

**RESOLUTION NO. 2023-11-04**

**RESOLUTION OF QUANTUM 56 METROPOLITAN DISTRICT ACKNOWLEDGING AND ADOPTING THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS FOR QUANTUM 56**

1. Quantum 56 Metropolitan District (the “**District**”) is a duly and regularly created, established, organized, and existing metropolitan district, existing as such under and pursuant to Title 32, Article 1 of the Colorado Revised Statutes, as amended (“**C.R.S.**”).
2. Pursuant to its Service Plan, as adopted by the Board of County Commissioners of Adams County, Colorado on March 22, 2023 (the “**Service Plan**”), the District is authorized, *inter alia*, to provide covenant enforcement and design review services for the property within the boundaries of the District.
3. Pursuant to Section 32-1-1001(1)(m), C.R.S., the District has the power “to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the construction and laws of this state for carrying on the business, objects, and affairs of the board and of the special district.”
4. Quantum 56 Phase I LLC, a Delaware limited liability company (the “**Developer**”), has caused to be recorded the Master Declaration of Easements, Covenants, Conditions, and Restrictions for Quantum 56, recorded on November 13, 2023 at Reception No. 2023000063322 in the real property records of Adams County, Colorado (the “**Declaration**”) applicable to the real property within the District (the “**Property**”).
5. Pursuant to Section 32-1-1004(8), C.R.S., a metropolitan district may provide covenant enforcement within the district if the declaration, rules, and regulations, or any similar document containing the covenants to be enforced for the area within the metropolitan district name the metropolitan district as an enforcement and design review entity.
6. The Declaration provides that the District may accept the assignment and delegation of the powers to enforce covenants, conditions, restrictions, and easements of the Declaration, and will duly adopt a resolution (i) acknowledging the District’s power to enforce covenants pursuant to state statute and the intention of the District to provide for uniform enforcement of the Declaration and the uniform provision of design review services and (ii) authorizing the District to facilitate such uniformity in the provision of covenant enforcement and design review services throughout the Property.
7. The Board of Directors of the District (the “**Board**”) wishes to adopt the Declaration as an official policy of the District and to acknowledge the duties, obligations and rights which may be assigned to the District pursuant to such Declaration.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE QUANTUM 56 METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, AS FOLLOWS:

1. The foregoing Recitals are incorporated into and made a substantive part of this Resolution.

2. The Board hereby determines that it is in the best interests of the District and its property owners and users for the District to acknowledge the Declaration and the District's power to uniformly enforce the covenants and provide the design review services set forth therein upon the assignment and assumption of such duties, rights, and obligations under the Declaration pursuant to the terms thereof.

3. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word hereof, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Resolution, which shall be given effect in accordance with the manifest intent hereof.

4. This Resolution shall be effective as of November 13, 2023, the date of recordation of the Declaration in the Office of the Clerk and Recorder for Adams County, Colorado.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION OF QUANTUM 56  
METROPOLITAN DISTRICT ACKNOWLEDGING AND ADOPTING  
THE MASTER DECLARATION OF EASEMENTS, COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR QUANTUM 56]**

**APPROVED AND ADOPTED** on November 9, 2023.

**QUANTUM 56 METROPOLITAN  
DISTRICT**

By: \_\_\_\_\_  
President

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*Cameron Bertron*  
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Attest:

\_\_\_\_\_  
Secretary

DocuSigned by:  
*Sarah Laverty*  
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