



Falcon Area Water & Wastewater Authority
c/o Spencer Fane
102 S Tejon St #750, Colorado Springs, CO 80903
719.633.1050

March 20, 2026

Doug Stimple
Classic Homes
2138 Flying Horse Club Drive
Colorado Springs, Colorado 80921

Re: Revised Commitment Letter for Villages at Sterling Ranch

Dear Doug:

This commitment revises a previous commitment letter for Villages at Sterling Ranch dated November 5, 2024. This letter supersedes prior letters on this subdivision.

The Falcon Area Water and Wastewater Authority will serve water to the above-named subdivision which includes 227 high density residential lots, 6.10 acres of passive community irrigation, and 1.934 acres of active community irrigation. It is noted that of the 227 lots, 173 have the potential for adding an additional bedroom and bathroom. Any addition of a bedroom and/or bathroom does not increase the size or number of services. Each lot is served by a single service. The total annual water committed for the subdivision is 73.21 annual acre-feet. The lots will be provided central sewer service by Falcon Area Water and Wastewater Authority. The estimated wastewater flows are 39,044 gallons/day.

Sincerely,

Falcon Area Water and Wastewater Authority

A handwritten signature in blue ink that reads 'Peggy Libbey'.

Peggy Libbey, District Board

cc Emery Layton, PE