

**Overlook at Homestead Metropolitan District  
HB 25-1219 Compliance**

*ISP recommends the following language be added to the District's website on a new tab under "Governance" or "Financial" called "Metropolitan District – General Explanation" for compliance with requirements of Section 32-1-104.5(3)(a)(X), C.R.S.:*

In accordance with Section 32-1-104.5(3)(X), C.R.S., the following general explanation in plain, nontechnical language, is provided. This information is intended to be read in conjunction with all applicable legal requirements, governing documents, agreements, resolutions, and determinations of the Board of Directors of the District.

1. A metropolitan district is a special district that provides any two or more of the following services:
  - (a) Fire protection;
  - (b) Mosquito control;
  - (c) Parks and recreation;
  - (d) Safety protection;
  - (e) Sanitation;
  - (f) Solid waste disposal facilities or collection and transportation of solid waste;
  - (g) Street improvement;
  - (h) Television relay and translation;
  - (i) Transportation;
  - (j) Water.
  
2. In accordance with the District's Service Plan, the District may provide the following public improvements and services:
  - (a) Fire protection (subject to certain limitations);
  - (b) Mosquito control;
  - (c) Parks and recreation;
  - (d) Safety protection;
  - (e) Sanitation (subject to certain limitations);
  - (f) Solid waste disposal (subject to certain limitations);
  - (g) Street improvements;
  - (h) Transportation;
  - (h) Television relay and translation;
  - (j) Water (subject to certain limitations);
  - (k) Drainage;
  - (l) Covenant enforcement and design review;
  - (m) Security services.

The District anticipates undertaking construction of the following categories of public improvements: drainage channels, detention/water quality ponds, streets and associated drainage, and park and recreation improvements.

The District does not currently provide any ongoing services. The District anticipates that it will be responsible for ongoing operations and maintenance of District-owned, six (6) full spectrum detention/water quality ponds, drainage channels, and various park and recreation improvements, once constructed.

3. In accordance with the District's Service Plan, the total maximum amount of debt the District can incur to provide and pay for public infrastructure is \$10,000,000 in principal amount.
4. In accordance with the District's Service Plan, the following revenue may be used to pay for the District's debt: in addition to ad valorem taxes imposed upon any property within the District, the District may also rely upon various other revenue sources authorized by law. These include the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32 of the Colorado Revised Statutes, as amended.
5. In accordance with the District's Service Plan, the maximum mill levy the District may assess to pay for its debt is as follows (with each defined term holding the meaning set forth in the District's Service Plan: 50.000 mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment.
6. Residents may serve on the Board of Directors of the District if they are eligible electors of the District. A resident is an eligible elector of the District if the resident lives within the boundaries of the District and is registered to vote in Colorado.