Resolution 2026-13
RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
BY THE
BOARD OF DIRECTORS
OF THE
TRIVIEW METROPOLITAN DISTRICT

(Lots 1, 2 and 3 Higby Subdivision)

WHEREAS, THF Monument Development, LLC, a Missouri limited liability company, whose address is 211 North Stadium, Suite #200, Columbia MO 65203 (the "**Petitioner**"), filed with the Triview Metropolitan District (the "**District**") a Petition for Inclusion of Real Property (the "**Petition**"), a copy of which is attached hereto as **Exhibit A**, and incorporated herein by this reference; and

WHEREAS, the Petitioner represents that it is the one hundred percent (100%) fee owner of the real property described in the Petition (the "**Property**"); and

WHEREAS, the Petition requests that the Board of Directors of the District (the "**Board**") include the Property into the District, in accordance with § 32-1-401(1)(a), C.R.S.; and

WHEREAS, pursuant to the provisions of § 32-1-401(1)(b), C.R.S., publication of notice of the filing of the Petition and the place, time and date of the public meeting at which the Petition would be considered, the name and address of the Petitioner and notice that all persons interested shall appear at such time and place and show cause in writing why the Petition should not be granted, was made in the *Gazette* on November 4, 2026. The Affidavit of Publication is attached hereto as **Exhibit B** and incorporated herein by this reference (the "**Affidavit of Publication**"); and

WHEREAS, no written objection to the inclusion was filed by any person; and

WHEREAS, the Petition was heard at a public meeting of the Board the District held on November 9, 2026, at the hour of 9:00 a.m.; and

WHEREAS, the Board has reviewed the Petition and all relevant information related thereto; and

WHEREAS, subject to the conditions set forth herein, the Board of the District desires to grant the Petition and approve the inclusion of the Property into the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Grant of Petition. The Board hereby grants the Petition and orders the inclusion of the Property into the District.

2. Conditions of Inclusion. The inclusion of the Property into the District is specifically conditioned upon:

a. Entering into and compliance with all terms and conditions set forth in an Inclusion Agreement.

b. Receipt of a certified Order for inclusion from the El Paso County District Court.

3. Effective Date of Resolution. This Resolution shall become effective as of the date hereof.

4. Motion and Order for Inclusion. The Board hereby directs its legal counsel to file a motion with the District Court in and for El Paso County seeking an Order for Inclusion.

[Remainder of page intentionally left blank. Signature page follows.]

ADOPTED November 9, 2026.

DISTRICT:

TRIVIEW METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

Signature Page to Resolution and Order for Inclusion of Real Property
(Lots 1, 2 and 3 Higby Subdivision)

EXHIBIT A

TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY

(Petition for Inclusion)

PETITION
for INCLUSION OF LAND into the
TRIVIEW METROPOLITAN DISTRICT

TO THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT:

Lots 1, 2 and 3, Higby Subdivision, according to the plat thereof recorded at Reception No. 512954, County of El Paso, State of Colorado (the "PropertyThe undersigned Petitioner, THF Monument Development, L.L.C., a Missouri limited liability company ("Petitioner"), being the fee owner of that certain real property located in the Town of Monument, County of El Paso, State of Colorado, comprising approximately 20 acres and more particularly described as"), and generally depicted in Exhibit A attached hereto, as provided by law and for cause hereby states:

1. That Petitioner requests that the Property be included within the boundaries of the Triview Metropolitan District ("District").

2. That the Property is capable of being served with facilities of the District.

3. That assent to the inclusion of such Property into the District is hereby given by the Petitioner, who constitutes all the fee owners, subject to matters of record, of the Property.

4. That there shall be no withdrawal from this Petition after consideration by the Board.

5. That the inclusion of the Property into the District shall be subject to any and all terms, conditions, resolutions and policies of the District as established by the Board from time to time, all duly promulgated rules, regulations and rates of the District; and all generally applicable rates, fees and charges developed, adopted and assessed by the District, both existing and as may be promulgated in the future; and that Petitioner expressly accepts and agrees to the same.

(remainder of page intentionally blank; signature follows)

RESPECTFULLY SUBMITTED this 30th day of October, 2026.

PETITIONER:

THF MONUMENT DEVELOPMENT, L.L.C., a Missouri limited liability company

By: THF MONUMENT INVESTORS, L.L.C., a Missouri limited liability company, its Manager

By: MILAN GREEN MANAGEMENT, L.L.C., a Missouri limited liability company, its Manager

By: _____
Robert J. Jakubeck, Manager

STATE OF MISSOURI)
) ss.
COUNTY OF Boone)

The foregoing instrument was acknowledged before me this 30th day of October, 2026, by Robert J. Jakubeck as Manager of MILAN GREEN MANAGEMENT, L.L.C., a Missouri limited liability company, as Manager of THF MONUMENT INVESTORS, L.L.C., a Missouri limited liability company, as Manager of THF MONUMENT DEVELOPMENT, L.L.C., a Missouri limited liability company.

WITNESS my hand and official seal.

My commission expires: 3/26/2029

Debi Barton
Notary Public

EXHIBIT A
General Depiction of Property

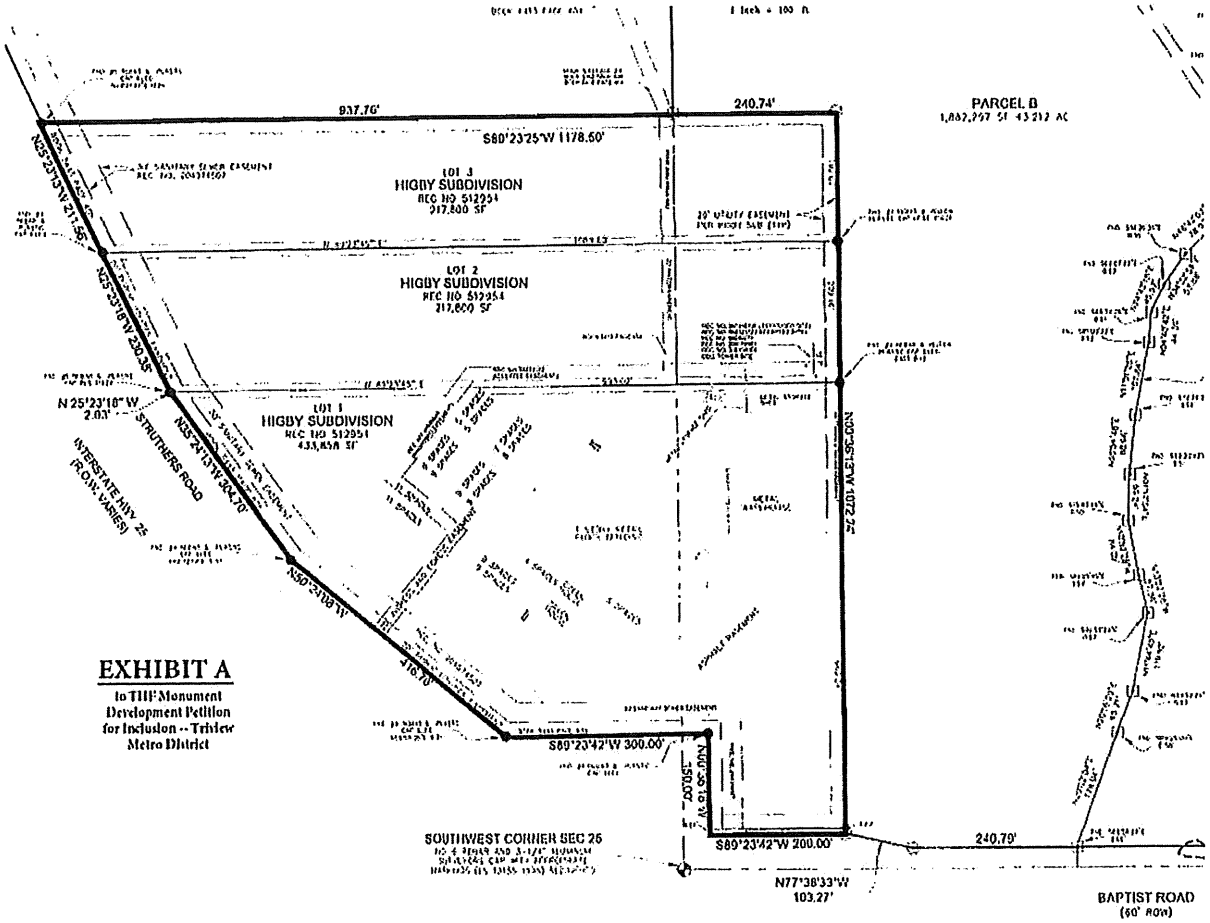

EXHIBIT B

TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY

(Affidavit of Publication)