

**RESOLUTION
ADOPTING AMENDMENT TO RULES AND REGULATIONS
REGARDING SHEDS**

WHEREAS, the **TABLE MOUNTAIN METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”) was organized to provide various services, including design review and covenant enforcement, in and around The Gardens at Table Mountain development, in Jefferson County, Colorado (the “Development”); and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions for The Gardens at Table Mountain recorded with the Jefferson County Clerk and Recorder on July 18, 2014 at Reception No. 2014058759 (the “Declaration”) the District has authority to determine architectural review, design guidelines and maintenance responsibilities for Lots within the Development; and

WHEREAS, the Board of Directors of the District (“Board”) desires to amend the Architectural Control Procedures and Design Guidelines dated February 12, 2015 (the “Guidelines”), regarding the application for and approvals related to installation of sheds on residential properties in the Development; and

WHEREAS, upon the effective date of this Resolution, the Owners of Lots shall be eligible to apply to the Design Review Committee (“DRC”) for approval to install sheds in accordance herewith.

NOW, THEREFORE, it being in the best interests of the District and the Owners, and in furtherance of the health, safety, welfare, and convenience of the District, the Development, inhabitants and taxpayers, the Board of Directors of the Table Mountain Metropolitan District, Jefferson County, hereby resolves as follows:

1. The Board hereby amends Section 4, subsection B, by deleting the paragraph titled **SHEDS/STORAGE STRUCTURES** and replacing it in its entirety with the following:

STORAGE SHEDS.

DRC approval is required prior to the installation of sheds and/or storage structures. The submittal must include a to-scale site plan with distances to property lines, building dimensions and roof pitch. Only one (1) storage shed shall be permitted per Lot. Maximum size permitted is 8’ by 10’ by 6’ in height, including skids, foundation, or concrete slab, unless approved for a variance by the DRC. Architectural style and materials, including roofing, and paint colors for siding and trim, should match the existing house. Storage sheds may not back to open rail fencing, and shall be screened from view by a privacy fence or vegetation. Storage sheds should be located in the least obtrusive location in a rear yard and should be located a minimum of two (2) feet from any property line or fence. Any utilities serving a storage shed shall be installed underground. Submittals shall be reviewed by the DRC on a case-by-case basis, taking into consideration the Lot size, proposed location of the storage shed, and general characteristics of the storage shed and the subject Lot.

2. Except as amended herein the Architectural Control Procedures and Design Guidelines, as may have been previously amended, continue in full force and effect.

RESOLVED THIS 7th day of July 2026 to be effective as of July 7th, 2026, and is attested to by the President and Secretary of the Table Mountain Metropolitan District.

TABLE MOUNTAIN METROPOLITAN DISTRICT

Signed by:
Michael Epke

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President

ATTEST:

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Angela Elliott

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Secretary