

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS,
AND EASEMENTS FOR
LUPTON VILLAGE PUD AND
LUPTON VILLAGE RESIDENTIAL
METROPOLITAN DISTRICT

Lupton Village Land Developers, LLC, a Colorado limited liability company (the “Declarant”) and Lupton Village Residential Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”) execute and consent to this Supplemental Declaration for Lupton Village (the “Supplemental Declaration”), to be effective this 10 day of November, 2022.

RECITALS:

A. Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Lupton Village PUD and Lupton Village Residential Metropolitan District (the “Declaration”) on August 5, 2021, at Reception No. 4743200 of the records of the Office of the Clerk and Recorder of Weld County, Colorado

B. The District is a metropolitan district organized pursuant to the Service Plan for the Lupton Village Residential Metropolitan District, approved by the City of Fort Lupton, City Council on February 4, 2022 by Resolution 2020R022 (the “Service Plan”) and the District is empowered to enforce the Declaration under the terms of the Declaration, the Service Plan, and the Special District Act, Colorado Revised Statutes § 32-1-101, *et seq.*

C. Defined terms used in this Supplemental Declaration shall have the same meaning as set forth in the Declaration.

D. Article IV of the Declaration reserves to the Declarant the right to annex certain Future Parcels described below into the Lupton Village development and to make such land subject to the Declaration.

E. The Future Parcels, identified in Exhibit A, are within the District’s boundaries.

DECLARATION:

NOW, THEREFORE, Declarant declares that the property described herein is and shall be held, transferred, sold, conveyed and occupied subject to all of the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration and shall be binding on all persons having or acquiring any right, title or interest in the property described herein, their heirs, successors, and assigns, and shall inure to the benefit of, be binding upon, and be enforceable by Declarant, its successors in interest, each Owner and his successors in interest, and the District, and its successors in interest.



1. Legal Description of the Property being Annexed. The property being annexed to the Declaration and made part of the Lupton Village development by this Supplemental Declaration is described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"). Declarant is the owner of the Property.

2. Annexation. The Property described in Exhibit A hereof is being annexed to the Declaration pursuant to the provisions of Article IV of the Declaration.

3. District Property. Within the Property described in Exhibit A are Outlots to be owned or maintained by the District as described in the final plats.

4. Effect of Annexation. The Property and any District Property therein, shall be deemed to be included within the Lupton Village development and subject to all of the terms, provisions, covenants, conditions, reservations, charges, and liens set forth in the Declaration. The Property described in Exhibit A is in the District's boundaries and has been made subject to the District's Service Plan.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration to be effective the date and year set forth above, and the District consents to the recording of the Supplemental Declaration.

[Remainder of page intentionally left blank.]

DISTRICT'S
CONSENT TO
ANNEXATION OF PROPERTY
AND
SUPPLEMENTAL DECLARATION

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the District charged with covenant enforcement and architectural review services under this Declaration, hereby consents to the annexation of additional property to the Declaration, and to the recording of this Supplemental Declaration.

LUPTON VILLAGE RESIDENTIAL
METROPOLITAN DISTRICT

By: William Johannangmeier
William Johannangmeier
President

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 10th day of November, 2022, by William Johannangmeier, as President of the Lupton Village Residential Metropolitan District.

Kelli Antista
Notary Public

My commission expires: 3/10/2023

**KELLI ANTISTA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154010048
MY COMMISSION EXPIRES 03/10/2023**

EXHIBIT A
Legal Description

Lots 2-121 of The Flats at Lupton Village Subdivision, Final Plat, recorded August 30, 2022, at Reception No. 4852006, Weld County, Colorado.

4866920 Pages: 5 of 5
11/14/2022 03:54 PM R Fee:\$33.00
Carly Koppes, Clerk and Recorder, Weld County, CO
