



July 21, 2026

Mayberry Communities, LLC
22108 Cattlemen Run
Calhan, CO 80808

**Re: Mayberry, Colorado Springs Phase 2 PUD
Water and Wastewater Service Commitment (Single-Family Attached & Detached,
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 Phase 2 PUD. (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 Phase 2 PUD consisting of:

- 92 duplex units and 6 single units for a total of 98 living units.
- Community Clubhouse totaling 13,326 ft² (occupancy classification A3/B), a concession building, and swimming pool.
- 7.18 acres of irrigated area.

Water Service Commitment

The total projected water demand for the above identified development = 34.30 AFY.

As of the date of this letter, EUC owns and controls 135.67 AFY of total water currently available for commitment to Mayberry, Colorado Springs. To date, EUC has committed 84.97 AFY to Development Filings 1, 2, 3, and 4. Therefore, EUC has a remaining current allocation available for commitment of 16.40 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
- Agreement dated August 17, 2021 with Cherokee Metropolitan District for 54.03 af/yr.
- Agreement dated September 21, 2021 with Cherokee Metropolitan District for 27.97 af/yr.

Ellicott Utilities Company, LLC commits to providing water supply meeting the El Paso County 300-year water supply requirement for Phase 2 PUD.

Wastewater Service Commitment

EUC anticipates the above identified Phase 2 PUD will generate wastewater flows totaling 16,093 gallons per day (gpd). Under Permit No CO0047252, EUC has a wastewater treatment capacity of 250,000 gpd. With the addition of Phase 2 PUD, the wastewater treatment plant will be operating at 42.4% of capacity.

Ellicott Utilities Company, LLC commits to providing wastewater services for Phase 2 PUD.

ELLICOTT UTILITIES COMPANY, LLC

Signature 

John Mick, CFO

07/21/2026

Name

Date