

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
SOUTHGLENN METROPOLITAN DISTRICT**

ADOPTING PARKING RULES AND REGULATIONS

WHEREAS, the Board of Directors (the “**Board**”) of Southglenn Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), has determined that it is in the best interest of the District and the residents and property owners of the District to adopt parking rules and regulations in order to preserve and protect public property owned, controlled, managed, or supervised by the District and to prohibit activities that interfere with the use and enjoyment of such property; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the Board of the District is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of the State of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, pursuant to Section 32-1-1001(n), C.R.S., the Board is authorized to have and exercise all rights and powers necessary or incidental to or implied from the specific powers granted to the District by Article 1, Title 32, C.R.S.; and

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S., the District is authorized to fix and impose fees, rates, tolls, charges, and penalties for services or facilities provided by the District; and

WHEREAS, the Board has determined that it is in the best interest of the District and its property owners and taxpayers to adopt parking rules and regulations in order to provide for the preservation of the health, safety, and welfare of residents, property owners, taxpayers, and the general public.

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

1. Adoption of Parking Rules and Regulations. The parking rules and regulations attached hereto as **Exhibit A** and incorporated herein by this reference (the “**Parking Rules and Regulations**”) are hereby adopted pursuant to Section 32-1-1001(1)(m), C.R.S.
2. Variances. The Board hereby authorizes the district manager or general counsel to grant written variances to the Parking Rules and Regulations for good cause shown.
3. Amendment. The District expressly reserves the right to amend, revise, redact, and/or repeal the Parking Rules and Regulations adopted hereby in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the District. The foregoing shall specifically include, but not be limited to, the right to adopt amended and restated or amended Parking Rules and Regulations and/or policies and procedures as may be necessary, in the Board’s discretion.

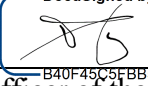
4. Effective Date. The provisions of this resolution shall take effect as of the date of this resolution.

5. Severability. If any term or provision of this Resolution or if any term or provision of the Parking Rules and Regulations is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of this Resolution or Parking Rules and Regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable.

[Signature page follows.]

ADOPTED SEPTEMBER 29, 2025.

**SOUTHGLENN METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivision of the State of Colorado

DocuSigned by:

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Officer of the District

ATTEST:

DocuSigned by:

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*Signature page to
Resolution Adopting Parking Rules and Regulations.*

EXHIBIT A
Parking Rules and Regulations
(Parking Garage)
Adopted September 29, 2025

The following Parking Rules and Regulations are hereby approved and adopted by the Board of Directors of Southglenn Metropolitan District:

ARTICLE I. AUTHORITY AND APPLICABILITY.

A. Pursuant to Section 32-1-1001(1)(m), C.R.S., the District has the authority to regulate the place, time, and manner of Vehicle use within the Parking Garage located inside the District's Boundaries.

ARTICLE II. DEFINITIONS.

Abandoned Vehicle: means a Vehicle or Inoperable Vehicle that remains standing, parked, or unattended in the same location for forty-eight (48) or more consecutive hours.

District: means the Southglenn Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

District Manager: means any property manager contracted by the District to manage the day-to-day operations of the District.

Inoperable Vehicle: means any Vehicle that (i) is incapable of moving under its own power, (ii) cannot be legally operated on public streets due to its condition, or (iii) does not display current registration.

Parking Garage: means the parking structure within the District's boundaries located at 6911 S. Vine St., Centennial, CO 80122.

Restricted Parking Area: means any parking area designated and properly marked as (i) parking reserved for disabled persons who display a license plate or placard issued pursuant to state law to park in such spaces; and (ii) any other areas where signage restricts parking.

Towing Service: means a company contracted by the District to remove a Vehicle that is parked illegally otherwise in violation of these Parking Rules and Regulations.

Trailer: means any device, without its own motive power, designed to be drawn by a Vehicle.

Vehicle: means any self-propelled motorized vehicle (whether gas or electric propelled), including automobiles, trucks, commercial vehicles, motorcycles, scooters, mopeds, and recreational vehicles.

ARTICLE III. GENERAL REGULATIONS

A. Unless approved by the District, the use of the Parking Garage for purposes other than those for which the Parking Garage was intended is prohibited.

B. Parking violations and any associated fees and fines are the responsibility of the registered owner of the involved Vehicle. Registered owner(s) are identified through license plate listings with the appropriate state department of motor vehicles.

C. In the event of mechanical failure of a Vehicle, the owner or driver is responsible for its removal within twenty-four (24) hours. The District must be immediately advised of the vehicle's location, description, and license plate number to avoid possible tow.

D. The District assumes no responsibility for the care and protection of any Vehicle or its contents at any time that the Vehicle is operated or parked within the District.

ARTICLE IV. VIOLATIONS

A. Violation of any section of these Parking Rules and Regulations shall subject the offending Vehicle to tow as set forth in these Parking Rules and Regulations. The following actions are considered violations:

1. Obstructing a walkway, service drive, fire hydrant, fire lane, building exit or trash receptacle.
2. Obstructing access to, or egress from, any area designated by sign or blue paint/striping as a wheelchair ramp, disability access curb cut, or the loading area adjoining a disability parking space.
3. Parking any Vehicle in any area designated as "No Parking."
4. Parking any Vehicle for the purpose of repairing the Vehicle, except in circumstances when emergency repairs are necessary to remove the Vehicle from the Parking Garage.
5. Parking outside the boundaries of a designated parking space.
6. Parking any Vehicle in the Parking Garage for the purpose of sleeping or camping.
7. Parking or leaving any Abandoned Vehicle in the Parking Garage without the prior written permission from the District Manager.
8. Parking a Vehicle in a Restricted Parking Area without displaying a valid state-issued disability plate, permit, decal or placard, or District-issued permit.
9. Parking any Vehicle in a manner that may obstruct the free movement of traffic within the Parking Garage.
10. Parking any Vehicle in a parking spot marked for exclusive use without authorization.

11. Parking or storing any Trailer unless the owner or operator of the Trailer is present or actively engaged in the performance of work on behalf of the District.

ARTICLE V. ENFORCEMENT OF VIOLATIONS

A. Vehicles may be towed and impounded for any violation listed in these Parking Rules and Regulations.

B. Violations reports may be made to the District Manager in writing and shall contain the following information:

1. Contact information of the person reporting the violation;
2. The date and time of the report;
3. A description of the violation;
4. A description of the Vehicle and the Vehicle's license plate number, if applicable;
5. A description of the location of the Vehicle; and
6. Photographs with date and time stamps or other supporting documentation evidencing said violation.

C. The District may, upon the District Manager's observation of a violation or upon good faith belief based on a security officer contracted with the District, or law enforcement officer's report, that a violation exists, except for those violations listed in Article V.5., issue or cause to be issued on the violating Vehicle a written notice demanding the Vehicle's removal within forty-eight (48) hours of the notice. The notice shall contain the following information:

1. The date and time the notice is issued;
2. A description of the Vehicle and the Vehicle's license plate number, if applicable;
3. A description of the violation that has caused the notice to be given;
4. A statement that, if the Vehicle is not removed within forty-eight (48) hours of such notice, the Vehicle may be towed without consent or further notice; and
5. The name and contact information for the District Manager.

D. If after forty-eight (48) hours of such notice being placed on the Vehicle, the violation continues, the District Manager may cause such Vehicle to be towed in accordance with the notice, without further notice, and the owner of the Vehicle will be responsible for all towing

and storage charges.

E. If a Trailer, Vehicle, or Inoperable Vehicle is parked in a fire lane, is blocking another vehicle, is obstructing the flow of traffic, or otherwise creates a hazardous condition (e.g. including but not limited to: broken glass, jagged metal, leaking combustible material, being left unattended on a jack, etc.) no notice shall be required and the District Manager may cause the Vehicle to be towed immediately.

F. The District may maintain a database of all violations and Vehicle descriptions, including but not limited to make, model, color, vehicle identification numbers, license plate numbers, and disposition. The District will retain these records for its sole use.

G. Signage regarding towing shall be placed in a visible location on each level of the Parking Garage, including the entrance. Signage shall include the towing company's contact information and state that any vehicle parked in violation of these Parking Rules and Regulations is subject to tow at the vehicle owner's expense.