement. Is is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of the Burns Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaraneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.		Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	Special district, or other governmental entity as designated by owner; provided, however, owner may not so designate the County unless the County agrees.
Portions of Heritage Regional Park Located on Parcel 1 of the Property	One or more dedications of all or any portion Heritage Regional Park located on Parcel 1 of the Property shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres. Such dedication shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to section S-3.1.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and North of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located north of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) and north of area O1 -A as depicted generally on the O1 Dedication Map. The amount of land included within the first dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
Portions of Heritage Regional Park Located on Parcel 3 of the Property and South of Waterton Road	Dedication of that part of Heritage Regional Park located on Parcel 3 of the Property and south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3) shall be made before or contemporaneously with Recording of the first Final Plat of any portion of Parcel 3 of the Property located south of Waterton Road as depicted generally on the Thoroughfare Plan (as the same may be modified pursuant to Section S-1.3). The amount of land included within the first offer of dedication of any portion of Heritage Regional Park shall not be less than 50 acres.				
O1 (Open Preserve)	See O1 Dedication Table	n/a	n/a	n/a	
C1 (Multi- function Open Space)	Dedications of C1 areas and Other Recreational Parks shall be made as needed to satisfy the Parks Requirement. It is contemplated that such dedications will be made in phases. Such dedications shall be made before or contemporaneously with the Recording of the Final Plats or the issuance of the building permits that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Proposed plans depicting parks, trails and open space areas shall be provided by Owner during preliminary plan and final plat review, or at the time of site improvements plan review, as determined necessary by the County. The general locations of these facilities shall be identified at sketch plan unless not requested by the County. With respect to all improvements Owner elects or is required by this Development Plan to provide, plans shall be submitted by Owner during referral period of preliminary plan or with application for building permit, as appropriate. Plans shall be approved administratively by the Director.	Improvements shall be constructed with other public improvements within the platted area (or within the Non-residential Building or Mixed-use Building for which a building permit is issued) that cause the Parks Requirement to increase beyond the amount for which credit has been given pursuant to Section S-3.1.	Owner shall be responsible for construction. Owner may assign any of its construction responsibilities to a special district or a developer.	
Other Recreational Parks					
Regional Trails shown generally on the Parks, Open Space and Trails Plan	For each segment of Regional Trails shown generally on the Parks, Open Space and Trails Plan, the Owner shall grant a trail easement therefor no later than the Recording of the Final Plat that includes such segment.				
Equestrian Trail Connection connecting the Plum Valley Heights neighborhood to the Regional Equestrian-only Trail system within the Property.	The Owner shall grant an easement therefor no later than the Recording of the Final Plat that includes such trail connection.	n/a	n/a	n/a	Plum Valley Heights Homeowners Association

O1 Dedications

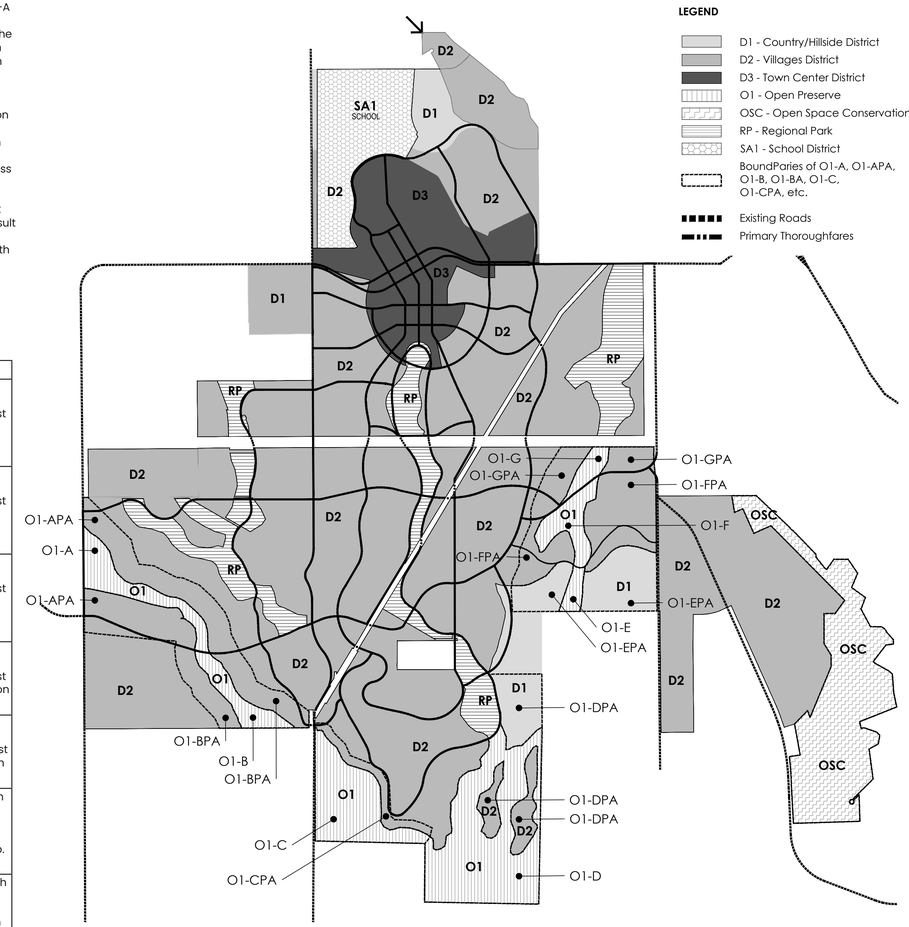
Portions of the Property designated as within the O1 Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the O1 Dedication Map and the O1 Dedication Table. The O1 Dedication Map generally depicts various segments of the O1 Planning Area; such segments are labeled O1-A through O1-G on the O1 Dedication Map. The O1 Dedication Table sets forth the time by which each of the O1-A through O1-G segments must be offered for dedication in accordance with Section S-1.1 (C). Such designated areas are depicted generally on the O1 Dedication Map as O1-APA through O1-GPA, and defined specifically in the O1 Dedication Table. (The "PA" included within the name of each such designated area refers to a platted area.)

The exact boundaries and shape of Planning Area O1 and each of segments O1-A through O1-G thereof may vary from the general depiction thereof shown on the O1 Dedication Map, on the condition that the total acreage of the O1 areas to be offered for dedication (pursuant to Section S-1.1 (C)) upon occurrence of all events requiring such O1 areas to be offered for dedication pursuant to the O1 Dedication Table, shall not be less than the aggregate amount set forth therefor on the Land Use Plan (inclusive of thoroughfares that fall within or cross such O1 areas), and: (a) the change in boundaries does not materially and negatively impact habitat qualities, (b) with respect to the Willow Creek Wildlife Corridor, result in a corridor width narrower than required by Section S-4.2(A), and (c) with respect to the Sterling Gulch Wildlife Corridor, result in a corridor width narrower than required by S-4.2(C).

O1Dedication Table

O1 Segment	Timing of Dedication
O1-A	01-A shall be offered for dedic<1tion, in accordance with Section S-1.1 (C), no iater than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -APA as depicted generally on the 01 Dedication Map. The 01-APA area is defined specifically as the area within 500 feet of 01-A
O1-B	01-B shall be offered for dedication, in accorda nee with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07-BPA as depicted generally on the 01 Dedication Map. The 01-BPA area is defined specifically as the area within 500 feet of 01-B.
O1-C	01-C shall be of fered for dedication, in accordance with Section S- 1.1 (C). no iater than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07- CPA as depicted generally on the 01 Dedication Map. The 01-CPA area is defined specifically as the area within 200 feet of 07-C.
O1-D	01-D shall be offered for dedication. in accordance with Section S-1.1(C), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 07 -DPA as depicted generally on the 01 Dedication Map.
O1-E	01-E shall be offered for dedication. in accordance with Section S-1.1 (C), no later than 90 days after the Recording of one or more Final Plats containing as least 50% of the area within 07-EPA as depicted generally on the 01 Dedication Map.
O1-F	01-F shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within 01-FPA as depicted generally on the 01 Dedication Map.
O1-G	01-G shall be offered for dedication, in accordance with Section 1.1 (B) of the Statement of Commitments, no later than 90 days after the Recording of one or more Final Plat, at least 50% of any portion of the area within 07-GPA as depicted generally on the 01 Dedication Map.

O1 Dedications Map



LEGEND

- D1 - Country/Hillside District
- D2 - Villages District
- D3 - Town Center District
- O1 - Open Preserve
- OSC - Open Space Conservation
- RP - Regional Park
- SA1 - School District
- BoundParies of O1-A, O1-APA, O1-B, O1-BA, O1-C, O1-CPA, etc.
- Existing Roads
- Primary Thoroughfares

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Statement Of Commitments, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

DEVELOPMENT STANDARDS

D-1. PROPERTY DESIGNATIONS

D-1.1 Planning Overview.

The Property is comprised of six Planning Areas, which are depicted generally on the Land Use Plan as O1, D1, D2, D3, SA1 and RP. Planning Area RP is comprised of three regional parks, which are depicted generally on the Parks, Open Space and Trails Plan as Sterling Gulch Regional Park, Burns Regional Park, and Heritage Regional Park.

(A) Overview of Planning Areas D1, 02 and D3 .

Subject to, and pursuant to, the provisions of this Development Plan.

(i) one or more Neighborhood Plans may be established for each of Planning Areas D1, D2 and D3,

(ii) each Neighborhood Plan shall establish one or more Neighborhoods,

(iii) each portion of the Property within a Neighborhood shall be assigned to a Character Zone, and

(iv) these Development Standards establish permitted uses, allowable densities, and other development standards and regulations for each Character Zone, which are applicable to those portions of the Property assigned to such Character Zone.

(B) Overview re Planning Areas 01, SA 1, and RP.

Subject to, and pursuant to, the provisions of this Development Plan, those portions of the Property included within any of Planning Areas O1, SA 1, or RP: (i) shall not be included within any Neighborhood, and (ii) shall not be assigned to any Character Zone, except as provided in Tables 17, 18 and 19. Permitted uses and other development standards and regulations applicable to portions of the Property within Planning Areas O1, SA 1, and each Regional Park are set forth in these Development Standards (including Tables 2, 17, 18 and 19).

D-1.2 Neighborhood Plans.

(A) Preparation. Neighborhood Plans and amendments to Neighborhood Plans may be established by Lead Owner, and only by Lead Owner. Neighborhood Plans and amendments thereto shall comply with the requirements of Section D-1.2(B).

(B) Neighborhood Plans Requirements.

(i) Neighborhoods. Each Neighborhood Plan shall include one or more Neighborhoods as structured by Lead Owner in accordance with this Section D-1.2(B).

(ii) Eligible Property. Only those portions of the Property included within Planning Areas D1, D2 and D3 (including those portions of the Property within special Character Zones SCZ-A. SCZ-B and SCZ-C) may be included within a Neighborhood; provided, however , that no portion of the Property may be included within a Neighborhood if such portion of the Property is included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4. No portion of the Property included within Planning Areas O1, SA1 or RP shall be included within a Neighborhood.

(iii) Contained Within One Planning Area. A Neighborhood may not be comprised of land from more than one Planning Area.

(iv) Planning Area Boundaries. In each Neighborhood Plan, Lead Owner shall specify the portions of any the Planning Area boundary that also serve as the boundary for any Neighborhood set forth in such Neighborhood Plan. The boundaries of Planning Areas shall be established in accordance with the limitations set forth in Section D-2.1.

(v) Neighborhood Types. In each Neighborhood Plan, Lead Owner shall specify the Neighborhood Type for each Neighborhood set forth therein.

(a) CND Neighborhoods. Clustered Neighborhood Development (CND) Neighborhoods shall be permitted only within Planning Areas D1 and D2.

(b) TND Neighborhoods. Traditional Neighborhood Development (TND) Neighborhoods shall be permitted only within Planning Areas D2 and D3.

(c) TCD Neighborhoods. Town Center Development (TCD) Neighborhoods shall be permitted only within Planning Area D3.

(vi) Neighborhood Sizes and Relationships to Pedestrian Sheds.

(a) CND Neighborhoods.

(1) The boundaries of each Clustered Neighborhood Development (CND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Clustered Neighborhood Development (CND) Neighborhood shall contain at least 30 acres but shall not contain more than 80 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1 .2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 30 acres.

(b) TND Neighborhoods.

(1) The boundaries of each Traditional Neighborhood Development (TND) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and vary from the boundaries of such Standard Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each Traditional Neighborhood Development (TND) Neighborhood shall contain at least 40 acres but shall not contain more than 160 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the other provisions of this Section D-1.2(B)(vi)(b), one Traditional Neighborhood Development (TND) Neighborhood located generally in the southwest corner of Section 36, Township 6 South, Range 69 West of the Sixth Principal Meridian may contain up to 200 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii). Notwithstanding the foregoing, any portion of the Property that is depicted generally on the Land Use Plan as subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F and that is not actually included within such special Character Zone, as appropriate, may constitute a CND Neighborhood even if such area is less than 40 acres.

(c) Town Center Development (TCD) Neighborhoods.

(1) The boundaries of each Town Center Development (TCD) Neighborhood shall be established by Lead Owner on the relevant Neighborhood Plan and shall be structured generally by one Standard Pedestrian Shed or one Long Pedestrian Shed, however, the actual boundaries of such Neighborhood may be altered by Lead Owner and may vary from the boundaries of such Standard Pedestrian Shed or Long Pedestrian Shed in order to respond to property lines, Planning Area boundaries, existing conditions and proposed development, Thoroughfares and other improvements within or adjacent to such Neighborhood.

(2) Each TCD Neighborhood shall contain at least 60 acres but shall not contain more than 300 acres exclusive of the area of any Remnant Parcels that may be added to such Neighborhood in accordance with Section D-1.2(B)(vii).

(d) Other. The boundaries of Pedestrian Sheds set forth on any Neighborhood Plan may overlap. A Neighborhood may be smaller than its Pedestrian Shed, Portions of a Neighborhood may lie outside of its Pedestrian Shed if Lead Owner includes such portions within the Neighborhood pursuant to the terms of this Section D-1.2(B).

(vii) Remnant Parcels. The Lead Owner may include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is contiguous, and shall not include any Remnant Parcel within any Neighborhood to which such Remnant Parcel is not contiguous.

(viii) Bisected and Contoured Neighborhoods. Neighborhoods may be bisected by, or contoured around, any or all of Planning Area O1, Planning Area RP, areas within Character Zone C1, and/or parcels not included within the Property. However: (a) parcels not included within the Property shall not be included in any Neighborhood, and (b) portions of the Property included within Planning Area O1, SA1, or RP shall not be included within any Neighborhood. To the extent practicable, portions of any Neighborhood that are completely separated from the remainder of the such Neighborhood by portions of Planning Area O1, a Regional Park, areas within the C1 Character Zone and/or parcels not included within the Property shall be connected to the remainder of such Neighborhood by a trail, path, sidewalk, or Thoroughfare to facilitate creation of a cohesive identity among the entire Neighborhood.

(ix) Assignment of Character Zones . Lead Owner, and only Lead Owner, shall assign a Character Zone to each portion of the land included within a Neighborhood. Such assignments shall be set forth on Neighborhood Plans.

(a) Allocation. The amount of land within each Neighborhood that Lead Owner assigns to each Character Zone shall be consistent with the requirements of Table 1.

(b) C1 Character Zone. Lead Owner shall assign portions of the Property within any Neighborhood to Character Zone C1 as required by Section D-2.2(C).

(c) Town Center District (D3 Planning Area). Character Zones C2 and C3 included within Neighborhoods in the D3 Planning Area shall generally be directed to the perimeter of the D3 Planning Area to the extent reasonably practicable taking into consideration Lead Owner's design objectives for the Neighborhood.

(d) School Sites. Lead Owner shall assign a Character Zone to each School Site that Lead Owner includes within a Neighborhood. Lead Owner may assign any School Site included within a Neighborhood Plan to any Character Zone permitted within the relevant Neighborhood, consistent with uses permitted in accordance with Table 2.

(e) Special Character Zones SCZ-A, SCZ-B and SCZ-C. Each portion of the Property within special Character Zones SCZ-A, SCZ-B or SCZ-C that Lead Owner includes within a Neighborhood shall be assigned (by Lead Owner) a Character Zone in accordance with the requirements of Tables 11 through 13.

(f) Remnant Parcels. Each portion of a Remnant Parcel that Lead Owner includes within a Neighborhood that is not required to be assigned to Character Zone C1 pursuant to Section D-2.2(C) and not a School Site, shall be assigned by Lead Owner to either:

(1) Character Zone C1,

(2) the same Character Zone assigned to any portion of the Property adjacent to such Remnant Parcel. or

(3) a Character Zone that is within one integer of the Character Zone number assigned to any portion of the Property adjacent to such Remnant Parcel.

For example, if a portion of the Property adjacent to such Remnant Parcel has been assigned to Character Zone C3, then any portion of such Remnant Parcel may be assigned to Character Zone C1, C2, C3 or C4.

(g) Amendments to be Consistent with Existing Development Approvals. In each amendment to a Neighborhood Plan, Lead Owner shall designate each portion of the Property subject to an Existing Development Approval to either: (i) the Character Zone established for such portion of the Property by the Neighborhood Plan (or amendment thereto), or (ii) another Character Zone provided that if all improvements approved within Existing Development Approvals on such portion of the Property are constructed, such improvements would conform to the development standards for such other Character Zone, unless otherwise agreed by the Director.

(h) Other Land. Each portion of the Property included within a Neighborhood other than (i) portions of land assigned to Character Zone C1 pursuant to these Development Standards, (ii) portions of land assigned to Character Zones pursuant to Tables 11 through 13, (iii) School Sites, (iv) Remnant Parcels and (v) portions of land assigned to Character Zones pursuant to Section D-1.2(B)(ix)(g), shall be assigned by Lead Owner to a Character Zone in accordance with the parameters set forth in Table 1.

(x) Unifying Civic Features. Each Neighborhood shall contain at least one unifying civic feature, the land for which shall be designated by Lead Owner on the Neighborhood Plan establishing such Neighborhood. Such unifying features may include, without limitation, a neighborhood park, green square, plaza, playground, School Site, other civic building site, a commercial area, recreation amenity site, or open space. The location of a unifying civic feature within a Neighborhood may vary depending on the intended purpose of the feature, site attributes and site constraints. For example, a commercial area may be located on a Neighborhood edge due to the need to locate retail on a major Thoroughfare.

(xi) Streets. Lead Owner shall depict the general alignments of all streets to be located with the Neighborhoods included within such Neighborhood Plan.

(xii) Regional Trails. On each Neighborhood Plan, Lead Owner shall depict the general alignments of all segments of those Regional Trails shown generally on the Parks, Open Space and Trails Plan that are to be located within the Neighborhoods included in such Neighborhood Plan.

(xiii) Retail Locations in C2 and C3. If a Neighborhood Plan contains a Neighborhood containing either or both of Character Zones C2 or C3 and may contain 300 or more Dwelling Units, then for each 300 Dwelling Units that may be located within such Neighborhood. consistent with the Notes within Table 2, Lead Owner shall designate (on such Neighborhood Plan) one block corner within the C2 and C3 Character Zones within such Neighborhood where a Retail use shall be permitted.

D-1.3 Neighborhood Plan Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any portion of the Property within Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, unless a Neighborhood Plan for such portion of the Property has been submitted to the County by Lead Owner and the Director has determined that such Neighborhood Plan complies with the requirements of Section D-1.2. Within 10 business days after Lead Owner submits a Neighborhood Plan or amendment thereto to the Director, the Director shall deliver to Lead Owner the Director's written determination regarding whether such Neighborhood Plan or amendment complies with the requirements of Section D-1.2(B). If the Director determines that such Neighborhood Plan does not comply with such requirements, then the Director's written determination shall include a list specifically setting forth which requirements were not satisfied and why such requirements were not met.

D-1.4 Applications for Future Development Approvals.

To assist the County's review of Future Development Applications, all applications submitted to the County for Future Development Approvals on any land within any of Planning Areas D1, D2 or D3 that is not included within Special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4, shall indentify therein, by location, Character Zones(s) assigned to such land pursuant to the applicable Neighborhood Plan, including amendments thereto, if any.

D-2. BOUNDARIES

D-2.1 Boundaries of Planning Areas D1, D2, D3, SA1, SA2 and SA3.

The Land Use Plan is intended to depict the general locations of Planning Areas D1, D2, D3, and SA 1. The exact boundaries and shape of Planning Areas D1, D2 and D3 (not included within special Character Zones SCZ-D, SCZ-E or SCZ-F pursuant to Section D-2.4) shall be determined by Lead Owner and set forth in the Neighborhood Plans (together with amendments thereto), and the exact boundaries and shape of Planning Areas SA 1 shall be determined by Lead Owner and set forth on Final Plats of such areas, on the condition that: (a) the total acreage within Planning Areas SA1 (the School District) may not be increased beyond 90 Net Usable Acres, (b) the total acreage within Planning Area D2 may not increase by more than 5% from that shown on the Land Use Plan, and (c) the total acreage within each of Planning Areas D1 and D3 may not increase by more than 15% from that shown on Land Use Plan. Changes in the boundaries of such Planning Areas resulting in an increase in the total acreage within Planning Areas SA1 beyond 90 Net Usable Acres, an increase in the total acreage within any of Planning Area D2 by more than 5% from that shown on the Land Use Plan, and an increase in the total acreage within any of Planning Areas D1, or D3 by more than 15% from that shown on the Land Use Plan, shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures, as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution.

D-2.2 Boundaries of Planning Areas O1 and RP and Character Zone C1

The Parks, Open Space and Trails Plan is intended to depict the general location of Planning Area O1 (Open Preserve), Planning Area RP (Regional Parks) and certain portions of Character Zone C1 (Multi-function Open Space). The boundaries and shape of such areas may be altered as provided herein.

(A) Planning Area O1.

(i) Boundaries. The exact boundaries and shape of any portion of the area identified generally on the Land Use Plan as Planning Area O1 shall be determined by Owner (subject to approval by the Director as set forth in Section D-2.2(A)(iii)) at the time such portion is dedicated (as required by Section S-1.1 (C)) and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the total acreage of such O1 areas to be so dedicated upon occurrence of the events requiring all such dedications pursuant to the O1 Dedication Table, shall not be less than the amount set forth therefor on the Land Use Plan (inclusive of Thoroughfares that fall within or cross such O1 areas), and any difference between the boundaries or shape of such areas proposed to be dedicated versus the boundaries of such areas depicted generally on the Land Use Plan satisfies the criteria set forth in Section D-2.2(A)(iii).

(ii) County Review and Approval. The boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) shall be submitted to the Director for the Director's review and approval. Within ten business days after the date any such proposed boundaries are submitted by Owner to the Director, the Director shall review such submittal and deliver written notice to such Owner wherein the Director either approves or rejects such proposed boundaries. If the Director rejects any such proposed boundaries, then the Director shall set forth in such notice the specific reasons why such proposed boundaries fail to satisfy the criteria for approval (set forth in Section D-2.2(A)(iii)).

(iii) Criteria. The Director shall approve proposed boundaries of any portion of the Property that Owner desires to dedicate pursuant to Section S-1.1 (C) if:

(a) the proposed boundaries do not materially and negatively impact habitat qualities,

(b) the proposed boundaries do not result in any portion of the Blufftop Protection Area being removed from the O1 Planning Area,

(c) with respect to the Willow Creek Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(A), or otherwise conflict with applicable County floodplain regulations,

(d) with respect to the Sterling Gulch Wildlife Corridor, the proposed boundaries do not result in a corridor width narrower than required by Section S-4.2(C) or otherwise conflict with applicable County floodplain regulations, and

(e) such boundaries do not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iv) Appeal. The Director's decision to reject any proposed boundaries for Planning Area O1 may be appealed by the Owner to the Douglas County Board of Adjustment.

(v) Final Plats. The boundaries of any portion of Planning Area O1 included within any Final Plat shall be consistent with the boundaries proposed by Owner and approved by the Director. Any proposed modification to the boundaries of any portion of Planning Area O1 that has been included within a Final Plat will be reviewed by the County during the platting process and shall be approved if such proposed modifications satisfies the criteria set forth in Section D-2.2(A)(iii) and the plat approval criteria set fort in the Subdivision Resolution.

(vi) Tracking. To track O1 dedications, each application for a final plat of any portion of the Property shall submit to the County, with such application, a report identifying all O1 areas previously dedicated pursuant to Section S-1.1 (C) and the acreages thereof.

(B) Planning Area RP (Regional Parks).

(i) Burns Regional Park. The exact boundaries and shape of any portion of Burns Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location, slope and the ability to provide active and specialized recreation therein is not materially less than the usability (in terms of accessibility, location, slope and the ability to provide active or specialized recreation therein) of such portion of land depicted generally within Burns Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(ii) Sterling Gulch Regional Park. The exact boundaries and shape of any portion of Sterling Gulch Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan and shall not include any land Owner designates for use as a potential reservoir, on the condition that the County concurs that the usability of such dedicated land as a regional park in terms of accessibility, location and slope is not materially less than the usability (in terms of accessibility, location and slope) of the land depicted generally as Sterling Gulch Regional Park on the Parks, Open Space and Trails Plan (other than the land Owner designates for use as a potential reservoir) and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

(iii) Heritage Regional Park. The exact boundaries and shape of any portion of Heritage Regional Park shall be determined by Owner at the time such portion is dedicated and may vary from the general depiction thereof shown on the Parks, Open Space and Trails Plan, on the condition that the County concurs that the usability of such portion dedicated as a regional park in terms of accessibility, location slope and opportunities for archeological education is not materially less than the usability (in terms of accessibility, location, slope and opportunities for archeological education) of such portion of land depicted generally within Heritage Regional Park on the Parks, Open Space and Trails Plan and the proposed boundaries do not do not violate any applicable provisions of this Development Plan or applicable County floodplain regulations.

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ZR2009-004
Revision Date: DEC 23, 2025

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

(C) Character Zone C1.

The portions of the Property to be included within Character Zone C1 shall be determined in accordance with this Section D-2.2(C) and Tables 11, 13 and 17. The exact boundaries and shape of any portion of the Property included within Character Zone C1 shall be set forth on the Final Plats thereof.

(i) Parks, Open Space and Trails Plan and Tables. Each portion the Property depicted generally as within Character Zone C1 on the Parks, Open Space and Trails Plan, or that is required to be assigned to Character Zone C1 pursuant to Table 11, Table 13 or Table 17, and that is: (1) included within a Neighborhood shall be assigned to Character Zone C1 on the Neighborhood Plan that includes any such portion of the Property, or (2) within Planning Area SA 1 shall be assigned to Character Zone C1 on Final Plats of Property within Planning Area SA1 as applicable.

(ii) Adjustments. The boundaries and shape of each C1 area within any Neighborhood, or set forth on any Final Plat may vary from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, or in any Neighborhood Plan, on the condition that:

(a) the total acreage included within all such C1 areas once included in Neighborhood Plans and/or Final Plats shall not be less than the total area thereof as depicted on the Parks, Open Space and Trails Plan (inclusive of Thoroughfares that fall within or cross such C1 areas).

(b) the change in boundaries does not materially and negatively impact habitat qualities,

(c) with respect to the 'Willow Creek Wildlife Corridor, does not result in a corridor with a narrower width than required by Section S-4.2(A),

(d) with respect to the East Willow Creek Drainage, does not result in a corridor with narrower width than required by Section S-4.2(B),

(e) with respect to the Sterling Gulch Wildlife Corridor, does not result in a corridor width narrower than required by Section S-4.2(C), and

(f) the change in boundaries does not violate any applicable provision of this Development Plan or applicable County floodplain regulations.

(iii) Additional Land Assigned to Character Zone C1. In addition to those portions of the Property depicted generally at Character Zone C1 on the Parks, Open Space and Trails Plan or any Neighborhood Plan, additional portion of the Property may be assigned by the Owner thereof to Character Zone C1 in any Neighborhood Plan or Final Plat to the extent not inconsistent with Table 1.

(iv) Thoroughfares. The Thoroughfare alignments set forth on the Thoroughfare Plan or any Neighborhood Plan may be adjusted as set forth in Section S-1.3(A) and shall not determine the boundaries any Planning Area, or Character Zone.

D-2.3 Character Zones C2-C6 and Special Character Zones SCZ-A, SCZ-B and SCZ-C.

The boundaries Character Zones C2 through C6 shall be established by Lead Owner within Neighborhood Plans. The boundaries of special Character Zones SCZ-A, SCZ-B and SCZ-C shall be established by Lead Owner within Neighborhood Plans and may vary from the depictions thereof shown generally on Tables 11 through 1 3 provided that such boundaries comply with the other provisions of Tables 11 through 13.

D-2.4 Boundaries of Special Character Zones SCZ-D, SCZ-E and SCZ-F.

(A) Inclusion.

Pursuant to Section D-2.4(C), Lead Owner, and only Lead Owner. may designate for inclusion within special Character Zones SCZ-D, SCZ-E and SCZ-F, all, any or none of the land depicted generally on the Land Use Plan as land subject to potential inclusion within such special Character Zones, as appropriate. Notwithstanding the foregoing, no portion of the Property included within a Neighborhood Plan shall be included within special Character Zones SCZ-D, SCZ-E or SFZ-F.

(B) Removal.

Pursuant to Section D-2.4(C), any land previously included within special Character Zone SCZ-D, SCZ-E or SCZ-F may be removed from such special Character Zone by Lead Owner, and only Lead Owner. However, notwithstanding the foregoing, Lead Owner may not remove any land from special Character Zone SCZ-D, SCZ-E or SCZ-F if doing so would cause improvements approved in Existing Development Approvals to not comply with the development standards (set forth in this Development Plan) that would thereby apply.

(C) Notice.

To designate land within, or remove land from, special Character Zone SCZ-D or SCZ-E. Lead Owner shall file a written notice thereof with the Community Development Department.

(D) Boundaries.

The boundaries of the land subject to potential inclusion within special Character zones SCZ-D, SCZ-E and SCZ-F are depicted generally on the Land Use Plan. The exact boundaries and shape of such special Character Zones shall be determined by Lead Owner in connection with the notices Lead Owner delivers to the Community Development Department pursuant to Section D-2.4(C), on the condition that the total acreage within any of such special Character Zones may not increase by more than 15% from the area therefore shown on Land Use Plan. Changes in the boundaries of special Character Zone SCZ-D, SCZ-E or SCZ-F resulting in an increase of more than 15% of the total acreage within such special Character Zone shall be permitted in accordance with the Administrative Amendment and Major Amendment procedures. as applicable, set forth in the PD-Planned Development District section of the Zoning Resolution as if such special Character Zones were planning areas.

(E) Designation Prerequisite.

The County shall not accept or process any application for a Future Development Approval with respect to any pomon of the Property subject to potential inclusion within special Character Zone SCZ-D, SCZ-E or SCZ-F unless such portion of the Property has been either: (a) included within such special Character Zone pursuant to this Section D-2.4, or (b) included within a Neighborhood Plan submitted to the County by Lead Owner.

D-3. FINAL PLATS

D-3.1 Character Zone Designations .

Final Plats that include any land within Planning Areas D1, D2 and D3 shall include (on such Final Plat) Character Zone designations for such land. Such Character Zone designations for such land shall be the Character Zones that Lead Owner assigned thereto pursuant to the applicable Neighborhood Plan.

D-3.2 Character Zones C2 and C3.

The Final Plat of any portion of a Neighborhood containing either or both of Character Zones C2 or C3 shall contain use restrictions consistent with this Section D-3.2 and Note 9 of Table 2 regarding the areas upon which Retail use within Character Zones C2 and C3 is permitted and prohibited. Such designation of retail block corners within Character Zones C2 or C3 within any Neighborhood shall not prohibit such block corner from being used for other uses permitted in accordance with Table 2. Further, such designation shall not prohibit Retail uses in other Character Zones within such Neighborhood. For example, if a Neighborhood Plan contains Character Zones C2 and/or C3 and may contain 610 Dwelling Units. then the Neighborhood Plan for such Neighborhood shall designate two block corners within Character Zone C2 and/or C3 of such Neighborhood as available for Retail use.

D-3.3 Accessory Units.

Final Plats shall expressly indicate those lots included therein upon which Accessory Units may be located.

D-4. DENSITY

D-4.1 Residential.

Subject to the provisions of this Development Plan, the maximum number of Dwelling Units (including Accessory Units) permitted within the Property shall be the number set forth therefor on Table 1. The gross maximum residential density permitted within any Character zone within any Neighborhood established by a Neighborhood Plan is set forth in Table 1.

D-4.2 Non-residential.

Subject to the provisions of this Development Plan. the maximum a mount of non-residential space permitted within the Property shall be determined by the physical constraints and parking requirements set forth in these Development Standards.

D-4.3 Density Allocation.

Lead Owner shall be responsible for allocating Unallocated Density to specific parcels of land within the Property. Such allocation may be by deed or by other written instrument of transfer that: (A) identifies the portion of the Property to which such Dwelling Unit density is being allocated, (B) is executed by Lead Owner, and (C) is Recorded. The County shall not approve any site improvement plan, subdivision or amendment thereto unless the applicant therefor submits to the County a written certification from the Lead Owner that the necessary Unallocated Density has been allocated by the Lead Owner to the property in question. No person or entity other than Lead Owner shall have the right to transfer to any person or entity any Dwelling Unit density to or for use on other land without Lead Owner's prior written consent.

D-4.4 Tables Incorporated.

The following Tables 1 through 20 are hereby incorporated into and made a part of these Development Standards.

Table Index

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ZR2009-004
Revision Date: DEC 23, 2025

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

TABLE 1 : Planning Areas/Neighborhood Types/Character Zones.

(A) The Property is comprised of six planning areas (O1, RP, D1, D2, D3, and SA 1). Neighborhood Plans will be developed for the portions of the Property within Planning Areas D1, D2, and D3 (that are not included within special Character Zones SCZ-D, SCZ-E and SCZ-F) in accordanc e with the terms of this Development Plan. Certain types of Neighborhoods (i.e., CND, TND, TCD) shall be permitted only within certain Planning Areas (D1, D2, and D3) as set forth in Table 1 below. Each portion of the Property included within a Neighborhood shall be assigned to a Character Zone (C1 through C6) in accordance with the terms of this Development Plan. Unique regulations regarding minimum lot area, minimum and maximum setbacks and building heights and other matters are established for each Character Zone pursuant to Tables 5 through 10. Each portion of the Property assigned to a Character Zone shall be subject to the regulations set forth in this Development Plan applicable to such Character Zone. Regulations regarding minimum lot size, minimum and maximum setbacks and building heights within each of the special Character Zones SCZ-A, SCZ-B, SCZ-C, SCZ-D, SCZ-E, and SCZ-F and Planning Areas SA 1, SA2 and SA3 are set forth in Tables 11 through 19 and Section S-7.8.

(B) Character Zones C2, C3, C4, C5 and C6 shall be permitted only within certain Planning Areas and within certain Neighborhood types as set forth in Table 1 below. Character Zone C1 shall be permitted within any of Planning Areas D1, D2, D3, and SA 1 in any amount.

(C) Each portion of the Property included within any Neighborhood set forth on a Neighborhood Plan shall be assigned to a Character Zone; provided that: (a) the amount of land included within a Neighborhood, but not included within an Excluded Parcel, that is assigned to Character Zone C2, C3, C4, C5 and C6 shall be within the parameters set forth therefor in Table 1 below, (b) certain portions of the Property shall be assigned to special Character Zones SCZ-A, SCZ-B and SCZ-C in accordance with Tables 11, 12 and 13, and (c) certain portions of the Property may be assigned to special Character Zones SCZ-D, SCZ-E and SCZ-F in accordance with Tables 14, 15 and 16, and (d) Remnant Parcels shall be assigned to Character Zones in accordance with Section D-1.2(B)(ix)(f).

(D) The residential gross density within any Character Zone within any Neighborhood set forth on a Neighborhood Plan shall not exceed the amount set forth therefor in Table 1 below.

PLANNING AREA		TYPES OF NEIGHBORHOODS PERMITTED WITHIN EACH PLANNING AREAS	PERMITTED CHARACTER ZONES		RESIDENTIAL GROSS DENSITY MAXIMUM [1]	DWELLING UNITS MAXIMUM
O1	OPEN PRESERVE	n/a				0
RP	REGIONAL PARKS	n/a				0
D1	COUNTRYSIDE AND HILLSIDE DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
D2	VILLAGES DISTRICT	CND CLUSTERED NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	4.5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	7.5 du/ac	
		TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
D3	TOWN CENTER DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT	C2	RURAL ZONE	1.5 du/ac	n/a
			C3	NEIGHBORHOOD EDGE ZONE	5 du/ac	
			C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	15 du/ac	
		TCD TOWN CENTER DEVELOPMENT	C4	NEIGHBORHOOD GENERAL ZONE	8 du/ac	
			C5	NEIGHBORHOOD CENTER ZONE	16 du/ac	
			C6	URBAN CORE ZONE	21 du/ac	
SA1	SCHOOL	n/a				0
						16,050

Notes:

1 "Residential Gross Density", with respect to any character Zone, means a fraction, the numerator of which is the total number of Dwelling Units within such Character Zone, and the denominator of which is the total number of acres, including without limitation of thoroughfares, parks and open space areas, within such Character Zone.

TABLE 2: Specific Function and Use.

(A) This Table 2 sets forth for each Character Zone, Special Area, Regional Park and O1 space: (a) permitted principal uses by right, (b) permitted accessory uses by right, (c) principal uses permitted by special review, and (d) accessory uses permitted by special review.

(B) For purposes of this Table 2: (a) the Perimeter Lots within Character Zone SCZ-A shall be deemed within the C2 Character Zone in accordance with the terms of Table 11, (b) portions of the Property assigned to Character Zone SCZ-B shall be deemed within the C3 Character Zone in accordance with the terms of Table 12, and (c) portions of the Property assigned to Character Zone SCZ-C shall be deemed within the C2 Character Zone in accordance with the terms of Table 13.

(C) In addition to those accessory uses set forth in this Table 2, additional uses and buildings that are accessory to a principal use shall be permitted on the same lot as the principal use to which they are accessory.

(D) Uses that are not set forth in Table 2 shall be permitted within any particular area if the Director determines that such uses are similar to uses permitted within such area pursuant to this Table 2.

(E) Oil and gas drilling operations shall be permitted as a use by special review in that portion of the Property located in the west half of Section 29, Township 6 South, Range 68 West, of the 6th Principal Meridian, Douglas County, Colorado.

(F) Notwithstanding any other provision herein, neither group homes for registered sex offenders nor sexually-oriented businesses shall be permitted within the Property.

(G) Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use-by-right on the ARS Parcel.

(H) Special Conditions for Limited Athletic Development -Without limiting the generality of the Principal and Accessory Uses Permitted by Right and Uses by Special Review for SCZ-D set forth below, and notwithstanding any provision in this Development Plan, the following provisions shall apply for the approval, installation and operation of up to two synthetic turf athletic fields within SCZ-D and improvements related thereto: (1) access to such fields and improvements related thereto may be provided by private roads and/or private driveways, (2) the primary access to such fields and related improvements from a public street shall be least a 40' wide and shall have an aggregate road base or such other base material as may be acceptable to the County and the Owner, (3) Primary Thoroughfares included within any Final Plat of a portion of SCZ-D intended to facilitate transfer or development of land for such fields and/or related improvements need not be offered for dedication at the time of such Final Plat, on the condition that such Primary Thoroughfares shall be dedicated prior to the approval of any site improvements plan or issuance of any building permit for material vertical improvements other than such fields and the improvements related to such fields, (4) neither central water nor central wastewater service shall be required for such fields or the improvements related thereto, (5) neither evidence of the creation of one or more new special districts providing central water and wastewater service, nor intergovernmental agreements related thereto, shall be required in connection with such fields, any improvements related thereto or approval related thereto, and (6) not more than 120 parking stalls shall be required for such fields and the improvements related thereto.

(I) As of the date hereof, the Lawrence Parcel is owned by Lawrence Construction Company, a Colorado corporation ("LCC"). Unless agreed otherwise in writing by LCC or Richard Lawrence and Polly Lawrence, the owners of LCC, no residential development shall be allowed within 300 feet of the Lawrence Parcel, which parcel is currently owned by LCC, until the earlier to occur of: (1) the date such parcel is no longer owned by LCC, Richard Lawrence and/or Polly Lawrence, or (2) the date LCC, Richard Lawrence and Polly Lawrence no longer conduct commercial activities on such parcel.

(J) Rainwater harvesting shall be permitted on the Property to the extent permitted by state law.

TABLE 2: Specific Function and Use.

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARACTER ZONES								SPECIAL ZONES	REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
a. RESIDENTIAL														
Residence														
-Accessory Unit[5]	XA	XA	XA	XA										
-Caretaker[2]	X	X	X	X	X		X	X	X			X		
-Caretaker- Mobile Home[2]	USR	USR	USR	USR	USR				USR					
-Single-Family	X	X	X	X	X									
-Single-FamilyAttached		X	X	X	X									
-Multifamily			X	X	X			X						
Accessory Buildings and Structures	XA	XA	XA	XA		XA	XA	XA	XA					
Group Home - up to 8 - 750' separation	X	X	X	USR	USR			USR						
Group Residential Facility (custodial, etc)[2]	X	X	X	X	X	XA		X						
In-Home Elder Care	XA	XA	XA	XA	XA									
Live-work	X	X	X	X	X									
Mixed Use			X	X	X			X						
Nursing Home				X	X									
Retirement Home	X	X	X	X	X			X						
Temporary Home	X	X	X											
Mobile Home - 1 per lot[2]	USR	USR	USR	USR	USR									
b. LODGING[4]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Bed and Breakfast - up to 5 rooms[4]	X	X	X	X	X									
Dormitory				XA	XA	XA	XA	X						
Inn - up to 12 rooms			X	X	X									
Hotel				X	X		X							
c. OFFICE[8]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Bank/Financial Institution with or without driveup facilities				X	X		X							
Construction Office - Temporary	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Home Occupation - Class 1[7]	XA	XA	XA	XA	XA									
Home Occupation - Class 2[3,7,11]	XA	XA	XA	XA	XA									
Home Occupation - Other[7]	USR	USR	USR	USR	USR									
Live-Work			X	X	X									
Mixed-Use				X	X			X						
Office - Genl/Med/Denta/Prof/Govt				X	X	X	X	X						
Sales Office - Temporary	X	X	X	X	X		X	X	X					
d. RETAIL[9]	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Bar/Lounge			USR	X	X									
Building Materials - Wholesale and Retail				X	X	X	X	X						
Convenience Store	X	X	X	X	X	X	X	X						
Day-Care Household Pets	X		X	X	X		X							
Equipment Rental				X	X		X							
Equipment Rental - small				X	X	X	X							
Farmer's Market[14]	X	X	X	X	X	X	X	X	X	X	X	X		
Funeral Home				X	X		X							
Kiosk			X	X	X	X	X	X						
Push Cart				USR	USR	USR	USR	XA						
Food Service incl. Restaurant/Fast Food[10]	X	X	X	X	X	X	X	X						
Retail/Service Business	X	X	X	X	X	X	X	X						
Seasonal Use	X	X	X	X	X		X	X						
Theater - indoor				X	X	X	X	X						
Theater - outdoor	X[14]	X	X	X	X		X	X						X[10]
Theater - Drive-Up facilities	XA	XA	XA	XA	XA	XA	XA	XA						

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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	CHARACTER ZONES								SPECIAL ZONES	REGIONAL PARKS			OPEN SPACE	
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	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
e. CIVIC SPACES including Parks and other Recreational Facilities														
Neighborhood Park - 5 acres min	X[14]	X	X			X	X	X	X					X[10]
Green - 2-5 acres		X	X	X	X	X	X	X	X					X[10]
Square - 0.5-3 acres			X	X	X	X	X	X	X					X[10]
Plaza - 0.5-1 acre				X	X	X	X	X	X					
Parks Maintenance Facility	X	X				X	X	X	X	X	X	X		X[10]
Playground	X[14]	X	X	X	X	XA	X	X	X	X	X	X		X[10]
Recreational Facility not specifically listed below	X[14]	X	X	X	X	X	X	X	X	X	X	X		X[10]
-Bird Blind	X[14]	X	X	X	X	X	X	X	X	X	X	X	USR	
-Cross Country Skiing	X[14]	X	X	X	X	X	X	X	X	X	X	X	USR	
-Archeological/Cultural/Historical Resource Study	X[14]	X	X	X	X	X	X	X	X	X	X	X	USR	
-Equestrian Trail	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	
-Interpretive Exhibit	X[14]	X	X	X	X	X	X	X	X	X	X	X	USR	
-Overlook	X[14]	X	X	X	X	X	X	X	X	X	X	X	USR	
-Sledding Area	X[14]	X	X	X	X	X	X	X	X	X	X	X	USR	
-Soft Surface Trail	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X
-Other Trails	X[14]	X	X	X	X	X	X	X	X	X	X	X	X	X

f. CIVIC BUILDINGS	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Church - 350 seats max & Church Schools	X	X	X	X	X	X	X	X						
Church - over 350 seats & Church Schools	X	X	X	X	X	X	X	X						
Conference Center				USR	X	X	X	X						
Convention Center					USR	X	X	X						
Cultural Facility (see below)														
-Museum, Art Gallery, Perf Art Center				X	X	X	X	X	X					
-Sports Stadium/Arena						X	X	X	X					
Library	X	X	X	X	X	X	X	X	X					

g. COMMUNITY USES: EDUCATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Day-Care Center	X	X	X	X	X	X	X	X						
Day-Care Center for empl children				XA	XA	XA	XA	X						
School - Public/Private (see below)														
-K through 8	X	X	X	X	X	X	X	X	X					
-9 through 12	X	X	X	X	X	X	X	X	X					
College			X	X	X		X	X	X					
University			X	X	X		X	X	X					

h. COMMUNITY USES: CIVIL SUPPORT	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Clinic - Dental or Medical			USR	X	X	X	X	X						
Fire Station - no training	X	X	X	X	X		X	X						
Fire Station - w/ training							X							
Hospital					X	X	X	X						
Sheriff Substation and/or Sheriff Training Facility	X			X	X	X	X	X	X					
Veterinary Clinic/Hospital	X			X	X		X	X	X					
Emergency Vehicle Operations Center (EVOC)							X							

i. COMMUNITY USES: OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Bus Shelter	X	X	X	X	X	X	X	X	X	X	X	X		
Campground	USR[14]	USR	USR	USR	USR				USR	USR	USR	USR		USR
Cemetery	X	USR	USR				X							
Club/Country Club	X	X	X	X	X		X							
Fairground							USR							
Fountain/Public Art	X	X	X	X	X	X	X	X	X	X	X	X	X[10,12]	X[10]
Religious Retreat	X	X	X	X	X		X	X	X					

j. AGRICULTURE/ANIMALS/EQUESTRIAN	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Agricultural Recreational Activities[2]	X	X	X	X	X	X	X	X	X	X	X	X		X
Youth-Oriented Agricultural Activities/4H[4]	X	X	X	X	X	X	X	X	X	X	X	X		X
Animals (see below)														
-Horse/Cow/Mule/Llama[4]	X	X	X	X	X	X	X	X	X	X	X	X		
-Pig/Goat/Sheep/Miniature Horse/Alpaca[4]	X	X	X	X	X	X	X	X	X	X	X	X		
-Buffalo/Ostrich/Emu/Bees[2]	X	X	X	X	X	X	X	X	X	X	X	X		
-Chicken/Turkey/Duck[4]	X	X	X	X	X	X	X	X	X	X	X	X		
-Dog/Cat/Pot-bellied Pig	X	X	X	X	X	X	X	X	X	X	X	X		
-Wolf/Bear/Snake/Mtn Lion[4]	USR							USR						USR[10]
-Kennel	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		
Community Garden	X[14]	X	X	X	X	X	X	X		X	X	X	X[15]	X[10]
Urban Farm	X[14]	X	X	X	X	X	X	X		X	X	X	X[10,13]	X[10]
Dude Ranch[1]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Farm	X						X	X		X	X	X	X[10]	X[10]
Commercial Garden Building	X						X	X		X	X	X	X[10,13]	X[10]
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	X[10]	X[10]
Grain Storage	X						X	X	X					X[10]
Greenhouse - 1 acre maximum	X	X	X	X	X	X	X	X	X	X	X	X		X
Greenhouse - greater than 1 acre	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horses - Owned/Boarded[1]	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Rental Stable[2]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Horse Training - nonowned/unrel riders[4]	X	X	X	X	X	X	X	X	X	X	X	X		X[10]
Horse Training - exceed by right[3]	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR		USR[10]
Plant Nursery[2]	X	X	X	X	X	X	X	X	X	X	X	X		X
Roadside Stand	X	X	X	X	X	X	X	X	X	X	X	X		

k. TRANSPORTATION	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Automobile Service/Repair/Car Wash				X	X		X							
Automobile Service Station - gas pumps/Car Wash				X	X		X							
Garage - private, 3,000 sf max[3]	XA						X							
Garage - private, 1,000 sf max	XA	XA	XA	XA	XA		X							
Heliport					USR	USR	USR							
Parking Lot - public/private				X	X	XA	X	X	X					
Parking Garage				X	X	X	X	X	X					
Public and Private Transportation Facilities including Thoroughfares	X[14]	X	X	X	X	X	X	X	X	X	X	X	X[12]	X

TABLE 2: Specific Function and Use (continued).

X = Principal Use - Permitted by Right
XA = Accessory Use - Permitted by Right
USR = Use by Special Review

	CHARACTER ZONES								SPECIAL ZONES	REGIONAL PARKS			OPEN SPACE	
	Rural	Neigh Edge	Neigh General	Neigh Center	Urban Core	Special	Special	Special	School	Sterling Gulch	Burns Park	Heritage Park	Preserve	Multi-Function
	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
l. LIGHT INDUSTRIAL														
Manufacturing / Assembly / Outdoor Storage							X							
Mini Warehouse				X	X	X	X	X						
Mixing Plant (concrete, mortar, asphalt) - Temporar (not to exceed 2 years)	X	X	X	X	X	X	X	X	X					
Motorized Vehicle/Equip. Service Repair							X							
Product Distribution/Storage							X	X						
Recycle/Trash Transfer Facility							USR							
Research and Development Facility					USR	X	X	X	X					
RV Storage Lot	USR						USR	USR						
Sawmill - portable[2]	USR	USR	USR	USR	USR		X	USR	USR	USR	USR	USR		USR[10]
Storage Area - Commercial				USR	USR	USR	X	X	USR					
Warehouse				X	X	X	X	X						
Wholesale Business - sales/service				X	X	X	X	X						

m. UTILITIES	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Drainage Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Satellite Dish	XA	XA	XA	XA	XA	XA	XA	XA	XA					
Satellite Earth Station	USR	USR	USR	USR	USR	XA	USR	XA	USR	USR	USR	USR		USR
Septic Waste & Domestic Sludge Appl	USR							USR						
Telecommunications Facility	X	X	X	X	X	X	X	X	X	X	X	X		X
Utility - Minor Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility - Major Facility	USR	USR	USR	USR	USR	USR	X	X	USR	USR	USR	USR		USR
Utility Service Facility	X	X	X	X	X	X	X	X	X	X	X	X		X
Water Storage Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Water Storage Facility	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR	USR
Wind Energy Conservation Systems[3]	USR	USR	USR	USR	USR	USR	USR	X	USR	USR	USR	USR	USR	USR
Non-Traditional Energy Systems other than Wind Energy Systems	USR	USR	USR	USR	USR	USR	X	X	USR	USR	USR	USR	USR	USR

n. OTHER	C2	C3	C4	C5	C6	SCZ-D	SCZ-E	SCZ-F	SA1	SCRP	BRP	HRP	O1	C1
Mining, Quarry, Sand/Gravel Operation or Similar						USR	USR							
Firing Range - Indoor	USR				X	USR	X	X						
Firing Range - outdoor[1]	USR	USR	USR	USR	USR		USR		USR	USR	USR	USR	USR	USR
Hunting/Fishing Club[1]	USR	USR	USR	USR	USR				USR	USR	USR	USR		USR
Entertainment Events[17]	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Notes:

1. *on parcels 35 acres or larger*
2. *on lots 9 acres or larger*
3. *on lots 4.5 acres or larger*
4. *on lots 2.3 acres or larger*
5. *There shall be no more than one Accessory Unit per lot.*
6. *Lodging in C2, C3 and C4 must be owner occupied. Food service in lodging facilities in C2, C3 and C4 may be provided only in the a.m. The maximum length of stay in lodging facilities in C2, C3, and C4 shall not exceed ten days.*
7. *Home Occupations (Class 1, Class 2 and Other) may be located in a principal building or an accessory building or both.*
8. *Office use within C4 shall be limited to the first story of any principal building or any accessory structure.*
9. *Retail use within C2 and C3 within any Neighborhood shall be restricted to one block corner location at the first story for each 300 Dwelling Units within such Neighborhood. Retail uses within C4 are restricted to the first story of buildings at corner locations.*
10. *Notwithstanding the above, these uses shall not be permitted within the Willow Creek Wildlife Corridor, except for the multipurpose regional trail and associated connectors.*
11. *Home Occupations - Class 2 are permitted (as accessory uses) only on lots 4.5 acres and larger and are subject to requirements set forth in Section 23 of the Zoning Resolution.*
12. *Notwithstanding the above, these uses shall not be permitted in the Southern O1 Buffer Area, which is depicted on the Land Use Plan.*
13. *Notwithstanding the above, these uses shall not be permitted by right in the Southern O1 Buffer Area, but shall be permitted as a use by special review in the Southern O1 Buffer Area.*
14. *Notwithstanding the above, these uses shall not be permitted in any portion of the Property incuded within the portion of SCZ-A located north of the Plum Valley Heights neighborhood; however Thoroughfares shall be permitted in this area.*
15. *Notwithstanding the above, Water Storage Facilities and Major Water Storage Facilities shall be permitted as a use by right on the ARS Parcel.*
16. *includes commercial distribution of agriculture production*
17. *Entertainment events are allowed as a Principal use - Permitted by Right in all Character Zones as well as all other areas not assigned a Character Zone, subject to the requirements set forth in Section 22B of the Zoning Resolution.*

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ZR2009-004
Revision Date: DEC 23, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

TABLE 3: PARKING STANDARDS

This Table 3 sets forth the number of parking spaces required for specific uses for each development within Sterling Ranch. In the event a use is not specifically mentioned, the required number of parking spaces for a similar use shall apply.

Use	Parking Ratio
RESIDENTIAL	
Single-Family Dwelling	
<2,000 sq. ft.:	1/Dwelling Unit
2,000-3,000 sq. ft.:	2/Dwelling Unit
>3,000 sq. ft.:	3/Dwelling Unit
Multifamily Dwelling	
Rented:	1.65/MFDU
Owned:	1.85/MFDU
Accessory Unit	1/Accessory Unit
Sleeping Rooms	1/unit or room, plus 2 for owners/managers
Group Homes and Group Residential Facilities	0.5/bed
Nursing Homes	0.5/bed
Retirement Home	
Housing for Seniors	0.5/Dwelling Unit
Congregate Care or Assisted Living	0.35/Dwelling Unit
Mobile Homes	2/mobile home located at least 15 feet from the interior road from which it takes access.
LODGING	
Bed and Breakfast, Dormitory, Inn and Hotel	1.25/room plus 10/1,000 sq.ft of GFA for loundge and/or restaurant, plus conference/banquet facilities at the following rates:
<20 sq.ft./room:	0
20 sq.ft./room:	30/1,000 sq.ft. of GFA
20-50 sq.ft./room:	Scaled proportionally between 20 and 50 sq.ft./room
>50 sq.ft/room:	20/1,000 sq.ft. of GFA
OFFICE	
Bank/Financial Institution with or without driveup facilities	1/300 sf.ft. of GFA + 6 stacking spaces/drive up window
Professional/General Business Offices	
<25,000 sq.ft.:	3.8/1,000 sq.ft. of GFA
25,000-100,000 sq.ft.:	Scaled proportionally between 3.8 and 3.4/1,000 sq.ft. of GFA
100,000 sq.ft.:	3.4/1,000 sq.ft. of GFA
100,000-500,000 sq.ft.:	Scaled proportionally between 3.4 and 2.8/1,000 sq. ft. of GFA
>500,000 sq.ft.:	2.8/1,000 sq.ft. of GFA
Consumer Services Offices	4.6/1,000 sq.ft. of GFA
Data Process, Telemarketing, or Operations Offices	6/1,000 sq.ft. of GFA
Dental/Medical Offices that are not part of a hospital campus	4.5/1,000 sq.ft. of GFA
Dental/Medical Offices within a hospital campus	4/1,000 sq.ft. of GFA
Government Office Facilities	Should be established in accordance with a study of parking needs prepared specifically for the subject property
RETAIL	
Bar/Lounge	19/1,000 sq.ft. of GFA
General/Convenience Store	2.75/1,000 sq.ft. of GFA
Grocery Store*	6.75/1,000 sq.ft. of GFA
Discount Superstores*	5.5/1,000 sq.ft. of GFA, including outdoor sales areas
Specialty Superstores*	4.5/1,000 sq.ft. of GFA, including outdoor sales areas
Shopping Centers with not more than 10% of Net Space in nonretail sales and service uses	
<400,000 sq.ft.:	4.0/1,000 sq.ft. of Net Space
400,000-600,000 sq.ft.:	Scaled proportionally between 4.0 and 4.5/1,000 sq.ft. of Net Space
>600,000 sq.ft.:	4.5/1,000 sq.ft. of Net Space
Shopping Centers with more than 10% of Net Space in nonretail sales and service uses	Should be established in accordance with a shared parking study prepared specifically for the subject project
Funeral Home	1/100 sq.ft. of GFA for public use
Restaurants	
Fine or Casual Dining (with bar)	20/1,000 sq.ft. of GFA
Family Restaurant (without bar)	15/1,000 sq.ft. of GFA
Fast Food Restaurant	15/1,000 sq.ft. of GFA
Theater	0.4/seat
Cinema	
1 screen:	0.5/seat
2-5 screens:	0.33/seat
5-10 screens:	0.3/seat
>10 screens:	0.27/seat
CIVIC SPACES	
Where not seated:	0.25/person, based on permitted capacity
Where seated:	0.3/seat
Health Club	7/1,000 sq.ft. of GFA
CIVIC BUILDINGS	
Church	0.4/seat
Conference, Convention and Performance Arts Centers	
<25,000 sq.ft.:	30/1,000 sq.ft. of GFA
25,000-50,000 sq.ft.:	Scaled proportionally between 30 and 20/1,000 sq.ft. of GFA
50,000 sq.ft.:	20/1,000 sq.ft. of GFA
50,000-100,000 sq.ft.:	Scaled proportionally between 20 and 10/1,000 sq.ft. of GFA
100,000 sq.ft.:	10/1,000 sq.ft. of GFA
100,000-250,000 sq.ft.:	Scaled proportionally between 10 and 6/1,000 sq.ft. of GFA
>250,000 sq.ft.:	6/1,000 sq.ft. of GFA
Library, Museum and Art Gallery	1/300 sq.ft. of GFA
Sports Facilities	
Arena	0.33/seat
Football Stadium	0.31/seat
Baseball Stadium	0.35/seat
COMMUNITY USES: EDUCATION	
Day Care Center	0.3/person, based on licensed enrollment capacity
Elementary or Middle School (K through 8)	0.2/gym or auditorium seat, or 0.25/student - whichever is higher
Secondary School (9 through 12)	0.3/gym or auditorium seat, or 0.3/student whichever is higher
College or University	Should be established in accordance with a study of parking needs prepared specifically for the subject institution
TRANSPORTATION	
Automobile Service/Repair	1/employee (max shift) + 2/bay or stall + 2/pump island
Automobile Service Station - gas pumps	1/employee (max shift)+ 2/pump island
LIGHT INDUSTRIAL	
Warehouse	1.75/100 units
Manufacturing or Industrial	1.85/1,000 sq.ft. of GFA, plus required parking spaces for office, sales, or similar uses where those uses exceed 10% of GFA
Product Distribution/Wholesale/Storage	0.67/1,000 sq.ft. of GFA
OTHER	
Firing Range	1/platform + 1/employee (max shift)
*Not in a shopping center	

SHARED PARKING ADJUSTMENTS

The number of parking spaces required under these parking standards for a specific use may be reduced on the basis of a shared-parking study approved by the Director.

ADJUSTMENT FOR USES NEAR TRANSIT STOPS

The number of parking spaces required under these parking standards for a specific use may be reduced based on its proximity to a transit stop based on a parking study approved by the Director.

OFF-SITE PARKING

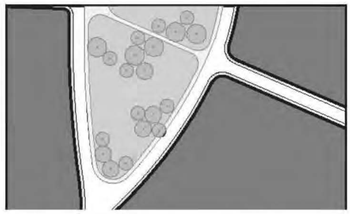
Parking for any use shall be provided on the same lot as such use or within 400 feet of the nearest point of such use, or for uses within C5, C6, SCZ-D, and SCZ-F within 1,000 feet of the nearest point of such use. On-street parking may be used to satisfy parking requirements. Off-Site parking (that is not on-street parking) may be used to satisfy parking requirements if a parking use agreement is recorded or other provisions acceptable to the Director are provided.

TABLE 4: Other Parks.

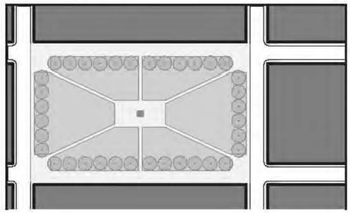
This table sets forth definitions for the various types of Other Parks permitted within the Property.

a. Neighborhood Park: An Other Recreational Park dedicated in accordance with this Development Plan and available for active and passive recreation. A Neighborhood Park may be spatially defined by landscaping rather than building frontages. It may include courts, picnic areas, multi-purpose fields, playgrounds, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Each Neighborhood Park shall contain a minimum of 5 acres.

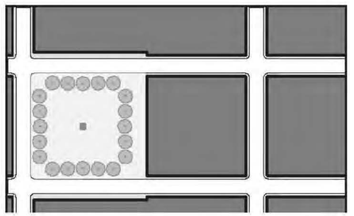
b. Green: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation. A Green may be spatially defined by landscaping arranged in a naturalistic manner rather than building frontages. It may include open areas, multi-purpose fields, other Recreational Facilities, nature areas and other improvements permitted pursuant to this Development Plan. Greens may also include "green breathing spaces" located along the C1 corridors and spaced at approximately ¼ to ½ mile intervals. Green breathing spaces may contain the same amenities as described above. Each Green shall contain a minimum of 0.5 acres and not more than 5 acres.



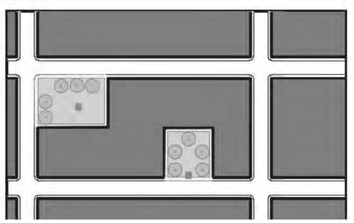
c. Square: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for structured or unstructured recreation and/or civic purposes. A Square is spatially defined by building frontages. Its landscape of paths, lawns, hardscape and trees shall be formally disposed. Each Square shall contain a minimum of 0.5 acres and not be larger than 3 acres.



d. Plaza: An Other Park or Other Recreational Park dedicated in accordance with this Development Plan, or other land, that is available for civic purposes, public gathering, and/or commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement; trees are optional. Each Plaza shall contain a minimum of 0.05 acres and not be larger than 1 acre.



e. Playground: A space designed and equipped for the recreation of children. A playground may be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within C1 – Multifunction Open Space, Regional Parks, Neighborhood Parks, and Greens. There shall be no minimum or maximum size.



APPLICANT and/or LAND OWNER

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ZR2009-004
Revision Date: DEC 23, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

TABLE 5: C1 Character Zone.
This table sets forth the minimum lot area, the maximum building height, setbacks and certain parking standards applicable to those portions of the Property within the C1 Character Zone.

C1 MULTI-FUNCTION OPEN SPACE

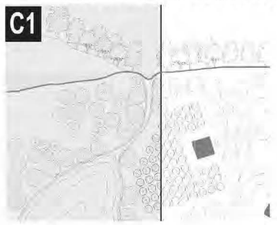


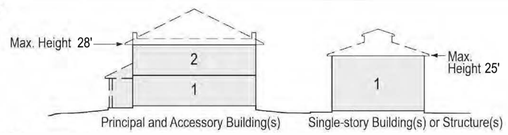
Table 5.1

a. LOT AREA	
Minimum Lot Area	NA
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL & ACCESSORY BLDGS [1]	
(c.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(c.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d SETBACKS - COVERED PARKING [1]	
(d.1) Front Setback Primary	25 ft. min.[5] 50 ft. min.[6]
(d.2) Front Setback Secondary	15 ft. min.[3] 25 ft. min.[4]
(d.3) Side Setback	15 ft. min. 25 ft. min.
(d.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
2. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
3. *for lots less than 2.3 acres*
4. *for lots 2.3 acres or larger*
5. *for lots less than 4.5 acres*
6. *for lots 4.5 acres or larger*

BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet inheight from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL AND ACCESSORY BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.

COVERED PARKING PLACEMENT
1. Uncovered parking is permitted in front and side setbacks.

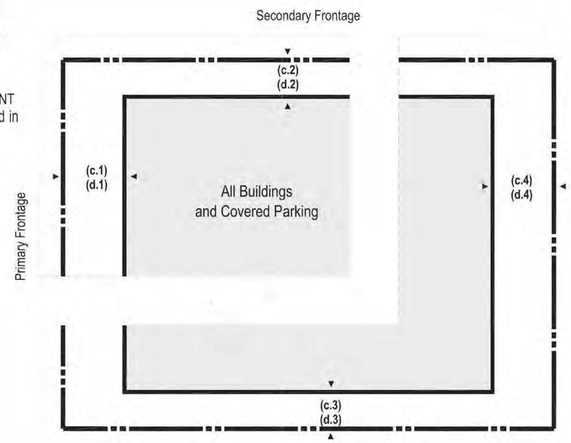


TABLE 6: C2 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C2 Character Zone.

C2 RURAL STANDARDS

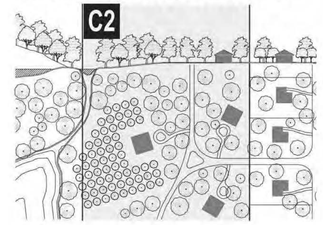


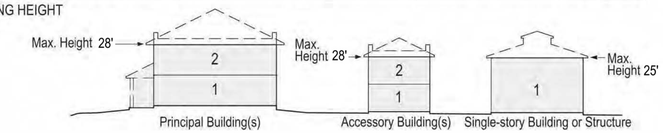
Table 6.1

a. LOT AREA	
Minimum Lot Area	20,000 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(c.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(c.3) Side Setback	15 ft. min.
(c.4) Rear Setback	25 ft. min.
d. SETBACKS - ACCESSORY BUILDING(S) [2]	
(d.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(d.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(d.3) Side Setback	15 ft. min.[4] 25 ft. min.[5]
(d.4) Rear Setback	15 ft. min.[4] 25 ft. min.[5]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	25 ft. min.[6] 50 ft. min.[7]
(e.2) Front Setback Secondary	15 ft. min.[4] 25 ft. min.[5]
(e.3) Side Setback	15 ft. min. 25 ft. min.
(e.4) Rear Setback	15 ft. min. 25 ft. min.

Notes:

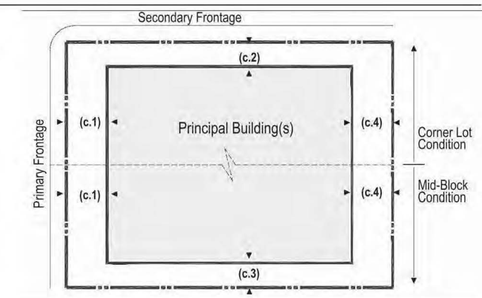
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
4. *for lots less than 2.3 acres*
5. *for lots 2.3 acres or larger*
6. *for lots less than 4.5 acres*
7. *for lots 4.5 acres or larger*

BUILDING HEIGHT

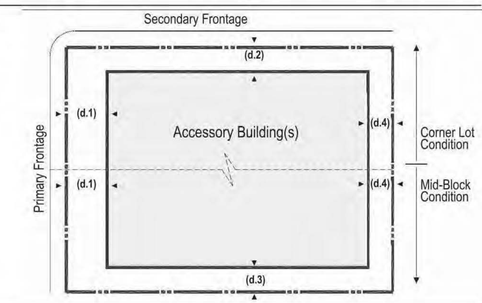


1. Building height shall be measured in feet, excluding attics and raised or walkout basements,
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

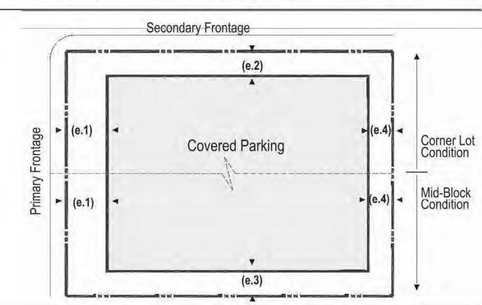
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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TABLE 7: C3 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C3 Character Zone.

C3 NEIGHBORHOOD EDGE STANDARDS

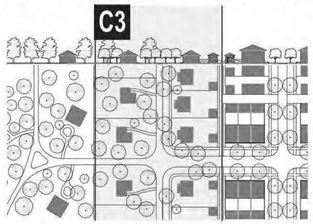


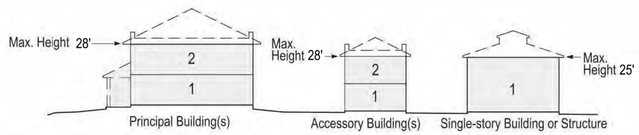
Table 7.1

a. LOT AREA	
Minimum Lot Area	4,000 sq. ft.[1]
b. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	18 ft. min. [5]
(c.2) Front Setback Secondary	7 ft. min.
(c.3) Side Setback	5 ft. min.
(c.4) Rear Setback	3 ft. min. [2]
d. SETBACKS - ACCESSORY BUILDING(S) [4]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	7 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	3 ft. min. [2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	10 ft. min.[5]
(e.2) Front Setback Secondary	7 ft. min.
(e.3) Side Setback	5 ft. min.
(e.4) Rear Setback	3 ft. min. [2]

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater.*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
5. *For Sterling Ranch Filing 6C: Lots 8-47, 170-192, and 219-221, the required minimum Front Setback Primary for Principal Buildings is 15 feet. The required miminum Front Setback Primary for Covered Parking is 8 feet.*

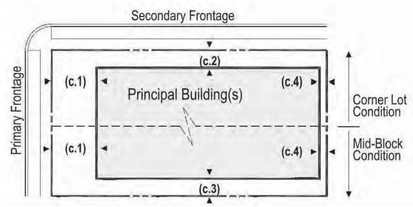
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

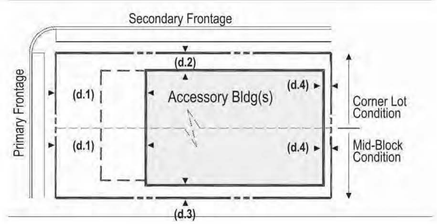
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Building(s) shall be distanced from the lot lines as shown.

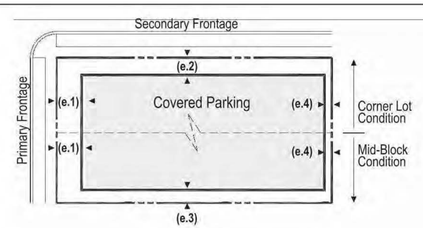


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Building(s) shall be distanced from the lot lines as shown.



PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Principal Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.
6. Cantilevered, interior floor area of a Principal Building may extend up to 40% of the required front or side setback, to a maximum of 4 feet, except when: A. Such an extension results in an encroachment into a platted sight distance easement. B. Such an extension overhangs an established utility, communication, or drainage easement.
7. All encroachments will be reviewed by Douglas County for compliance with the applicable building codes.

TABLE 8: C4 Character Zone.
This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C4 Character Zone.

C4 NEIGHBORHOOD GENERAL STANDARDS

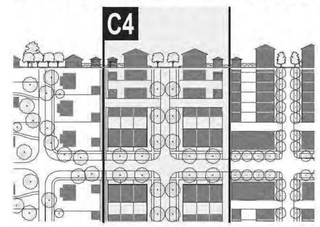


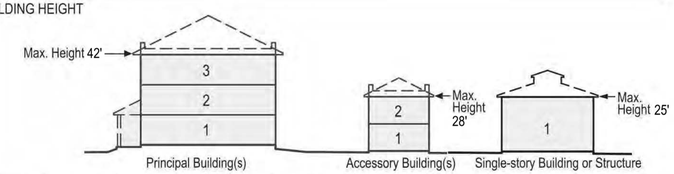
Table 8.1

a. LOT AREA	
Minimum Lot Area	1,400 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	28 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [3]	
(c.1) Front Setback Primary	6 ft. min..
(c.2) Front Setback Secondary	6 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	Actual Principal Bldg Setback + 18 ft. min.
(d.2) Front Setback Secondary	6 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4]	
(e.1) Front Setback Primary	6 ft. min.
(e.2) Front Setback Secondary	6 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*

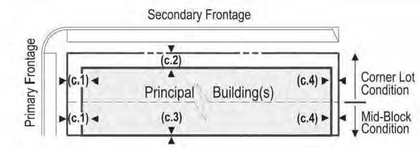
BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

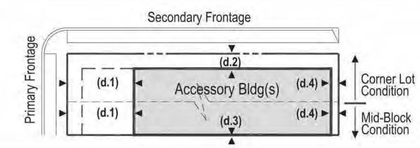
SETBACKS - PRINCIPAL BLDG(S)

1. Principal Buildings shall be distanced from the lot lines as shown.

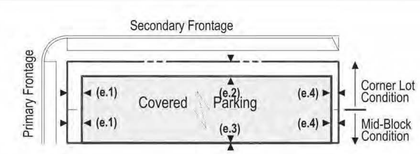


SETBACKS - ACCESSORY BLDG(S)

1. Accessory Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS

1. Porches may encroach up to 1/2 of the depth of the Principal Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Principal Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

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Revision Date: DEC 23, 2025

Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

TABLE 9: C5 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C5 Character Zone.

C5 NEIGHBORHOOD CENTER STANDARDS

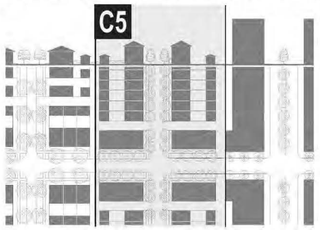


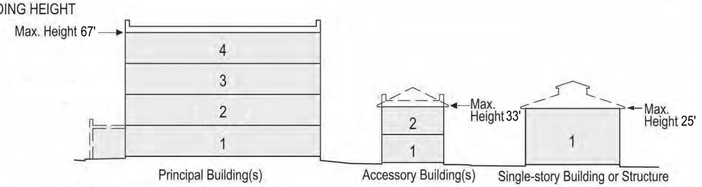
Table 9.1

a. LOT AREA	
Minimum Lot Area	520 sq. ft. [1]
b. BUILDING HEIGHT	
Principal Building(s)	67 ft. max.
Accessory Building(s)	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S)	
(c.1) Front Setback Primary	2 ft. min.
(c.2) Front Setback Secondary	2 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	3 ft. min.[2]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	3 ft. min.[2]
e. SETBACKS - COVERED PARKING [4,5,6]	
(e.1) Front Setback Primary	20 ft. min.
(e.2) Front Setback Secondary	2 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	3 ft. min.

Notes:

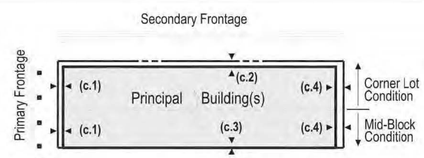
1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *or 13 ft. from center line of alley, whichever is greater*
3. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
4. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*
5. *Notwithstanding the above, off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines, but subject to the setback requirements set forth for Principal Buildings in Table 9.1.e above. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.*
6. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

BUILDING HEIGHT

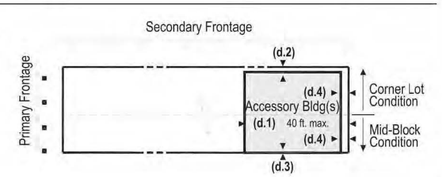


1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 67 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

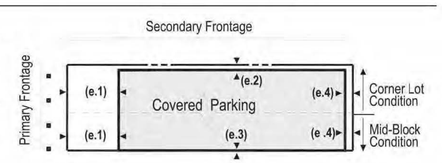
SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



SETBACKS - ACCESSORY BLDG(S)
1. Accessory Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT
1.`Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings or on the sides of buildings.
3. On lots with alleys, all vehicular access drives shall be from the alley.
4. On corner lots, all vehicular access drives shall be from the alley or the side street.
5. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS
1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback
3. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
4. Fences and easements shall be permitted within setbacks.

TABLE 10: C6 Character Zone.
This table sets forth minimum lot area, maximum and minimum building heights, setbacks and certain parking standards applicable to those portions of the Property within the C6 Character Zone.

C6 URBAN CORE STANDARDS

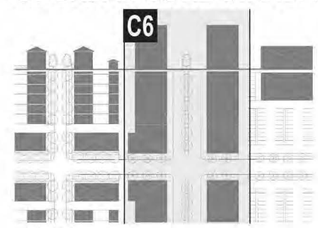


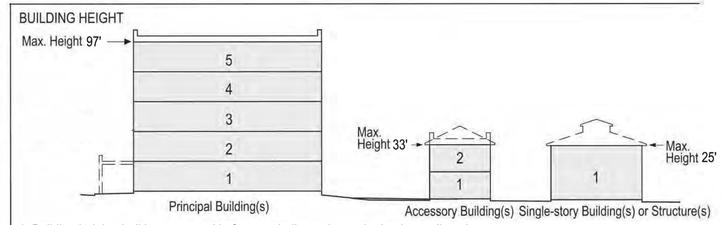
Table 10.1

a. LOT AREA	
Minimum Lot Area	none
b. BUILDING HEIGHT	
Principal Building	97 ft. max.
Accessory Building	33 ft. max.
c. SETBACKS - PRINCIPAL BUILDING(S) [2]	
(c.1) Front Setback Primary	0 ft. min.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min.[1]
d. SETBACKS - ACCESSORY BUILDING(S) [3]	
(d.1) Front Setback Primary	40 ft. max. from rear prop. line
(d.2) Front Setback Secondary	2 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.[2]
e. SETBACKS - COVERED PARKING [3]	
(e.1) Front Setback Primary	0 ft. min.
(e.2) Front Setback Secondary	0 ft. min.
(e.3) Side Setback	0 ft. min.
(e.4) Rear Setback	0 ft. min.

Notes:

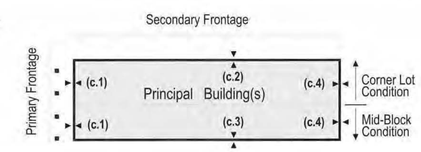
1. *or 13 ft. from center line of alley, whichever is greater*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*
3. *In any area where surface parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parking in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the frontage line.*

BUILDING HEIGHT

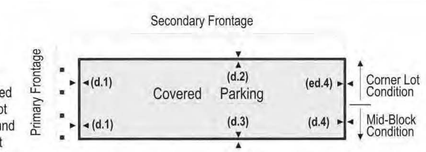


1. Building height shall be measured in feet, excluding attics and raised or walkout basements.
2. Building height may not exceed 97 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall. A first floor Commercial function must be a minimum of 11 feet with a maximum of 25 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - PRINCIPAL BLDG(S)
1. Principal Building(s) shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT
1. Off-street surface parking spaces may be covered or uncovered.
2. Off-street surface parking shall be located behind buildings.
3. Off-street, above-ground, multi-level structured parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines. However, parking shall not be permitted within: (a) the street-level portions of such structure that have a direct Primary Frontage or a direct Secondary Frontage, and (b) the street-level portions of such structure as are reasonably necessary to provide residential, lodging, office, retail, civic or community uses within those portions of such structure having a direct Primary Frontage or a direct Secondary Frontage.
4. Underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.
5. On lots with alleys, all vehicular access drives shall be from the alley.
6. On corner lots, all vehicular access drives shall be from the alley or the side street.
7. Shared access vehicular drives are encouraged between adjacent lots to minimize curb cuts.



ENCROACHMENTS
1. Awnings, arcades, cornices, canopies, eaves and similar architectural features may encroach the sidewalk to within 2 feet of the curb, but such improvements other than support improvements must clear the sidewalk vertically by at least 8 feet. A license agreement shall be obtained from the County prior to construction of any private features within County right-of-way.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach up to 100% of the depth of the Principal Building Setback.
3. Fences and easements shall be permitted within setbacks.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

TABLE 11: Special Character Zone - A (SCZ-A).

(A) SCZ-A will be a transition area along the northern and western edges of the existing Plum Valley Heights neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 11

(B) Immediately west of and contiguous with Plum Valley Heights, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. Each lot immediately west of and contiguous to such landscape buffer, and each lot immediately north of and contiguous with Plum Valley Heights (each an "SCZ-A Perimeter Lot") shall be 2.3 acres or larger.

(C) All buildings within SCZ-A shall comply with the height limitations set forth in this Table 11.

(D) SCZ-A shall be part of a CND Neighborhood. Each portion of SCZ-A included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-A Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C2.

(E) Each portion of SCZ-A that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-A shall be determined in accordance with this Table 11 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

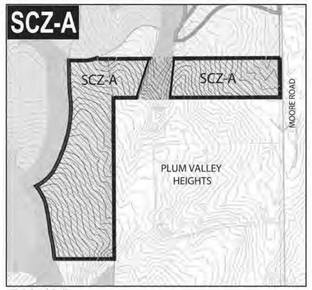
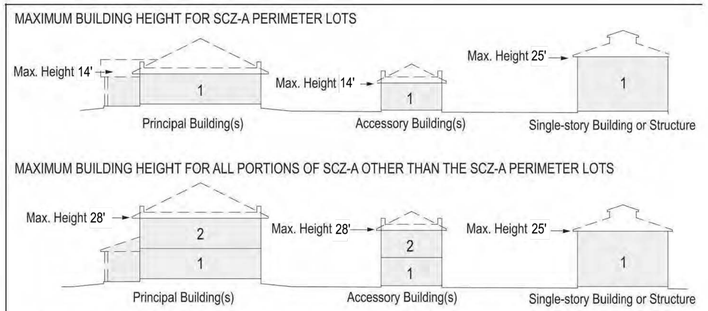


Table 11.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots) - no walkout	28 ft. max.
Principal Bldg(s) (other lots) - w/ walkout	14 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots) - no walkout	28 ft. max.
Accessory Bldg(s) (other lots) - w/ walkout	14 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*
2. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished fioor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 12: Special Character Zone - B (SCZ-B).

(A) SCZ-B will be a 600' deep transition area along the northern edge of the existing Roxborough Village neighborhood adjacent to Sterling Ranch as shown generally in the diagram included in this Table 12.

(B) Immediately north of and contiguous with the Roxoborough Village neighborhood, Character Zone C1 (Multi-function Open Space) will form a landscape buffer. The depth of such Character Zone C1 area (and such landscape buffer) shall be determined in accordance with Section D-2.2(D), given consideration to final design and engineering of the open space, trail, grading and storm water drainage. The size of each lot immediately north of and contiguous to such landscape buffer (each an "SCZ-B Perimeter Lot") shall be at least 5,200 square feet.

(C) All buildings within SCZ-B shall comply with the height limitations set forth in this Table 12.

(D) SCZ-B shall be part of a TND Neighborhood. Each portion of SCZ-B included within a Neighborhood shall be assigned a Character Zone designation in accordance with the requirements of Table 1. Each SCZ-B Perimeter Lot that is included in a Neighborhood Plan shall be assigned to Character Zone C3.

(E) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights and minimum lot areas for all land within SCZ-B shall be determined in accordance with this Table 12 (and shall not be governed by the building height and lot area standards set forth for Character Zones).

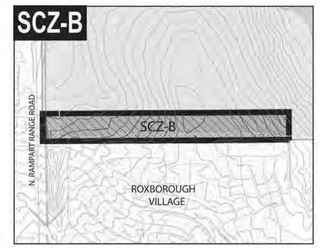
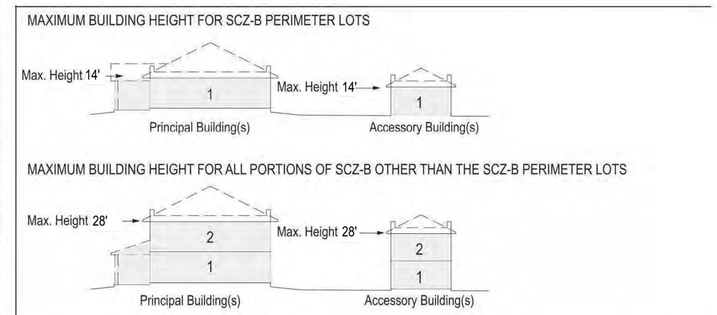


Table 12.1

a. BUILDING HEIGHT	
Principal Bldg(s) (Perimeter Lots)	14 ft. max.
Principal Bldg(s) (other lots)	28 ft. max.
Accessory Bldg(s) (Perimeter Lots)	14 ft. max.
Accessory Bldg(s) (other lots)	28 ft. max.

Notes:

1. *This minimum lot area requirement shall not apply to any lots intended to be used primarily for open space, parks, signage, monuments, access, trails, drainage, minor utility facilities (such as transformers), and/or similar uses. Table 2 sets forth additional minimum lot area requirements for certain uses.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measure from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

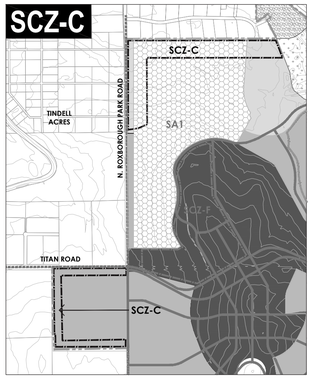
TABLE 13: Special Character Zone - C (SCZ-C).

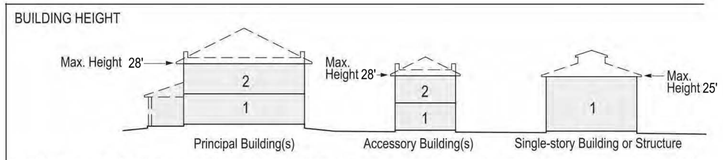
(A) SCZ-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Tindell Acres and a 200' deep area south of Tindell Acres as shown generally in the diagram included in this Table 13.

(B) All buildings within SCZ-C shall comply with the height limitations set forth in this Table 13.

(C) SCZ-C area shall be part of CND Neighborhoods. Each portion of SCZ-C included within a Neighborhood shall be assigned to Character Zone C1 or C2.

(D) Each portion of SCZ-B that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan; provided, however, standards for maximum buildings heights for all land within SCZ-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).





1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roofmounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	28 ft. max.

Notes:

1. *Notwithstanding the above, the setback requirements for Ag/ Livestock Structures shall be those set forth in Section 2411 of The Zoning Resolution.*

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SCZ-D).

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SCZ-D). No portion of the Property shall be included within the SCZ-D Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

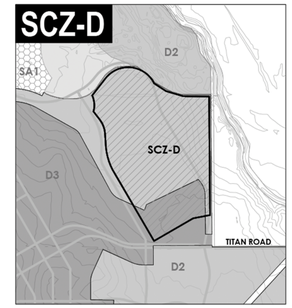
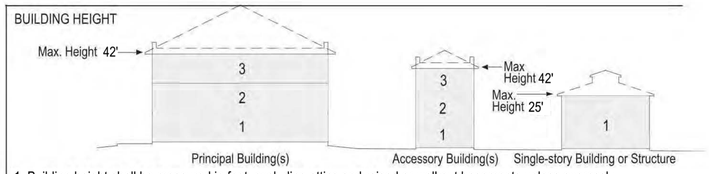


Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	0 ft. min. 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min. no max.
d. SETBACKS - COVERED PARKING[1,3]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

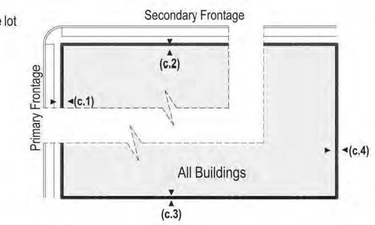
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/ Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

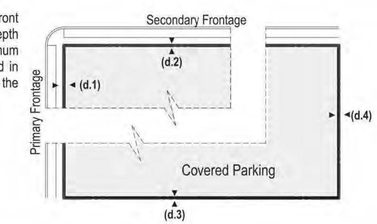
SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway depth to a street-facing garage door is a minimum of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

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ZR2009-004
Revision Date: DEC 23, 2025

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units

TABLE 15: Area Subject to Potential Inclusion within Special Character Zone - E (SCZ-E).
This table sets forth minimum lot area, maximum building heights, setbacks, and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone E (SCZ-E). No portion of the Property shall be included within the SCZ-E Special Character Zone unless so designated by Lead Owner in accordance with Section D-2.4.

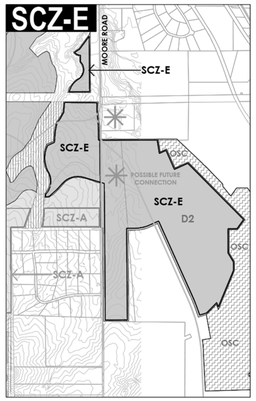
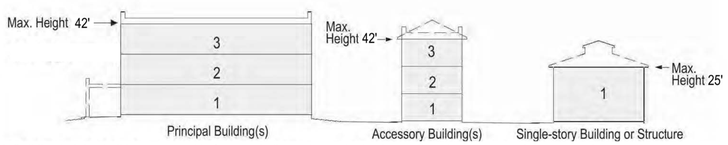


Table 15.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS[2]	
(c.1) Front Setback Primary	12 ft. min.
(c.2) Front Setback Secondary	12 ft. min.
(c.3) Side Setback	12 ft. min.
(c.4) Rear Setback	12 ft. min.
d. SETBACKS - COVERED PARKING[1]	
(d.1) Front Setback Primary	0 ft. min.
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

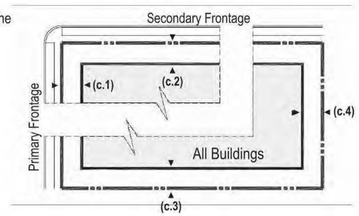
Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

BUILDING HEIGHT

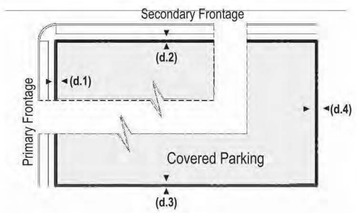


1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

TABLE 16: Area Subject to Potential Inclusion within Special Character Zone - F (SCZ-F).
This table sets forth minimum lot area, maximum building heights, setbacks, certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone F (SCZ-F). No portion of the Property shall be included within the SCZ-F Special Character Zone unless so designated by Lead Owner in accordance with the Development Plan. SCZ-F is established to allow for flexible placement of buildings. The zone is intended to include transitional areas that taper off in intensity towards adjacent residential neighborhoods, but can also incorporate and be adjacent to more intense development.

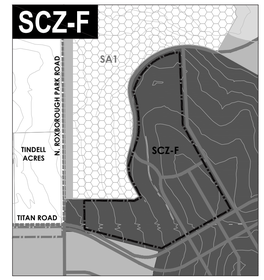
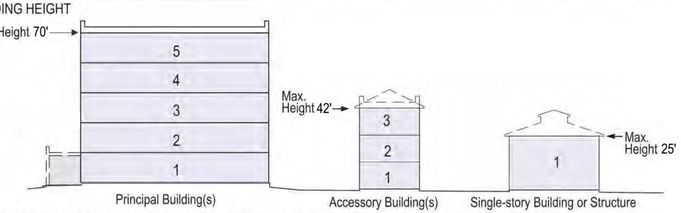


Table 16.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	70 ft. max.
Accessory Building(s)	42 ft. max.
c. SETBACKS - ALL BUILDINGS	
(c.1) Primary Frontage	10 ft. min.
(c.2) Secondary Frontage	10 ft. min.
(c.3) Side Interior	7.5 ft. min.
(c.4) Rear - Alley	5 ft. min.
(c.5) Rear - No Alley	20 ft. min.
d. SETBACKS - COVERED PARKING[3]	
(d.1) Primary Frontage	0 ft. min.
(d.2) Secondary Frontage	0 ft. min.
(d.3) Side Interior	0 ft. min.
(d.4) Rear	0 ft. min.

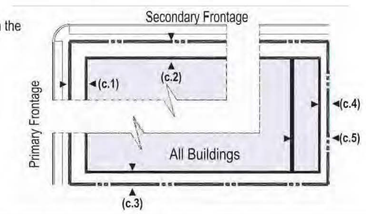
Notes:
1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*
3. *Notwithstanding the above, underground parking may be located on any portion of a lot and within any distance from property lines and right-of-way lines.*

BUILDING HEIGHT

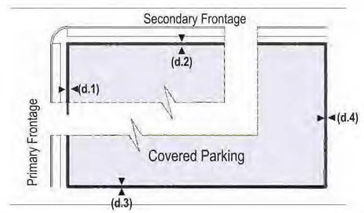


1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 70 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

SETBACKS - ALL BUILDINGS
1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT



ENCROACHMENTS
1. Porches may encroach up to 1/3 of the depth of the Primary Building Front Setback.
2. Balconies and bay windows may encroach up to 1/4 of the depth of Primary Building Front Setback except that balconies on porch roofs may encroach as does the porch.
3. A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

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Development Standards, Cont.

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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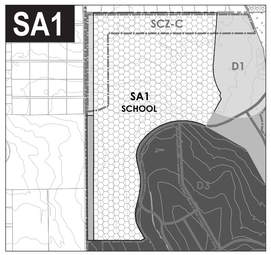
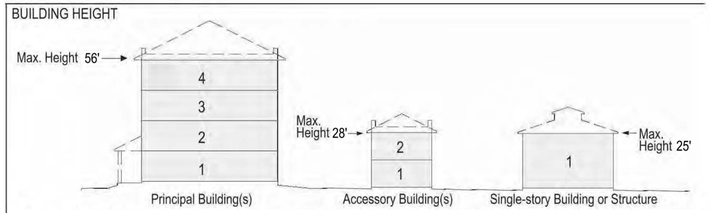
TABLE 17: Special Area 1 (SA1) - School.

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property within SA1 - School. Notwithstanding the foregoing: (A) in connection with the first Final Plat within the SA1 Planning Area, Owner shall assign (by designation on such plat) to the C1 Character Zone, the portion the Property designated generally as C1 on the Parks, Open Space and Trails Plan that is included within the SA1 Planning Area; however, Owner may vary the boundaries and shape of each such assigned C1 areas from the general depiction thereof set forth on the Parks, Open Space and Trails Plan, on the condition that, the total acreage included within the C1 areas is not less than the area thereof as depicted on the Parks, Open Space and Trails Plan, and (B) all portions of Planning Area SA1 that Owner assigns to Character Zone C1 pursuant to this Table 17 shall not be subject to the development standards applicable to SA1, but shall be subject to the development standards applicable to Character Zone C1 as set forth in this Development Plan.



BUILDING HEIGHT



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 56 feet in height from finished floor to finished ceiling at exterior wall; provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall; provided however sports facilities, buildings, field houses, stadiums and arenas may be three stories with varying floor heights, but a maximum overall building height of 75 feet.
3. The maximum building height shall not apply to belfries, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spire/steeple shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

b. BUILDING HEIGHT

Principal Building(s)	56 ft. max.
Accessory Building(s)	28 ft. max.

c. SETBACKS - ALL BUILDINGS[2]

(c.1) Front Setback Primary	0 ft. min., 24 ft. max.
(c.2) Front Setback Secondary	0 ft. min.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	0 ft. min., no max.

d. SETBACKS - COVERED PARKING[1]

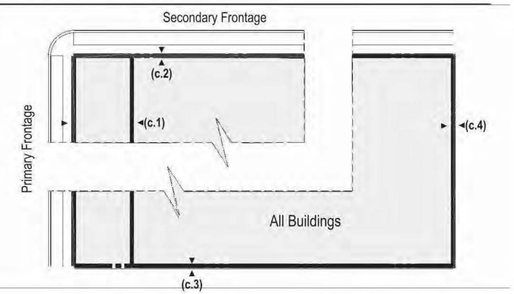
(d.1) Front Setback Primary	0 ft. min
(d.2) Front Setback Secondary	0 ft. min.
(d.3) Side Setback	0 ft. min.
(d.4) Rear Setback	0 ft. min.

Notes:

1. *Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway between a garage and a right-of-way line, a minimum setback of 20 feet between the garage and the right-of-way line shall be maintained to the extent necessary to prevent vehicles parked in the driveway from extending beyond such right-of-way line. Such 20-foot setback requirement shall not be required if the configuration of the garage and driveway is such that parking within the driveway will not result in vehicles extending beyond the right-of-way line.*
2. *Notwithstanding the above, the setback requirement for Ag/Livestock Structures shall be as set forth in Section 2411 of the Zoning Resolution.*

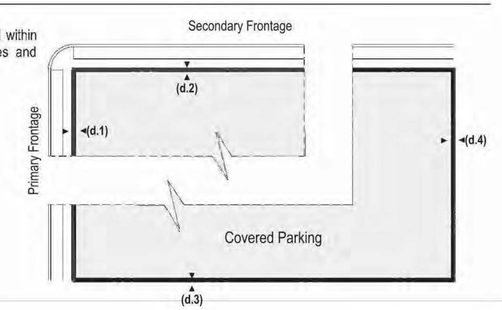
SETBACKS - ALL BUILDINGS

1. All buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Off-street parking may be located within any distance from property lines and right-of-way lines.



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Development Standards, Cont.

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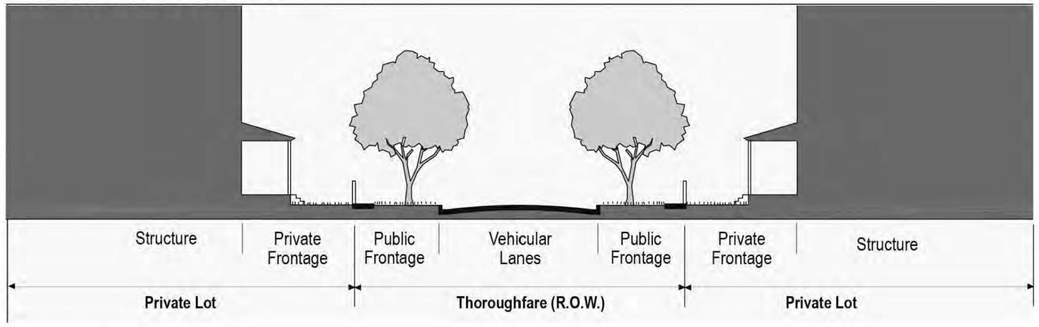
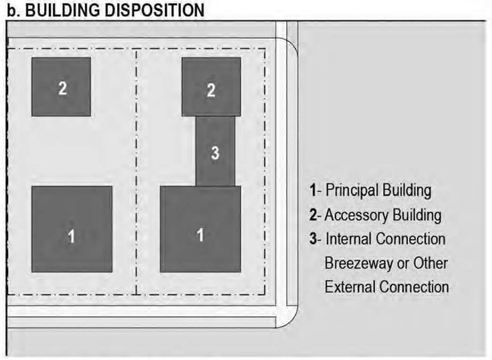
TABLE 18: Definitions Illustrated.

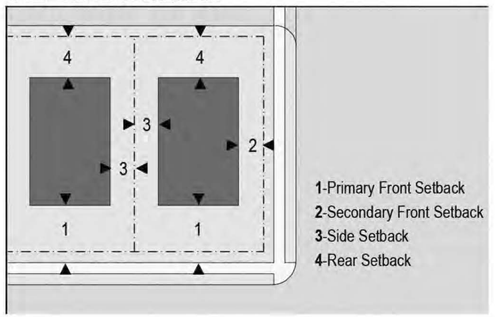
a. THOROUGHFARE & FRONTAGES



b. BUILDING DISPOSITION



c. SETBACK DESIGNATIONS



Notes:

1. Table 20a (regarding Thoroughfares and Frontages) merely depicts the areas defined as Public Frontage and Private Frontage. It shall not be interpreted for setting any standard regarding streetscape improvements or landscaping.

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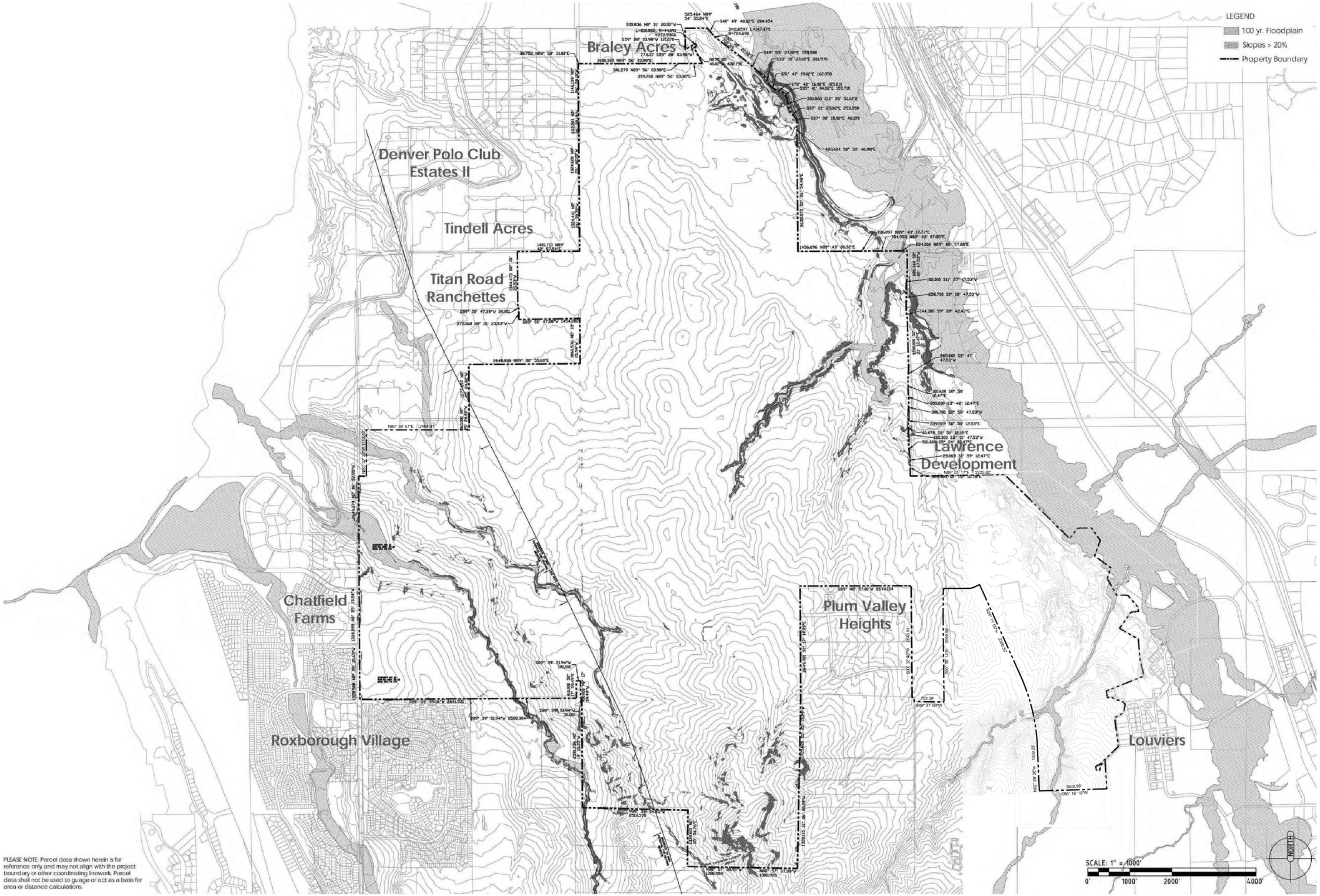
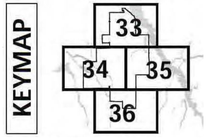


PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

KEYMAP



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Easements, Structures And Slope Overview

Sheet: **32**

of 36

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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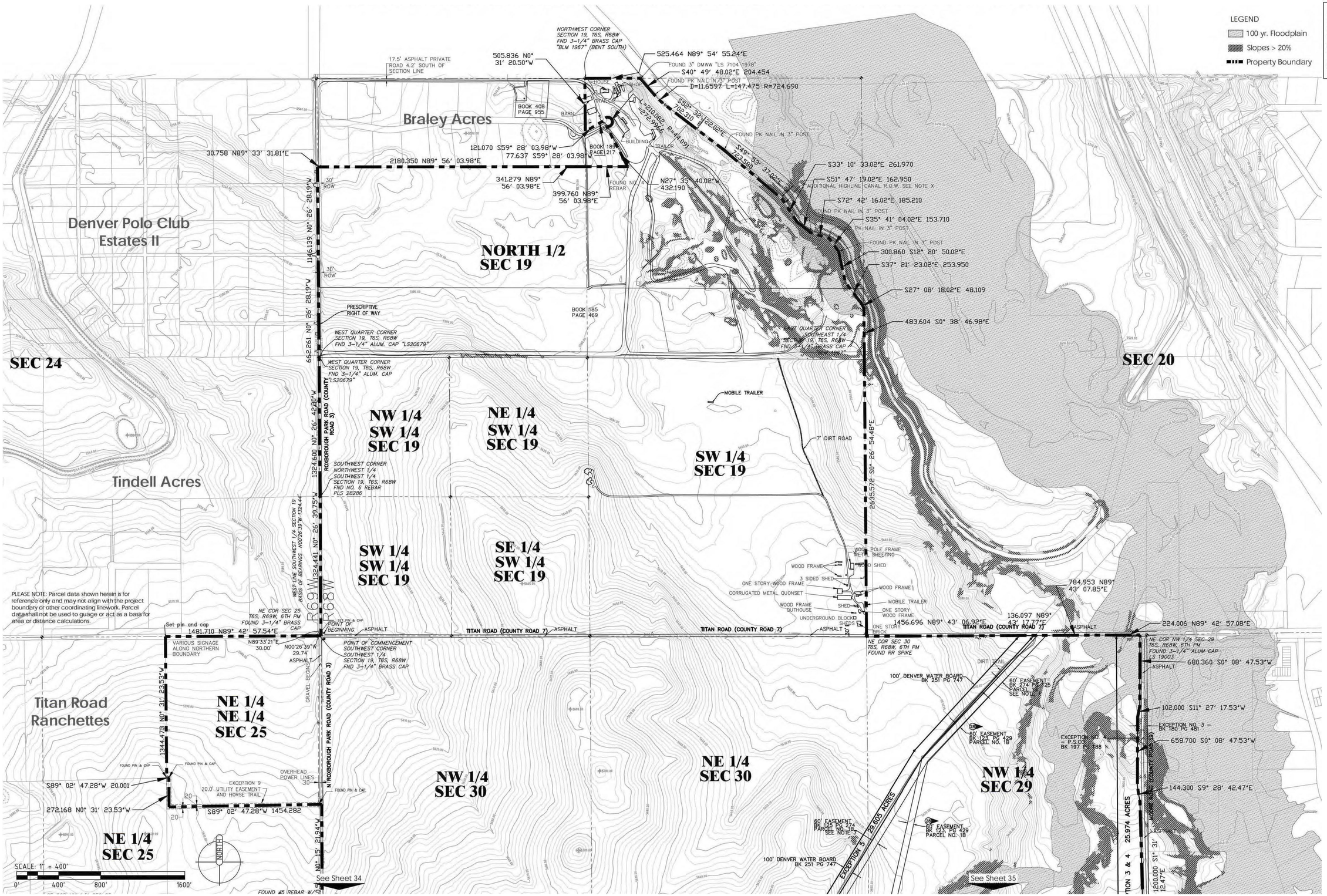

LEGEND

- 100 yr. Floodplain
- Slopes > 20%
- Property Boundary

KEYMAP

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Easements, Structures And Slope Detail A

Sheet: **33**
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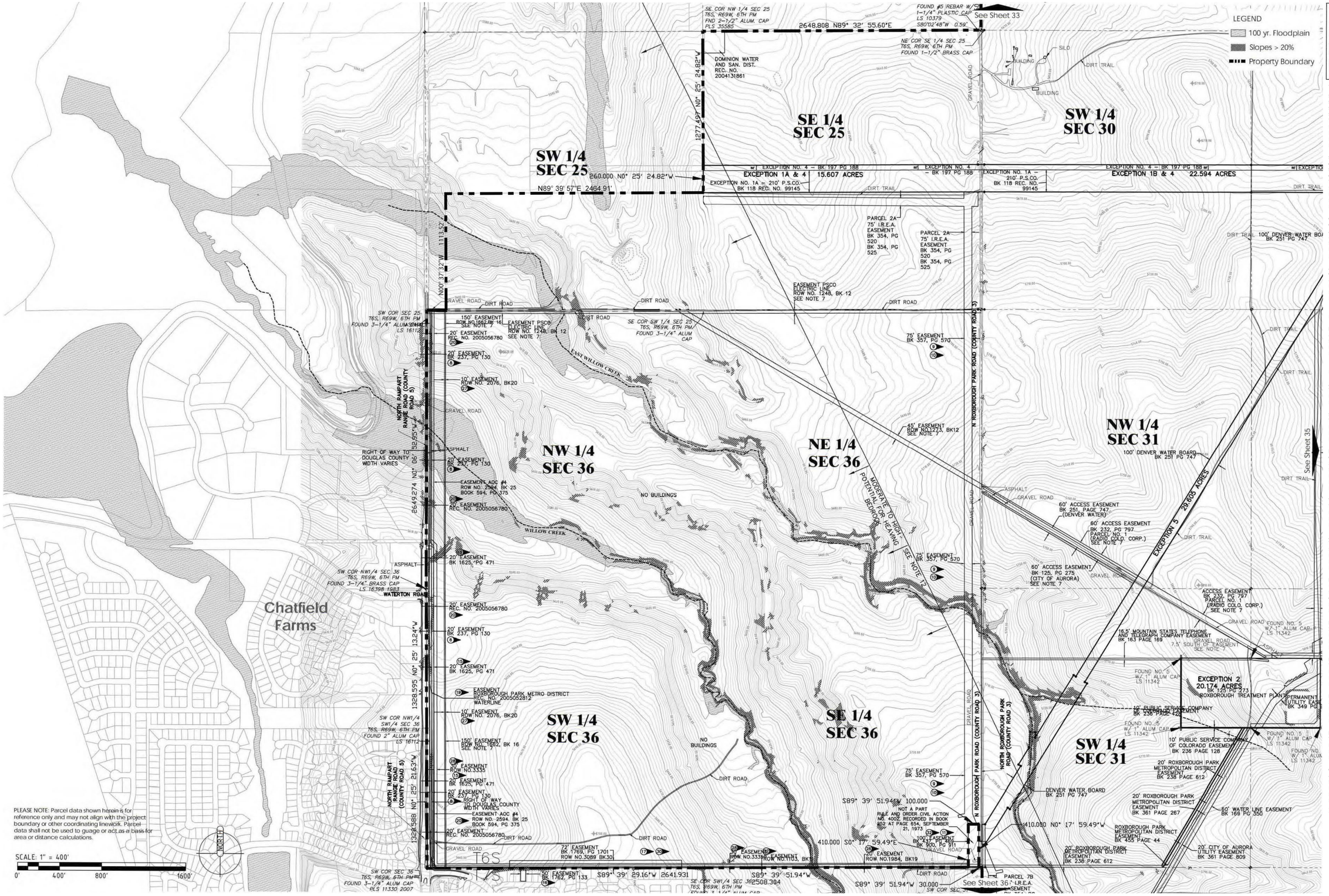

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ZR2009-004
Revision Date: DEC 23, 2025

Easements, Structures And Slope Detail B

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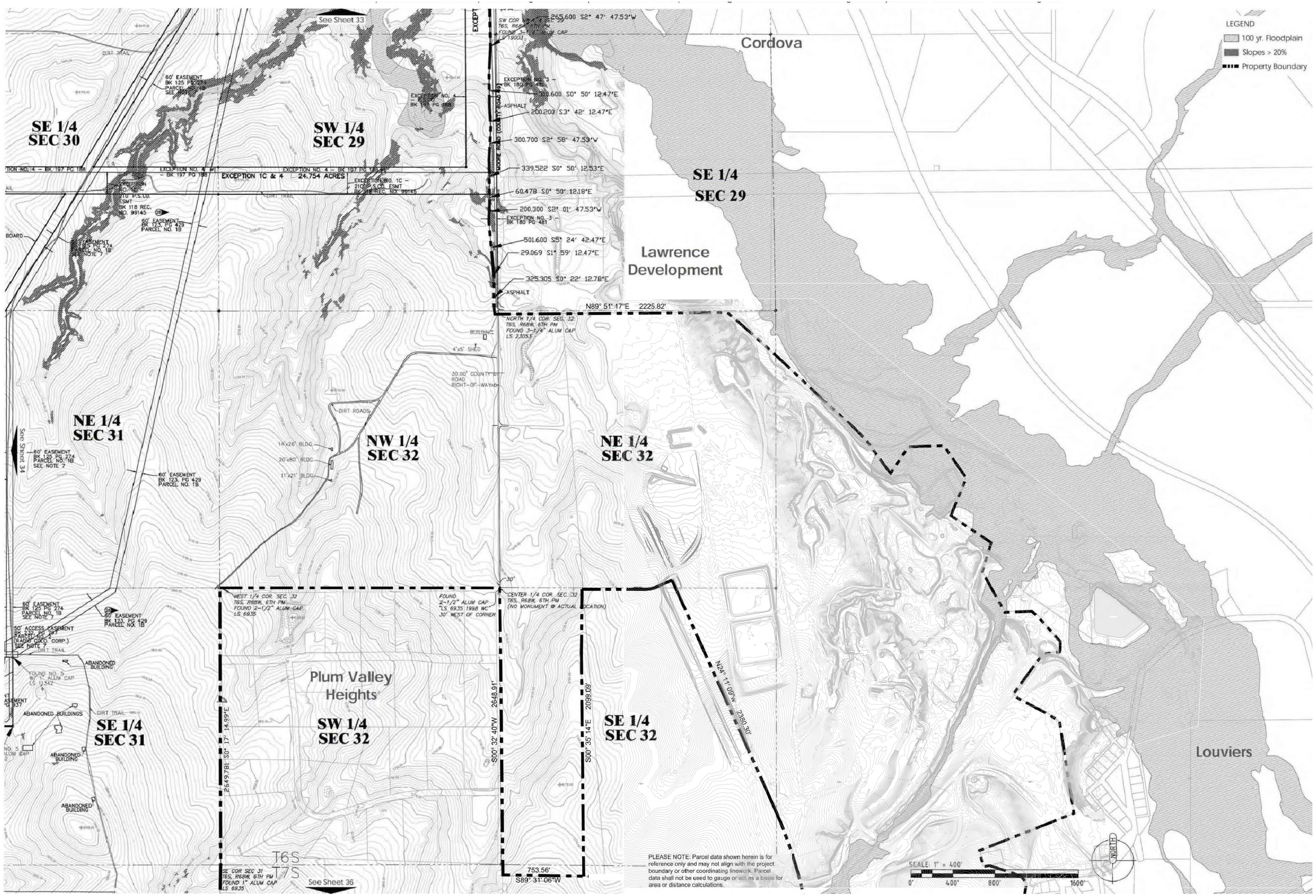
STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South. Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres- 16,050 Dwelling Units



APPLICANT and/or LAND OWNER

STERLING RANCH, LLC,
STERLING RANCH TOO, LLC,
SR TEAM, LLC and
STERLING RANCH FORE, LLC
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Easements, Structures And Slope Detail C

Sheet: **35**
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STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

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PLEASE NOTE: Parcel data shown herein is for reference only and may not align with the project boundary or other coordinating linework. Parcel data shall not be used to guage or act as a basis for area or distance calculations.

LEGEND

- 100 yr. Floodplain
- Slopes > 20%
- Property Boundary

KEYMAP

SCALE: 1" = 400'

0' 400' 800' 1600'

NORTH

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Easements, Structures And Slope Detail D