

**FIRST AMENDMENT TO RESOLUTION OF THE BOARD OF DIRECTORS OF  
CHAPEL HEIGHTS METROPOLITAN DISTRICT, CITY OF COLORADO SPRINGS,  
COUNTY OF EL PASO, STATE OF COLORADO,  
ADOPTING DISTRICT FEES**

This First Amendment to Resolution of the Board of Directors of Chapel Heights Metropolitan District, City of Colorado Springs, County of El Paso, State of Colorado, Adopting District Fees (“First Amendment”) is approved, adopted, and effective this 28th day of February, 2024 by Chapel Heights Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”).

RECITALS

WHEREAS, on November 30, 2020, by Resolution of the Board of Directors of Chapel Heights Metropolitan District, City of Colorado Springs, County of El Paso, State of Colorado, Adopting District Fees, (the “Fee Resolution”), the District’s Board of Directors authorized the District to impose various fees upon properties within the District’s boundaries; and

WHEREAS, the District’s Board of Directors has determined that it is necessary and in the best interests of the District and its property owners, residents, and taxpayers to modify the amount of the monthly operations fee for single family units and cottages, and would like to amend the Fee Resolution accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHAPEL HEIGHTS METROPOLITAN DISTRICT AS FOLLOWS:

1. The Fee Resolution is hereby amended to increase the monthly operations fee to \$60.00 for Single Family Units, which are those Units identified on **Exhibit A**, attached hereto and incorporated herein by this reference; and \$50.00 for Cottage Units, which are those Units identified on **Exhibit B**, attached hereto and incorporated herein by this reference.
2. Except as expressly modified herein, all other terms and provisions of the Fee Resolution remain the same and are ratified hereby.

CHAPEL            HEIGHTS            METROPOLITAN  
DISTRICT

\_\_\_\_\_  
President

DocuSigned by:  
*James Byers*  
E06A55E129D7467...

ATTEST:

Signed by:  
*Leo Mick Schulmacher*  
\_\_\_\_\_  
Secretary E21B46AAF0D2443...

**EXHIBIT A**  
**Single Family Units**

PARCEL A:

LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S40° 27'01" W, A DISTANCE OF 4,219.34 FEET (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF SAID SECTION 23, WHICH WAS ASSUMED TO BE N 0° 25'09" W); SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MURRAY BOULEVARD AS RECORDED IN SANDPIPER SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK M-3 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 48° 50'09", A RADIUS OF 394.95 FEET, AND AN ARC LENGTH OF 336.64 FEET, (CHORD OF SAID CURVE BEARS N 51° 59'20" W); THENCE S 55° 23'06" W, 223.03 FEET; THENCE S 80° 25'40" E, 447.08 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1,069.74 FEET; THENCE ANGLE RIGHT 90° 26'50" EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28°

52'25", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00'00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00'00" (SOUTH 60° 39'27" EAST) 313.83 FEET; THENCE NORTH 29° 20'33" EAST, 313.68 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; THENCE NORTH 59° 13'03" EAST, 752.58 FEET, THENCE SOUTH 12° 28'18" WEST, 294.82 FEET; THENCE SOUTH 29'33" WEST, 1,305.93 FEET TO THE POINT OF BEGINNING, EXCEPT A PORTION CONVEYED IN SAID DEED RECORDED AUGUST 28, 1986 UNDER RECEPTION NO. [1445110](#) AND NOW PLATTED AS FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, RECORDED SEPTEMBER 30, 1985 UNDER RECEPTION NO. [1305207](#), AND EXCEPT THAT PORTION OF SUBJECT PROPERTY NOW PLATTED AS NAZARENE BIBLE COLLEGE SUBDIVISION FILING NO. 2, RECORDED AUGUST 08, 2002 UNDER RECEPTION NO. [202130722](#), COUNTY OF EL PASO, STATE OF COLORADO

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO:  
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1069.74 FEET; THENCE ANGLE RIGHT 90° 26' 50" EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28° 52' 25", A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00' 00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00' 00" (SOUTH 60° 39' 27" EAST) 313.83 FEET; THENCE NORTH 29° 20' 33" EAST, 313.68 FEET; THENCE NORTH 00° 00' 00" EAST, 1,159.22 FEET; TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 69° 13' 03" EAST, 1087.58 FEET; THENCE NORTH 27° 08' 24" WEST, 616.62 FEET; THENCE NORTH 79° 59' 13" WEST, 828.66 FEET TO INTERSECT A CURVE TO THE RIGHT; THENCE SOUTH 10° 00' 47" WEST TO THE FORWARD TANGENT OF A CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 10' 53", A RADIUS OF 585.00 FEE, AN ARC DISTANCE OF 706.35 FEET; THENCE SOUTH 10° 8' 20" EAST, 40.00 FEET; THENCE SOUTH 43° 35' 50" EAST, 782.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTION CONVEYED BY DEED RECORDED APRIL 02, 1982 IN BOOK 3549 AT PAGE [298](#) AND NOW BEING A PORTION OF CRESTLINE HEIGHTS FILING NO 4, RECORDED JUNE 19, 1996 UNDER RECEPTION NO. [96076353](#) AND A PORTION OF CRESTLINE HEIGHTS FILING NO. 5, RECORDED JUNE 11, 1997 UNDER RECEPTION NO. [97066444](#), COUNTY OF EL PASO, STATE OF COLORADO

EXCEPTING THEREFROM THE PROPERTY IDENTIFIED ON EXHIBIT B.

**EXHIBIT B**  
**Cottage Units**

**The 140 Cottage Units Located on Area E of the PUD Development Plan for Chapel Heights  
in El Paso County, Colorado.**

