

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF  
MIRABELLE METROPOLITAN DISTRICT NO. 1  
ADOPTING A SHORT TERM RENTAL POLICY**

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WHEREAS, Mirabelle Metropolitan District No. 1 (the “District”) was organized pursuant to §§ 32-1-101 *et seq.*, C.R.S. (the “Special District Act”), as amended, and are quasi-municipal corporations and political subdivisions of the State of Colorado; and

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

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

WHEREAS, pursuant to § 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, pursuant to that certain Declaration of Architectural, Use and Maintenance Restrictions for Solstice recorded in the real property records of the Douglas County Clerk and Recorder on January 31, 2020, at Reception No. 2020007055 (the “Declaration”), the District is authorized to promulgate and amend reasonable Rules not in conflict with the Restrictions contained in the Declaration; and

WHEREAS, the Board has determined that it is in the best interest of the District and the residents and property owners of property subject to the District to adopt a Short Term Rental Policy in order to provide for the preservation of the health, safety, and welfare of residents, property owners, and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICTS AS FOLLOWS:

1. Adoption. The Board hereby adopts the Short Term Rental Policy (the “Short Term Rental Policy”), attached hereto and incorporated herein as **Exhibit A**.

2. Authorization. The Board hereby directs the manager engaged by the District (the “District Manager”), as may be necessary, to implement and otherwise oversee compliance with the Policy.

3. Amendments. The District expressly reserves the right to amend, revise, redact, and/or repeal this Resolution and the Policy 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.

4. Effective Date. This Resolution and the Policy shall be effective immediately and shall remain in full force and effect until such time as such policy is repealed by the Board.

5. Severability. If any term or provision of the Policy 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 Policy as a whole but shall be severed from the Policy, leaving the remaining terms or provisions in full force and effect.

*[Remainder of the page intentionally left blank. Signature page to follow.]*

ADOPTED THIS \_\_ DAY OF \_\_\_\_\_, 2020.

MIRABELLE METROPOLITAN DISTRICT NO.  
1, a quasi-municipal corporation and political  
subdivision of the State of Colorado

DocuSigned by:  
*Tim Roberts*  
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\_\_\_\_\_  
President

ATTEST:

DocuSigned by:  
*Michele Miller*  
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\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

DocuSigned by:  
*Trisha Harris*  
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\_\_\_\_\_  
General Counsel to the District

*Signature page to Resolution Adopting a Short Term Rental Policy*

## EXHIBIT A

### MIRABELLE METROPOLITAN DISTRICT NO. 1

#### SHORT TERM RENTAL POLICY

- I. No Short Term Rentals:** The use of any residential dwelling unit or any portion thereof, or on any land subject to the Declaration (the “Property”) for Short Term Rental is prohibited. For purposes of this Policy, “Short Term Rental” shall mean: The rental or lease of a residential dwelling unit or any portion thereof, or any land within the Property for a period of less than sixty (60) consecutive days for consideration. Consideration shall include, but is not limited to, soliciting, charging, demanding, receiving or accepting any legally recognized payment including but not limited to a promise or benefit, a quid-pro-quo, rent, fees, or thing of value.
- II. Enforcement:** The District may enforce this policy to the fullest extent permitted by law and in accordance with any existing enforcement policy, if any, including but not limited to the imposition of fines, in the sole discretion of the Board of Directors.