



WOODMOOR

Water & Sanitation District No. 1

P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

August 7, 2024

To: Monument Ridge East, LLC
Attn: Norbie Larsen
Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919

RE: Water & Wastewater Service Commitment
El Paso County Parcel Numbers: 7102200013, 7102200006, 7102200010, 7102200008,
7102201001

Dear Mr. Larsen:

The above referenced development, incorporating the above referenced parcel numbers, is located within the service boundaries of Woodmoor Water and Sanitation District No. 1 (the District).

It is the District's understanding that the Developer intends to construct 303 multi-family units on 40.52 acres of land and 37 single-family units on 7.99 acres of land within the Monument Ridge East Development, with a projected total water demand of 94.719 Acre-Feet per year.

The District is committed to providing water and sewer services to the development once the following terms and conditions are met:

1. The Developer must apply for, be subsequently allocated, and enter into an agreement with the District for Supplemental Water Service. Supplemental Water Service is allocated by the District's Board (in its sole and absolute discretion) and therefore is not guaranteed. The District makes no representation herein (expressed or implied) as to whether Developer will or won't be successful in obtaining Supplemental Water Service for the Development.
2. The Development must comply with all District rules, regulations, specifications, and policies regarding water and wastewater service, including the District's System Specifications regarding installation of Water and Sewer utilities, granting of water and sewer utility easements, and construction of offsite improvements if required.

If you should have any questions or need further assistance, please contact me.

Sincerely,

Jessie J. Shaffer
District Manager

Cc: Dan LaFontaine – Operations Superintendent