



September 11, 2023

Mayberry Communities, LLC
3295 Divine Heights, #104
Colorado Springs, CO 80922

**Re: Mayberry, Colorado Springs
Filing No. 5
Water and Wastewater Service Commitment (Multi-Family, Townhome, Clubhouse,
and associated landscaping)**

To Whom it May Concern:

It is our understanding that Mayberry Communities, LLC (the “Developer”) is interested in obtaining water and sewer service from Ellicott Utilities Company, LLC (the “Company”) for that property known as Mayberry, Colorado Springs for Filing 5. (the “Development”).

Ellicott Utilities Company, LLC (EUC) will provide water and wastewater services to the Development in accordance with the Company Rules and Regulations. EUC understands that the Developer has committed to design and construct all water and wastewater infrastructure in conformance with EUC standards. It is further understood that Developer will provide for dedication of all necessary easements and rights-of-way for the water and wastewater improvements through the subdivision plans and related plat documents.

The proposed development will be served by the EUC central water and sewer system. EUC hereby provides an unconditional commitment to serve this Filing (Filing 5) consisting of:

- Four (4) multi-family apartment buildings containing 27 living units each.
- 34 single-family attached, two-story townhomes.
- Four (4) single-family attached, three & four-story townhomes.
- Community Clubhouse totaling 13,326 ft² (occupancy classification A3/B).

Water Service Commitment

The total projected water demand for the above identified development = 30.35 AFY.

As of the date of this letter, EUC owns and controls 157.90 AFY of total water available for commitment to Mayberry, Colorado Springs. To date, EUC has committed 89.72 AFY to Development Filings 1, 2, 3, and 4. Therefore, EUC has a remaining allocation available for commitment of 68.18 AFY.



This commitment is based on the following water sources owned and controlled by the Company:

- Determination No. 598-BD – Ellicott Utilities
- Determination No. 599-BD – Ellicott Utilities
- 91CW01 – Cherokee Metro District

Ellicott Utilities Company, LLC commits to providing water supply meeting the El Paso County 300-year water supply requirement for the Filing 5 Development.

Wastewater Service Commitment

EUC anticipates the above identified Filing 5 will generate wastewater flows totaling 13,987 gallons per day (gpd). Under Permit No CO0047252, EUC has a wastewater treatment capacity of 250,000 gpd. With the addition of Filing 5, the wastewater treatment plant will be operating at 41.5% of capacity.

Ellicott Utilities Company, LLC commits to providing wastewater services for the Filing 5 Development.

ELLICOTT UTILITIES COMPANY, LLC



Signature

Jason Kvols, Vice President 9-11-23

Name Date