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July 13, 2023

**VIA CERTIFIED MAIL / RETURN
RECEIPT REQUESTED
7018 3090 0000 3571 8866**

EL PASO COUNTY

JUL 18 2023

Board of County Commissioners
El Paso County
200 Cascade Avenue, Suite 100
Colorado Springs, CO 80901

CLERK TO THE BOARD

**Re: Sterling Ranch Metropolitan District Nos. 4 & 5 - Notice of Hearing on Petitions
for Organization; El Paso County District Court Case Nos.: 2023CV31326; 2023
CV31327**

To Whom It May Concern;

Pursuant to Section 32-1-304, C.R.S., I am enclosing the Notice of Hearing on Petitions for Organization regarding the proposed Sterling Ranch Metropolitan District Nos. 4 & 5. The hearing is scheduled for August 18, 2023 at 1:30 p.m., in Division 21 of the El Paso County District Court, located at 270 South Tejon Street; Colorado Springs, CO, to be held via WebEx call-in number (720) 650-7664, Meeting Number (Access Code): 922 215 344.

Sincerely,

/s/ Laura S. Heinrich
Laura S. Heinrich

Enclosure

cc: El Paso County District Court (to be filed via ICCES)

DISTRICT COURT, EL PASO COUNTY, COLORADO

NOTICE OF HEARING ON PETITIONS FOR ORGANIZATION

IN RE THE ORGANIZATION OF THE STERLING RANCH METROPOLITAN DISTRICT
NOS. 4 & 5, EL PASO COUNTY, COLORADO

PUBLIC NOTICE IS HEREBY GIVEN that there was filed in the District Court in and for the County of El Paso and State of Colorado, on the 12th day of July, 2023, Petitions entitled "In Re the Organization of the Sterling Ranch Metropolitan District No. 4," and "In Re the Organization of the Sterling Ranch Metropolitan District No. 5," which Petitions pray for the organization of metropolitan Districts pursuant to the provisions of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended. Notice is further given that a Service Plan for the proposed Districts and a Resolution adopted by County of El Paso, Colorado, approving the Service Plan were also filed with the Court in this matter as required by law. Said documents are now on file at the office of the Clerk of the District Court of El Paso County, 270 South Tejon Street; Colorado Springs, CO, and are available for public inspection (Case Nos. 2023CV31326; 2023CV31327).

The proposed Districts shall have the power and authority to provide the public improvements as described in the Service Plan as approved by the County of El Paso, Colorado, by resolution dated May 23, 2023, within and without the boundaries of the proposed District(s) as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in the Service Plan and any intergovernmental agreements between the proposed Districts and the County of El Paso, as any or all of the same may be amended from time to time.

The proposed Districts consist of approximately 576 acres located entirely within El Paso County, Colorado. The property included within the proposed Districts is generally located southeast of the intersection of Vollmer Road and Arroya Lane and is entirely within the limits of El Paso County, Colorado. A precise description of the boundaries of the Districts is on file El Paso County as part of the Service Plan.

No later than ten days before the Court's public hearing on the Petitions for Organization, the owner of any real property within the proposed Districts may file a petition with the Court stating reasons why said property should not be included in the proposed Districts and requesting that said real property be excluded there from. Such petition shall be duly verified and shall describe the property sought to be excluded. The Court shall hear said petition and all objections thereto at the time of the hearing on the Petitions for Organization and shall determine whether, in the best public interest, said property should be excluded or included in the proposed special Districts.

NOTICE IS FURTHER GIVEN that by Order of the District Court in and for the County of El Paso, Colorado, a public hearing on said Petitions for Organization will be held in the District

Courtroom of Judge Michael McHenry, Division 21, at El Paso County Court, 270 South Tejon Street; Colorado Springs, CO, on August 18, 2023 at 1:30 p.m., via WebEx, https://www.courts.state.co.us/Courts/County/Custom.cfm?County_ID=6&Page_ID=1022, call-in number (720) 650-7664, Meeting Number (Access Code): 922 215 344, at which time and place any interested parties or persons may appear if they so desire, within the limitations provided by law.

Such interested parties, as defined by the Control Act, Title 32, Article 1, Part 2, C.R.S., as amended, are as follows:

1. The governing body of each municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the boundaries of the proposed District; and
2. Any residents or property owners within the proposed special District.

Any such interested party or person who has appeared and presented his or her objections before the County of El Paso, Colorado, shall also have the right to appear and be heard at the hearing by the Court on the Petition) for the organization of the Districts.

In the event the Court orders that the question of the organization of the proposed Districts be submitted to the electors of the proposed Districts at an election to be held for that purpose, at said election the electors of the proposed Districts shall elect up to five electors of the Districts. Those elected shall constitute the Board of Directors of the Districts, if organized. Two of the original directors are to serve until they or their successors are elected and qualified at the next regular elections occurring in any year following that in which the proposed Districts are organized, and three of the original directors are to serve until the second regular elections. Pursuant to Section 32-1-804.3, C.R.S., a nomination for director to serve either term may be made by self-nomination and acceptance form or letter as provided in Section 32-1-804.3, C.R.S., with the time and manner of filing such form or letter as directed in the Order of the District Court authorizing the election.

/s/ Clerk of the District Court
El Paso County, Colorado

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