

WINSOME METROPOLITAN DISTRICT NOS. 1 & 4

405 Urban Street, Suite 310

Lakewood, Colorado 80228

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April 1, 2024

VIA ELECTRONIC UPLOAD

El Paso County

Planning and Community Development

2880 International Circle

Colorado Springs, CO 80910

Attn: Kari Parsons

RE: proposed Overlook at Homestead Metropolitan District

Dear Ms. Parsons,

This letter is to inform you that Winsome Metropolitan District Nos. 1 & 4 have been made aware of the intended formation of the proposed Overlook at Homestead Metropolitan District. The Winsome Metropolitan District Nos. 1, 2, 3, and 4 (the “Winsome Districts”) were organized following approval of the Service Plan for Winsome Metropolitan District Nos. 1-4 dated June 24, 2019 (the “Winsome Service Plan”) by the El Paso County Board of County Commissioners on July 23, 2019. The Winsome Districts were formed for the purposes of providing the public improvements for the Winsome subdivision, consisting of 146 homes and a 7-acre lot of 30,000 square feet for commercial development. The boundaries of the Winsome Districts do not include any property outside the Winsome subdivision, and an amendment to the Winsome Service Plan would be required to provide facilities and services to the proposed Overlook at Homestead subdivision. Winsome Metropolitan District Nos. 1 & 4 do not consider it desirable, feasible or practical to undertake the provision of facilities and services to the property within the proposed Overlook at Homestead Metropolitan District. Furthermore, it would not be in the financial interests of the property owners within Winsome Metropolitan District Nos. 1 & 4 to undertake the funding of the public improvements for a completely different and unrelated subdivision.

Very Truly Yours,

WINSOME METROPOLITAN DISTRICT NO. 1 &
WINSOME METROPOLITAN DISTRICT NO. 4


AJ Beckman, Manager