

NOTICE OF SPECIAL DISTRICT DISCLOSURE

(to be provided to every purchaser of real property within the boundaries of the District)

Name of District(s):	Chaparral Pointe Metropolitan District
Contact Information for District:	Josh Miller, District Manager CliftonLarsonAllen LLP 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111
Type of District(s): (i.e. if dual or three districts concept - insert language regarding limited rights of property owners)	Single District Title 32
Identify District(s) Improvements Financed by Proposed Bonds (List by major categories, i.e. Roads – Powers Blvd):	Water, sewer, storm sewer, detention, drainage and channels, streets, parks and recreation, sidewalks, curbs, gutters, entry monarchs, landscaping, walls, fencing, grading erosion control, signage
Identify Services/Facilities Operated/Maintained by District(s):	Landscaping, park and recreation, detention, and other common areas within the District; covenant enforcement and design review
Mill Levy Cap: (Describe Procedure for any Adjustments to Mill Levy Cap) <i>(Note: This District may or may not be certifying a mill levy at the time of your purchase. Please verify by contacting the District.)</i>	30 mills Debt Service Cap for residential property 10 mills Operations and Maintenance Cap for residential property Cap adjustments pursuant to Service Plan and Gallagher Adjustment (defined below)
Authorized Debt of the District(s) per Service Plan:	\$5,000,000
Voter Authorized Debt per Election:	2018: \$50,000,000 (Note: District is limited by the Mill Levy Cap in the Service Plan)
District Boundaries:	See attached map

Sample Calculation of Mill Levy Cap for a Residential Property

Assumptions:

Market value is \$400,000

Mill levy cap is 40 mills

Mill levy cap is 40 mills (maximum debt service mill levy 30 mills and maximum operation and maintenance mill levy 10 mills, both of which are subject to adjustment as allowed pursuant to the Service Plan and the Colorado Constitution, Article X, Section 3 (the “**Gallagher Adjustment**”).

Gallagher Adjustment Calculation:

\$400,000x.0796 = \$31,840 (Assessed Valuation prior to reduction in residential assessment ratio)

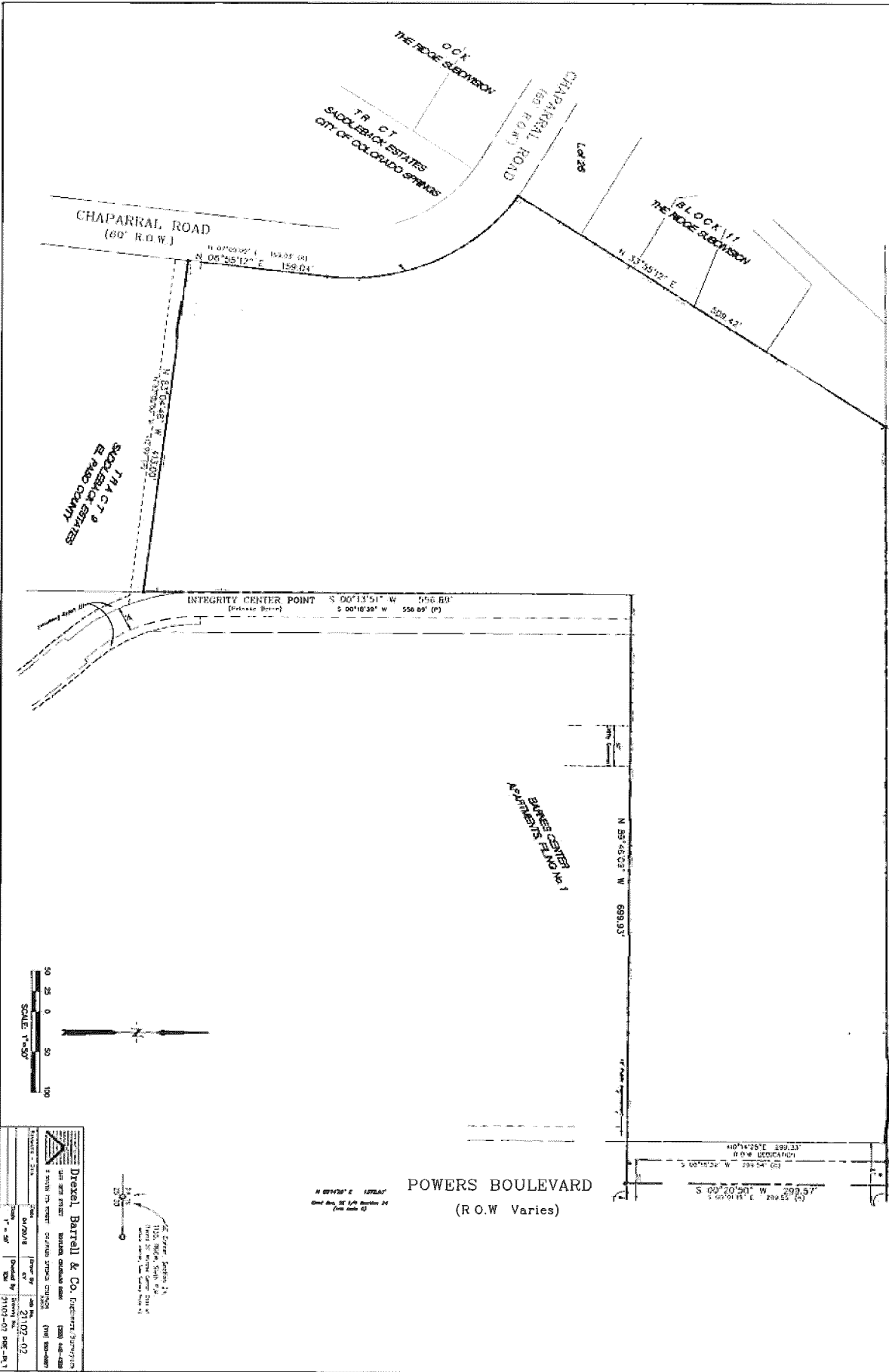
\$31,840x.040000 = **\$1,274 per year in taxes owed solely to the Metropolitan District**

\$400,000x.072=\$28,800 (Assessed Valuation after a reduction in residential assessment ration)

\$28,800x.044222=**\$1,274 per year in taxes owed solely to the Metropolitan District**

Chaparral Pointe Metropolitan District

PLATTED
COLORADO SERVICES



Drexel, Barrill & Co. Engineering, Surveying and Mapping 1000 North 10th Street, Suite 1000, Colorado Springs, CO 80907 Phone: (719) 520-1000 Fax: (719) 520-1001 Email: info@drexelbarrill.com	
Project No.: 21102-02 Date: 04/20/18 Drawn by: [Name] Checked by: [Name]	Scale: 1" = 50' Date: 04/20/18 Title: [Title]