RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
TODD CREEK VILLAGE METROPOLITAN DISTRICT

ADOPTING AN AMENDED AND RESTATED SCHEDULE OF FEES, RATES, & CHARGES
(Effective January 1, 2026)

WHEREAS, Todd Creek Village Metropolitan District (the "**District**") is a quasi-municipal corporation and political subdivision 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**") shall have the management, control and supervision of all the business affairs of the District; and

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

WHEREAS, on December 16, 2016, the Board adopted the Resolution Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Potable and Non-Potable Water Services and Facilities, which was recorded on January 24, 2017, at Reception No. 2017000007008 in the real property records of Adams County, Colorado (the "**Fee Resolution**"); and

WHEREAS, the Fee Resolution set forth, among other items, a schedule of fees, rates, and charges in relation to the District's provision of potable and non-potable water services and facilities (the "**Schedule of Fees, Rates, and Charges**"); and

WHEREAS, the Board has, from time to time, adopted resolutions to amend and restate the Schedule of Fees, Rates, and Charges, including but not limited to such resolutions adopted on October 9, 2025, November 14, 2024, December 14, 2023, November 29, 2022, December 16, 2021, and February 13, 2020 (herein collectively, the "**Prior Amending Resolutions**"); and

WHEREAS, the Board has determined that it is necessary to amend the Schedule of Fees, Rates, and Charges again to provide a source of adequate funding to pay for the costs associated with the provision of potable and non-potable water services and facilities; and

WHEREAS, after a public hearing on water rates on November 13, 2025, notice of which was duly posted on October 14, 2025, the Board approved certain changes to the District's Schedule of Fees, Rates and Charges, effective as of January 1, 2026.

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

1. Amendment. The District's Schedule of Fees, Rates, and Charges is hereby amended and restated as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

2. Prior Provisions Effective. Except as specifically amended herein, all the terms and provisions of the Fee Resolution shall remain in full force and effect.

3. Prior Fees. Any fees, rates, tolls, penalties or charges due under the Fee Resolution, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.

4. Effective Date. This Resolution shall become effective January 1, 2026.

ADOPTED NOVEMBER 13, 2025.

DISTRICT:

TODD CREEK VILLAGE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Don Summers
Don Summers (Nov 21, 2025 12:33:35 MST)
Officer of the District

ATTEST:

By: George R Hanlon, Jr.
George R Hanlon, Jr. (Nov 21, 2025 16:43:35 MST)

EXHIBIT A
(Amended and Restated Schedule of Fees, Rates, and Charges)

TODD CREEK VILLAGE METROPOLITAN DISTRICT
SCHEDULE OF FEES, RATES AND CHARGES

1. TAP FEES.

These fees are privilege-of-service fees that a customer must pay before a Permit for service is issued. Total Tap Fees include fees for: a) Water Connection and Infrastructure Fee; b) Water Resource Fee; and c) Capital Construction Reserve Fee. The Term "paired set" refers to a combination of one Potable and one Irrigation Tap.

RESIDENTIAL TAP FEES

10,000 Square Foot Lot or Smaller	
Water Tap Fee ¾" Meter (paired set)	$45,000.00
Water Tap Fee 1" Meter (paired set)	$75,000.00
Over 10,000 Square Foot Lot	
Water Tap Fee ¾" Meter (paired set)	$55,000.00
Water Tap Fee 1" Meter (paired set)	$100,000.00

Change to Use of Property *

* As defined by Rules & Regulations Section 5.8.3, will require an additional Tap Fee

COMMERCIAL TAP FEES

Potable Water Tap Fee ¾" Meter	$55,000.00
Potable Water Tap Fee 1" Meter	$100,000.00
Potable Water Tap Fee 1½" Meter *	Based on Use
Potable Water Tap Fee 2" Meter *	Based on Use
Irrigation Water Tap Fee ¾" Meter	$55,000.00
Irrigation Water Tap Fee 1" Meter	$100,000.00
Irrigation Water Tap Fee 1½" Meter *	Based on Use
Irrigation Water Tap Fee 2" Meter *	Based on Use

* Based on projected use as determined by District Engineer.

REIMBURSEMENT AGREEMENT TAP FEES

In addition to Residential and Commercial Tap Fees, some areas of the TCVMD Service Area are subject to reimbursement agreement tap fees due to construction of infrastructure to provide future service to these areas. Contact the District for a complete list of Tap Fees applicable to each property.

2. INSPECTION/REINSPECTION FEE.

This fee covers the estimated cost to the district of inspecting water service connection before service commences.

Potable Water Inspection Fee	$ 350.00
Irrigation Water Inspection Fee	$ 350.00

3. WATER SERVICE CHARGES.

Billed monthly based on actual services provided.

RESIDENTIAL RATES

Water Usage Rates:

Up to 10,000 square foot Lot	
Potable	$6.79 per 1,000 gallons
Irrigation	$6.27 per 1,000 gallons
Over 10,000 square foot Lot	
Potable	$7.31 per 1,000 gallons
Irrigation	$6.79 per 1,000 gallons

Fixed Monthly Charge:

Potable and Irrigation (paired set)	$60.00
Potable Only	$44.00
Irrigation Only	$16.00

Reserve Fee: $15.00

Conservation Fees:

¾" Tap:

Potable:		**Irrigation:**	
Up to 3,999 gallons	$ 0.00	Up to 7,999 gallons	$ 0.00
4,000 to 5,999 gallons	$ 8.00	8,000 to 9,999 gallons	$ 9.50
6,000 to 7,999 gallons	$12.00	10,000 to 14,999 gallons	$18.00
8,000 to 9,999 gallons	$15.00	15,000 to 19,999 gallons	$22.50
10,000 to 14,999 gallons	$63.00	20,000 to 29,999 gallons	$33.50
15,000 to 19,999 gallons	$70.50	30,000 to 39,999 gallons	$43.50
20,000 to 24,999 gallons	$77.50	40,000 to 49,999 gallons	$54.50
25,000 and over	$100.00	50,000 to 59,999 gallons	$65.50
		60,000 and over	$85.00

1" Tap:

Potable:		**Irrigation:**	
Up to 3,999 gallons	$ 0.00	Up to 7,999 gallons	$ 0.00
4,000 to 5,999 gallons	$ 10.00	8,000 to 9,999 gallons	$11.50

6,000 to 7,999 gallons	$15.00	10,000 to 14,999 gallons	$19.50
8,000 to 9,999 gallons	$19.00	15,000 to 19,999 gallons	$26.00
10,000 to 14,999 gallons	$80.00	20,000 to 29,999 gallons	$39.00
15,000 to 19,999 gallons	$88.50	30,000 to 39,999 gallons	$52.00
20,000 to 24,999 gallons	$98.00	40,000 to 49,999 gallons	$65.00
25,000 and over	$125.00	50,000 to 59,999 gallons	$78.00
		60,000 and over	$100.00

COMMERCIAL RATES

Water Usage Rates:

Potable	$7.50 per 1,000 gallons
Irrigation	$7.00 per 1,000 gallons

Fixed Monthly Charge:

¾" Tap:	
Potable and Irrigation	$80.00
Potable Only	$44.00
Irrigation Only	$36.00
1" Tap:	
Potable and Irrigation	$160.00
Potable Only	$88.00
Irrigation Only	$72.00
1½" Tap:	
Potable and Irrigation	$320.00
Potable Only	$176.00
Irrigation Only	$144.00
2" Tap:	
Potable and Irrigation	$640.00
Potable Only	$352.00
Irrigation Only	$288.00
Mixed Tap Sizes:	
Potable and Irrigation	Based on individual tap size charges

Reserve Fee: $ 15.00

Conservation Fees:

¾" Tap:

Potable:

Up to 3,999 gallons	$ 0.00
4,000 to 5,999 gallons	$ 10.00
6,000 to 7,999 gallons	$ 15.00
8,000 to 9,999 gallons	$ 19.00
10,000 to 14,999 gallons	$ 80.00
15,000 to 19,999 gallons	$ 88.50
20,000 to 24,999 gallons	$ 98.00
25,000 and over	$125.00

Irrigation:

Up to 7,999 gallons	$ 0.00
8,000 to 9,999 gallons	$ 11.50
10,000 to 14,999 gallons	$ 19.50
15,000 to 19,999 gallons	$ 26.00
20,000 to 29,999 gallons	$ 39.00
30,000 to 39,999 gallons	$ 52.00
40,000 to 49,999 gallons	$ 65.00
50,000 to 59,999 gallons	$ 78.00
60,000 and over	$100.00

1" Tap:

Potable:

Up to 7,999 gallons	$ 0.00
8,000 to 11,999 gallons	$ 16.00
12,000 to 15,999 gallons	$ 24.00
16,000 to 19,999 gallons	$ 30.00
20,000 to 29,999 gallons	$126.00
30,000 to 39,999 gallons	$141.00
40,000 to 49,999 gallons	$155.00
50,000 gallons and over	$200.00

Irrigation:

Up to 15,999 gallons	$ 0.00
16,000 to 19,999 gallons	$ 19.00
20,000 to 29,999 gallons	$ 36.00
30,000 to 39,999 gallons	$ 45.00
40,000 to 59,999 gallons	$ 67.00
60,000 to 79,999 gallons	$ 87.00
80,000 to 99,999 gallons	$109.00
100,000 to 119,999 gallons	$131.00
120,000 gallons and over	$170.00

1½" Tap:

Potable:

Up to 15,999 gallons	$ 0.00
16,000 to 19,999 gallons	$ 30.00
20,000 to 29,999 gallons	$126.00
30,000 to 39,999 gallons	$141.00
40,000 to 49,999 gallons	$155.00
50,000 to 74,999 gallons	$232.50
75,000 to 99,999 gallons	$302.00
100,000 gallons and over	$400.00

Irrigation:

Up to 31,999 gallons	$ 0.00
32,000 to 39,999 gallons	$ 45.00
40,000 to 59,999 gallons	$ 67.00
60,000 to 79,999 gallons	$ 87.00
80,000 to 99,999 gallons	$109.00
100,000 to 119,999 gallons	$131.00
120,000 to 174,999 gallons	$190.00
175,000 to 239,999 gallons	$260.00
240,000 gallons and over	$300.00

2" Tap:

Potable:

Up to 31,999 gallons	$ 0.00
32,000 to 39,999 gallons	$141.00

Irrigation:

Up to 63,999 gallons	$ 0.00
60,000 to 79,999 gallons	$ 87.00

40,000 to 49,999 gallons	$155.00	80,000 to 99,999 gallons	$109.00
50,000 to 74,999 gallons	$232.50	100,000 to 119,999 gallons	$131.00
75,000 to 99,999 gallons	$302.00	120,000 to 174,999 gallons	$190.00
100,000to149,999 gallons	$453.00	175,000 to 239,999 gallons	$260.00
150,000to199,999 gallons	$602.50	240,000 to 349,999 gallons	$380.00
200,000 gallons and over	$800.00	350,000 to 479,999 gallons	$520.00
		480,000 gallons and over	$600.00

4. FAILURE TO CONNECT PROGRAM FEES.

Monthly FTC Fee

Billed monthly in accordance with the FTC Program outlined in the Rules & Regulations, beginning when the property enters the FTC Program the 25th month after the most recent Tap Fee payment is received by the District.	$130.00

One-Time FTC Fee

Billed in accordance with the FTC Program outlined in the Rules & Regulations. This One-Time FTC fee shall be equal to the difference between all Tap Fees previously paid and the then current Tap Fee.

5. WATER METER CHARGES.

Potable Meters

3/4" Meter, Touch Pad with MXU	$ 550.00
1" Meter, Touch Pad with MXU*	$ 950.00
1½" Meter, Touch Pad with MXU*	$1,350.00
2" Meter, Touch Pad with MXU*	$2,000.00

Irrigation Meters

3/4" Meter with MXU	$ 550.00
1", Touch Pad with MXU*	$ 950.00
1½", Touch Pad with MXU*	$1,350.00
2" Touch Pad with MXU*	$2,000.00

Actual cost may vary from time to time. Please call District at time of installation for actual cost.

6. VOLUNTARY YEARLY OWS INSPECTION.

Onsite Wastewater System Inspection	$150.00

7. DAILY CONSTRUCTION HYDRANT USAGE FEES.

Fee Schedule for Daily Construction Hydrant Usage

Individual Lot Site Work – per day	$ 75.00
Development/Multi-Lot Work – per month	$ 225.00
Irrigation Water Usage Fee – per 1000 gallons	$ 11.00
Potable Water Usage Fee – per 1000 gallons	$ 15.00
Hydrant Meter Valve Deposit – returned upon full payment	$3,500.00
Additional Accessories – as determined necessary by the District	Please contact the District

8. MISCELLANEOUS FEES.

Service Visit Fee (per hour) *1 hour minimum	$ 95.00
Turn-On/Turn-Off Fee	$ 100.00
Transfer Fee	$ 75.00
Unauthorized Connection Fee	Greater of $10,000 or 2 X current Tap Fee
Unauthorized Connection to Hydrant Fee	Greater of $10,000 or 2 X current Tap Fee
Unauthorized Construction Fee	10% of the Tap Fee Initially paid to the District
Penalty for Late Payments	Greater of $10.00 or 5% of outstanding bill
Interest on Delinquent Balances	1%/month
Penalty for Late Payment of Tap Fee	10%/A1 time
Interest for Late Payment of Tap Fee	1%/month

Administrative Fee for Collections & Return Payments		$ 30.00
Foreclosure Fee		$1,000.00 minimum or actual cost
Penalty for Unauthorized Tampering		Actual expense, loss, or damage or $500.00, whichever is greater
Non-Compliance Penalty Fee		
1st Offense	Written Warning	
2nd Offense	2nd Written Warning and Fine	$ 200.00
3rd Offense	Potable Shut off and Fine and Referral to legal	$ 300.00
Copies		$0.50 per page
Certification Fee		$ 10.00
CORA (Colorado Open Records Act)		See Rules of Official Custodian

9. MAJOR INFRASTRUCTURE DEVELOPMENT FEES.

Plan Review Fee	
Internal District Staff Review	$95.00/hour
District Engineer or Attorney Review	Cost plus 10%
(Review process shall be at the discretion of the district)	
Permit Fee	$ 500.00
Infrastructure Acceptance Fee	$5,000.00
Internal District Staff Review	$95.00 per hour after 20 hours
Infrastructure Inspection Fee	$95.00 per hour