

June 30, 2023

To All Lupton Village Residential Metro District Homeowners:

We are pleased to announce that the Lupton Village Residential Metropolitan District Board of Directors has selected Wolfersberger, LLC, to manage the District beginning July 1st. We are excited to begin servicing your community and working with your Board.

At Wolfersberger, LLC, we recognize that homeowners expect and demand value in return for the property taxes and fees they pay to their District. We are committed to helping your District board accomplish their goals of improving and maintaining the quality of life within the Lupton Village neighborhood. We look forward to earning your trust and respect.

District Manager

Your District management team will be comprised of **Charles Wolfersberger**, and **Jessica Reynolds**. If you have any questions or concerns about the status of your account, covenant violations, board meetings or any other District-related issues, please contact our office by phone at (720) 541-7725 or email us at charles@wolfersbergerllc.com / jreynolds@wolfersbergerllc.com.

Our regular office hours are Monday through Friday 8:30am to 5:30pm.

Quarterly District Operations & Maintenance Fees (\$275/quarter)

You will have **three** options available to pay your quarterly operations and maintenance (“O&M”) fees (**due on the 30th of each of the following months – January, April, July, October**):

1. Mail your check payment to the District. Check payments should be made payable to the Lupton Village Residential Metropolitan District and mailed to the following address:

Lupton Village Residential Metro District
c/o Wolfersberger, LLC
12210 Brighton Rd #8
Henderson, CO 80640

2. Submit payments online through your new District website at www.luptonvillageresidentialmetro.org. **The new website is expected to be operational by July 15th.** You can pay by e-check (similar to a debit card payment) which has no transaction fee. Or, you can submit a credit card payment (which the bank does charge a processing fee).
3. Use electronic bill pay through your bank (if offered through your bank). **Please be sure to include the correct remittance address and your new District property account number on each payment.**

Watch Out! If you utilize bill-pay or have checks drafted by your bank (or another 3rd party), make sure your bank has the correct remittance address shown above and display your new property account number. **Your new property account number will be provided in the letter you will soon receive in the mail.**

Third Quarter (July) O&M Fee – Late Fee Waived

Due to the transition in the District's management companies and adjustments homeowners will need to make in submitting quarterly payments to the District, the District will be waiving the \$15 late fee for homeowners who fail to pay the July O&M fee by July 30th. However, the District will assess late fees on properties beginning with payments due for the September (fourth quarter) O&M fee.

PLEASE NOTE THAT FOR ANY PROPERTIES WITH ONE OR MORE PAST DUE QUARTERLY ASSESSMENTS AS OF DECEMBER 1ST, THE DISTRICT WILL ADD THE TOTAL AMOUNT DUE TO THE DISTRICT AS A SPECIAL ASSESSMENT ON THE RESPECTIVE PROPERTIES' 2024 PROPERTY TAX BILLS.

District Website (www.luptonvillageresidentialmetro.org)

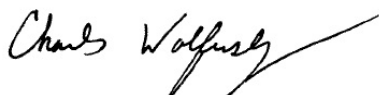
We have already been working with your District board to expand the content available through your District website. From the District website, you can access the following:

- Homeowner property account information
- Design review request forms (for exterior property improvement projects requiring review and approval by the Architectural Review Committee)
- Design Guidelines for Lupton Village Residential Metro District
- Covenants, rules and regulations for Lupton Village Residential Metro District
- Board meeting calendar, agendas and minutes

In Conclusion

As your new District management company, we look forward to staying in regular communication with you. Please don't hesitate to contact us if you have any questions or concerns.

Sincerely,



Charles Wolfersberger
District Manager