

**FIRST AMENDMENT TO THE RESOLUTION
OF THE BOARD OF DIRECTORS OF
BEACON POINT METROPOLITAN DISTRICT**

ADOPTING DEEMED TO COMPLY COLOR PALETTES

WHEREAS, Beacon Point Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, on November 9, 2022, the Board adopted the Amended and Restated Residential Improvement Guidelines, Standards and Processes, as may be amended from time to time, (the “**Guidelines**”); and

WHEREAS, Section 4.38 of the Guidelines provides that paint to be applied to homes shall be from the color palette approved by the Board and provides the Board with the authority to add additional color palettes; and

WHEREAS, the Board desires to provide additional guidance on color palettes that are approved to be used and followed within the District; and

WHEREAS, on February 10, 2021, the Board adopted the Resolution Adopting Deemed to Comply Color Palettes, as may be amended from time to time; and

WHEREAS, in 2022 the Beacon Point Color Schemes Book was updated (the “**Pre-Approved Color Schemes**”); and

WHEREAS, the Board wishes to clarify painting and color requirements for gutters, downspouts, conduit and other external housing features, accessories and utility lines.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Amending and Restating House Painting Guidelines. The Board hereby adopts House Painting Guidelines, attached hereto in **Exhibit A** and made a part hereof, and the Pre-Approved Color Schemes, attached hereto in **Exhibit B** and made a part hereof. The House Painting Guidelines and Pre-Approved Color Schemes fully amends and restates the prior existing


House Painting Guidelines and Pre-Approved Color Schemes and are meant to supplement the information in the Guidelines and are to be used in conjunction with the Guidelines.

2. Severability. If any term or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of the resolution or rules and regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

[Signature page follows.]

RESOLVED, ADOPTED AND APPROVED this 10th day of January, 2024.

BEACON POINT METROPOLITAN DISTRICT



Officer of the District

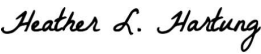
ATTEST:



Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

*Signature page to First Amendment to Resolution of the Board of Directors of Beacon Point
Metropolitan District Adopting Deemed to Comply Color Palettes*

EXHIBIT A
House Painting Guidelines

House Painting Guidelines

Beacon Point Metropolitan District

This document, in conjunction with the Guidelines, serves as the policy for the Beacon Point Metropolitan District for homeowners to repaint their houses. Homeowners are required to follow these policies and those in the Guidelines when choosing paint colors and obtaining architectural review approval.

Homeowners may choose to use the existing color for their residence when re-painting. Should a homeowner choose to do so, no architectural review is required.

Should a homeowner choose to change the color of a residence or the layout of the colors on the residence, the following procedure must be followed:

A homeowner may choose to use a Pre-Approved Color Scheme and associated layout (i.e. The body color shall be applied on garage doors. Handrails, porch posts, and gable end brackets shall match the trim color) to change the color scheme of a residence. The Pre-Approved Color Schemes are an attachment to this policy. When choosing one of these Pre-Approved Color Schemes, the homeowner will be granted approval provided that it is not the same color scheme as the houses on either side or directly across the street of the resident. The Community Manager should be notified of the choice of colors and provided pictures of neighboring houses to each side and across the street to verify the colors are not the same color scheme so that the community database of home colors can be maintained up to date. The Community Manager will then issue a formal approval letter.

Should a homeowner wish to repaint a residence with a scheme that is not one of the Pre-Approved Color Schemes or in a layout different than the Pre-approved Color Schemes/existing layout, it is necessary to obtain written approval prior to proceeding with the painting. Approval should be sought using an Architectural Review Request form. The submission should clearly indicate how the proposed color scheme will be applied to the residence and provide pictures of neighboring houses to each side and across the street to verify the colors are not the same color scheme. To assist the architecture review, samples of the colors along with a clear indication of how they will be applied to the residence shall be submitted (e.g. main body, secondary body, trim, accent). Muted historical colors are the neighborhood standard and all color schemes shall conform with the overall Beacon Point community. Body colors to avoid are: pure whites, bright/bold hues, and pastel tones. To facilitate review, use of a commercially available visualization program such as those available from most paint vendors, is recommended. Some examples are shown below:

<https://www.hgtvhomebysherwinwilliams.com/color-visualizer>

<https://www.behr.com/consumer/colors/paint/visualizer/upload>

<https://www.benjaminmoore.com/en-us/color-overview/personal-color-viewer>

In addition, all paint colors to be used will be applied to a garage door or other exterior wall of the residence large enough (at least 12" x 12" per color) to show the appearance of the colors when applied. The colors will be painted on the house left to right with Main Body, Secondary Body, Trim and Accent colors in that order.

Any additional external housing features, accessories or utility lines must be painted to match the location of the feature, accessory or utility line (i.e. conduit running along the body of the house must be painted to match the body). This applies to gutters, downspouts, conduit, piping and other similar external features, accessories or utility lines.

Once written approval is granted, painting may move forward. In the event architecture review denies the request, the homeowner has the option to appeal that decision to the Beacon Point Board for consideration of an exception.

All newly approved paint schemes will be reviewed annually by the Board for consideration for inclusion in the Beacon Point listing of approved paint pallets.

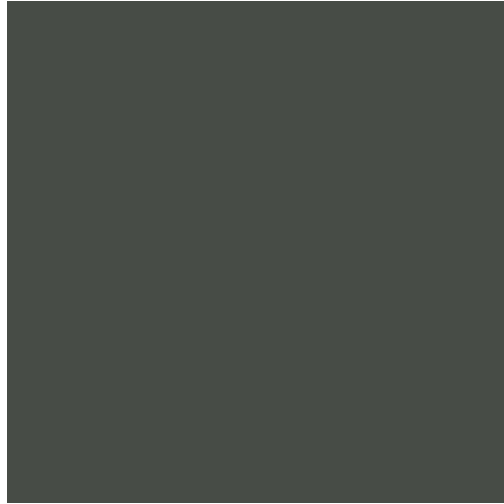
EXHIBIT B
Pre-Approved Color Schemes

Beacon Point Sherwin Williams Option 1

Body - Natural Tan SW 7567



Accent - Rock Bottom SW 7062



Secondary Body - Studio Taupe SW 7549



Trim - Iron Ore SW 7069

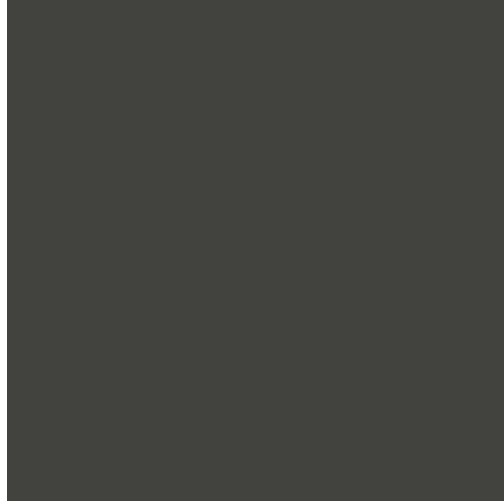


Beacon Point Sherwin Williams Option 2

Body - Serious Gray SW 6256



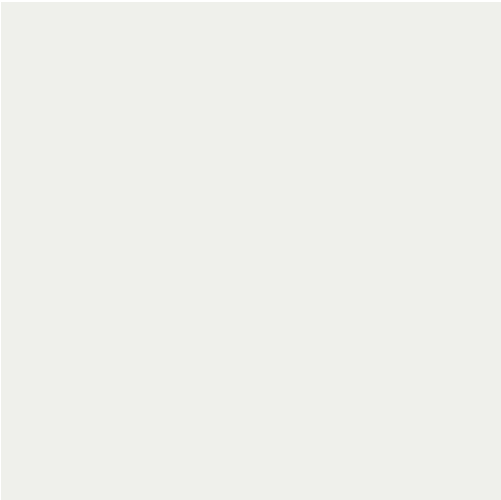
Accent - Inkwell SW 6992



Secondary Body - Morning Fog SW 6255

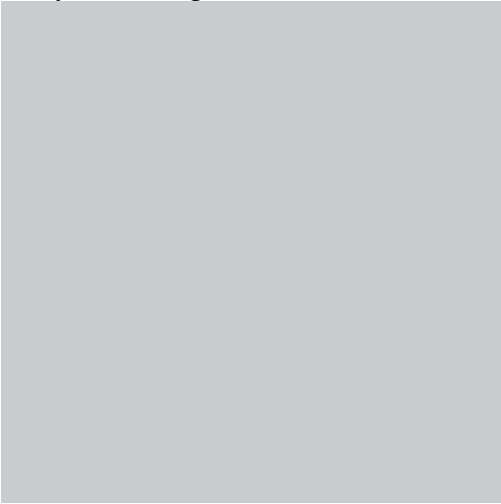


Trim - Extra White SW 7006

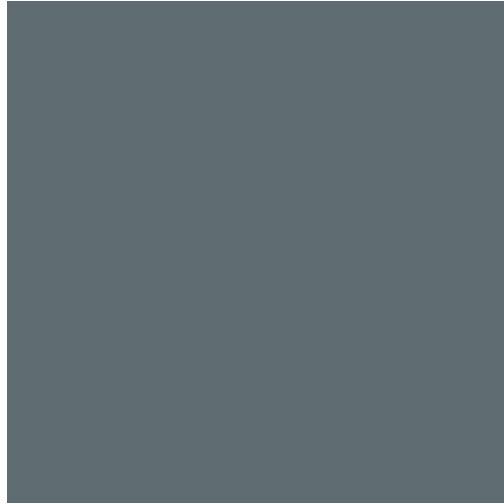


Beacon Point Sherwin Williams Option 3

Body - Evening Shadow SW 7662



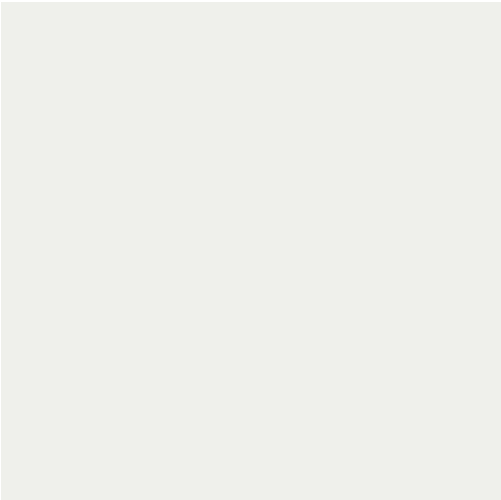
Accent - Slate Tile SW 7624



Secondary Body - Steely Gray SW 7664

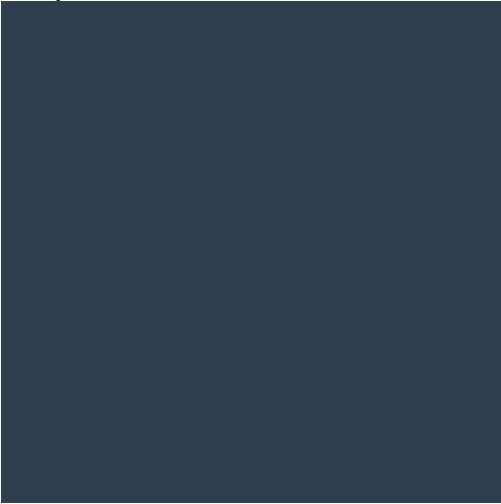


Trim - Extra White SW 7006

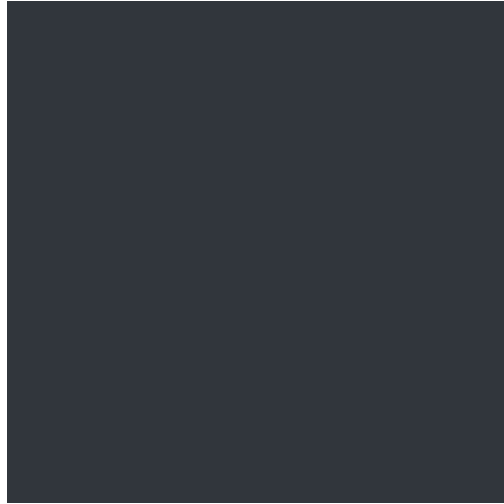


Beacon Point Sherwin Williams Option 4

Body - Naval SW 6244



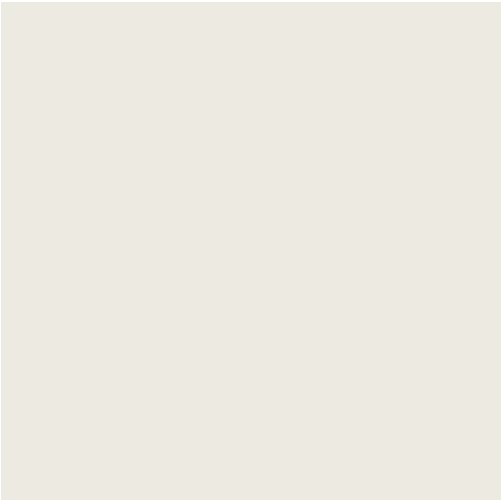
Accent - Inkwell SW 6992



Secondary Body-Northern Pike SW 3352



Trim - Alabaster SW 7008



Beacon Point Sherwin Williams Option 5

Body - Repose Gray SW 7015



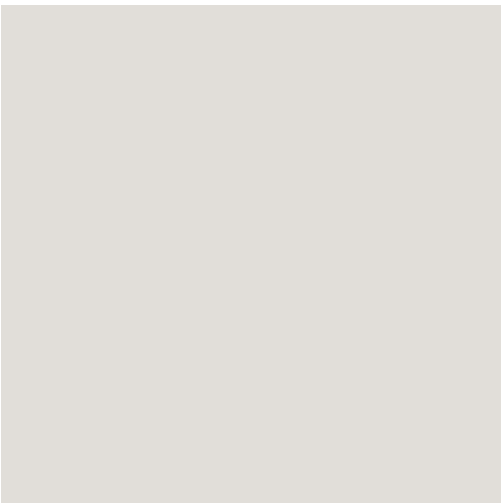
Accent - Black of Night SW 6993



Secondary Body - Dovetail SW 7018

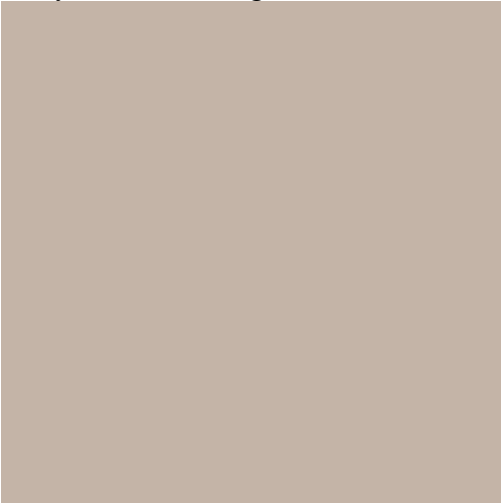


Trim-Eider White SW 7014

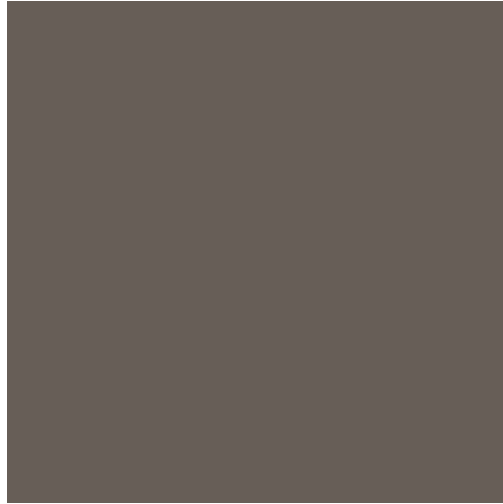


Beacon Point Sherwin Williams Option 6

Body - Diverse Beige SW 6079



Accent - Manor House SW 7505



Trim - Dry Dock SW 7502

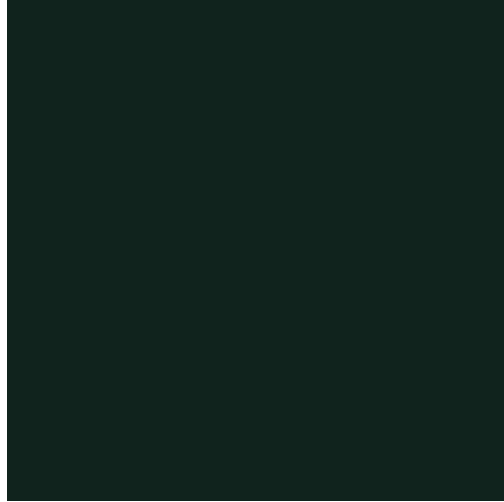


Beacon Point Sherwin Williams Option 7

Body - Mineral Gray SW 2740



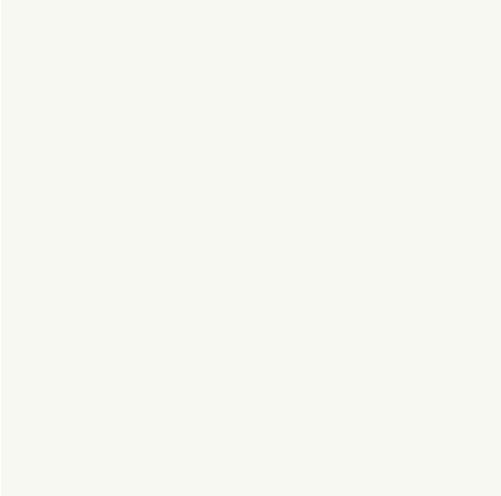
Accent - Black Emerald SW 6936



Secondary Body-Steely Gray SW 7664



Trim - High Reflective White SW 7757

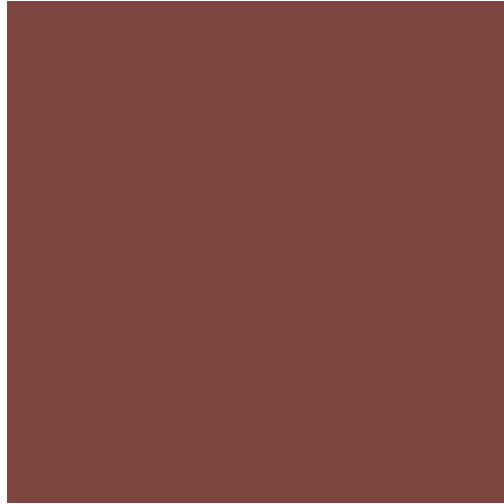


Beacon Point Sherwin Williams Option 8

Body - Smoky Beige SW 9087



Accent - Red Barn SW 7591



Secondary Body - Touch of Sand SW 9085



Trim - French Roast SW 6069

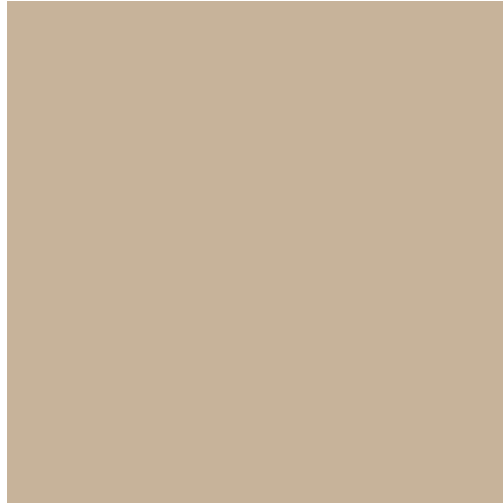


Beacon Point Sherwin Williams Option 9

Body - Lotus Pod SW 7572



Accent - Nomadic Desert SW 6107



Trim - Foothills SW 7514

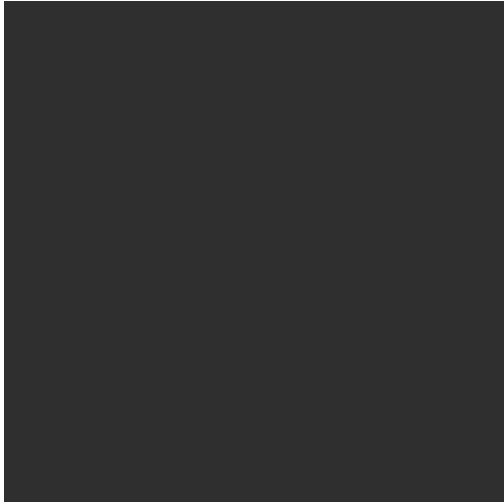


Beacon Point Sherwin Williams Option 10

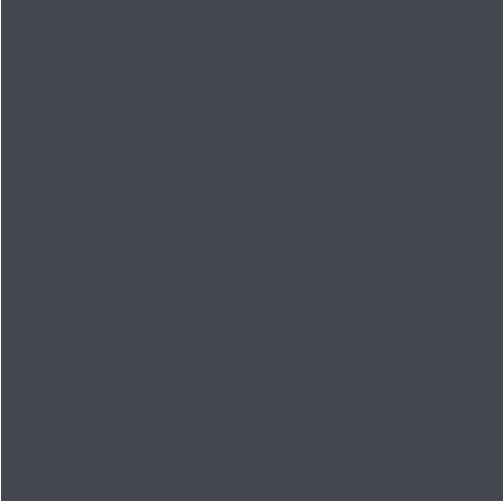
Body - Serious Gray SW 6256



Accent - Tricorn Black SW 6258



Secondary Body-Cyberspace SW 7076

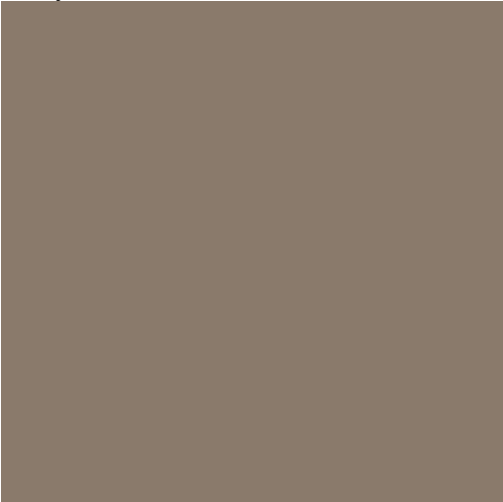


Trim - Knitting Needles SW 7672



Beacon Point Sherwin Williams Option 11

Body - Warm Stone SW 7032



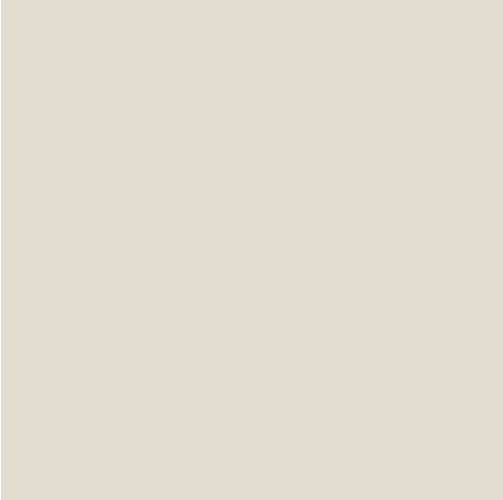
Accent - Black Fox SW 7020



Secondary Body-Keystone Gray SW 7504

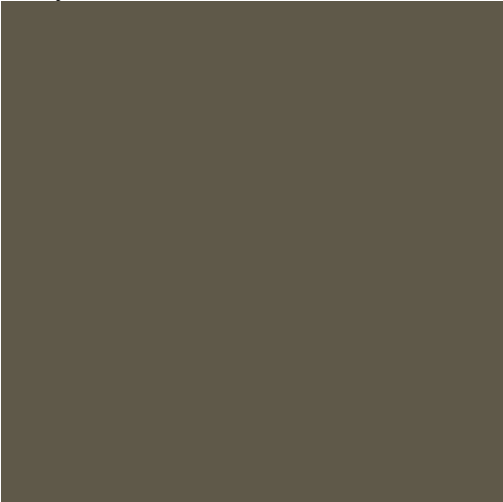


Trim - Oyster White SW 7637



Beacon Point Sherwin Williams Option 12

Body - Garden Gate SW 6167



Accent - Thunder Gray SW 7645



Secondary Body-Mountain Road SW 7743

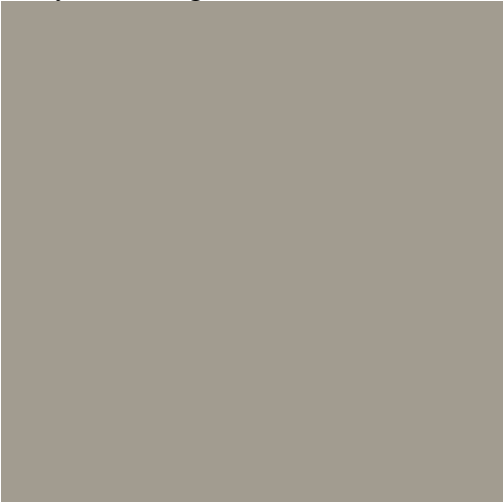


Trim - Sensible Hue SW 6198

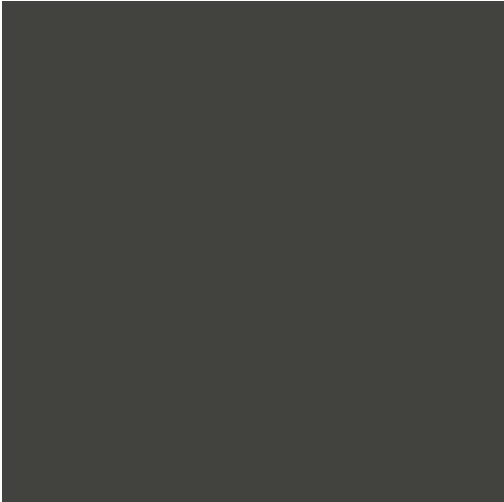


Beacon Point Sherwin Williams Option 13

Body - Rushing River SW 7746



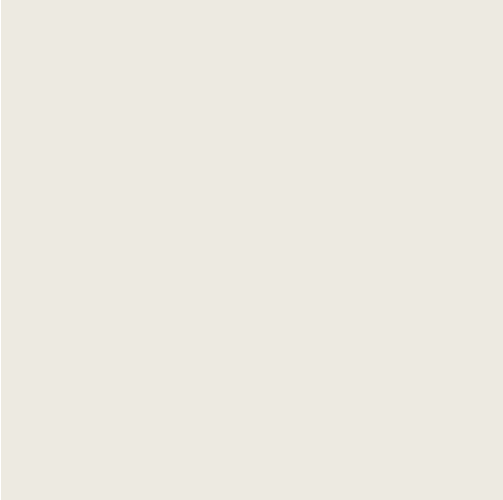
Accent - Iron Ore SW 4069



Secondary Body-Mountain Road SW 7743



Trim - Alabaster SW 7008

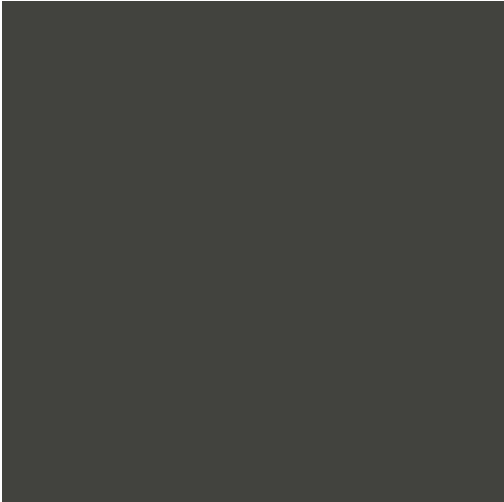


Beacon Point Sherwin Williams Option 14

Body - Jogging Path SW 7638



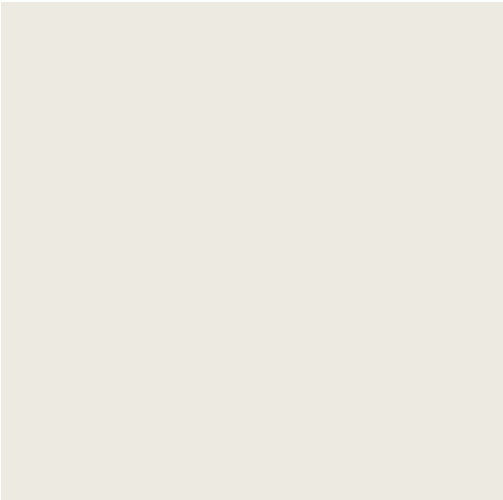
Accent - Iron Ore SW 4069



Secondary Body-Dried Thyme SW 6186



Trim - Alabaster SW 7008



Beacon Point Sherwin Williams Option 15

Body - Repose Gray SW 7015



Accent - Urbane Bronze SW 7048

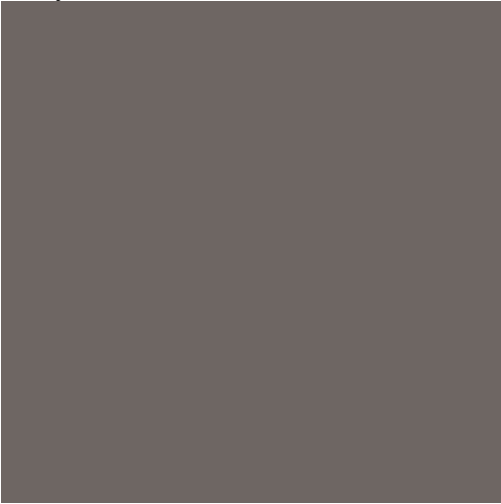


Trim - Pavestone SW 7642



Beacon Point Sherwin Williams Option 16

Body - Folkstone SW 6005



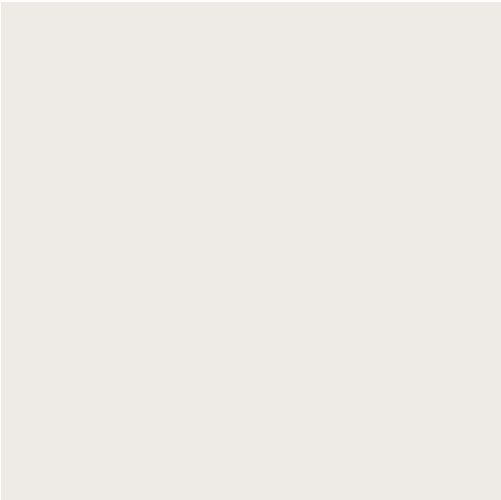
Accent - Urbane Bronze SW 7048



Secondary Body - Polished Concrete SW 9167



Trim - Pure White SW 7005



Beacon Point Sherwin Williams Option 17

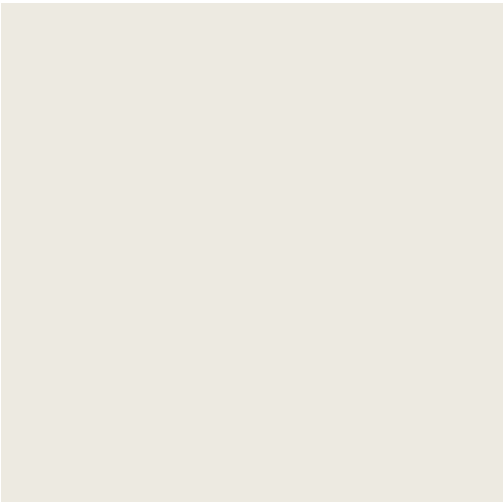
Body - Serious Gray SW 6256



Accent - Inkwell SW 6992



Trim - Alabaster SW 7008

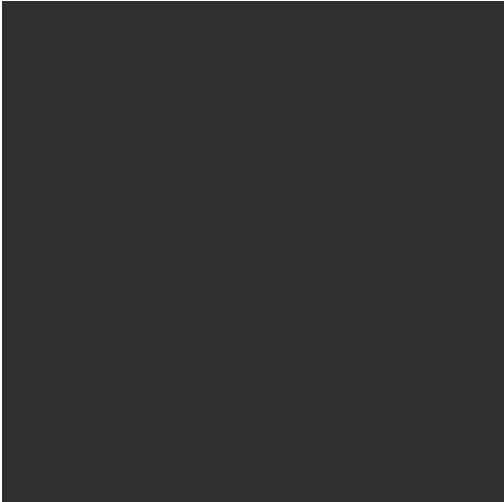


Beacon Point Sherwin Williams Option 18

Body - Repose Gray SW 7015



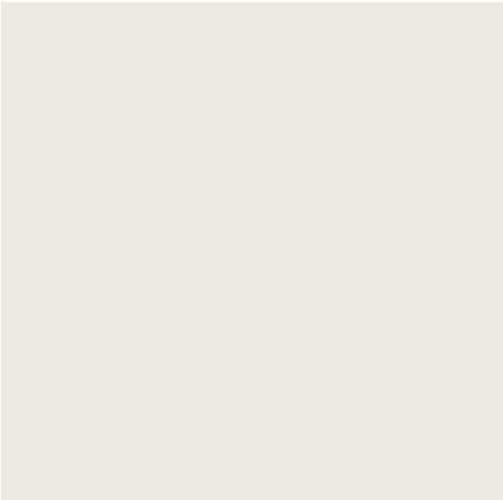
Accent - Tricorn Black SW 6258



Secondary Body-Peppercorn SW 7674

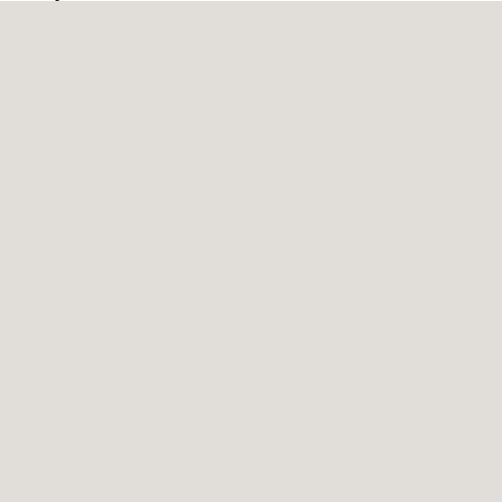


Trim - Alabaster SW 7008



Beacon Point Sherwin Williams Option 19

Body - Eider White SW 7014



Accent - Thunder Gray SW 7645

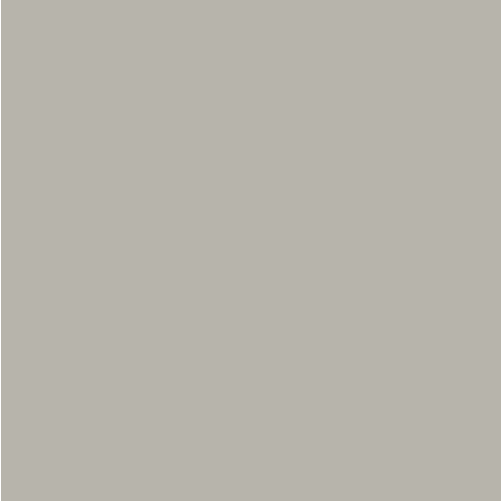


Trim - Pussy Willow SW 7643

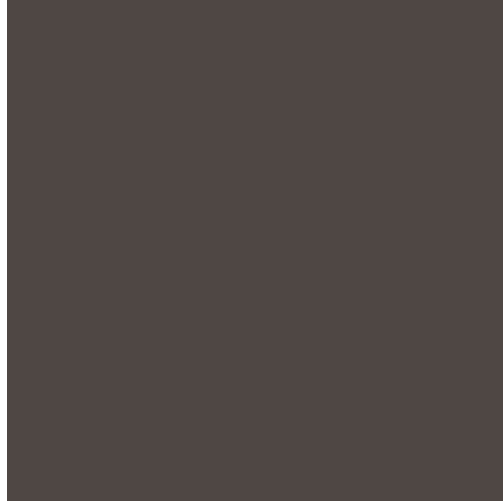


Beacon Point Sherwin Williams Option 20

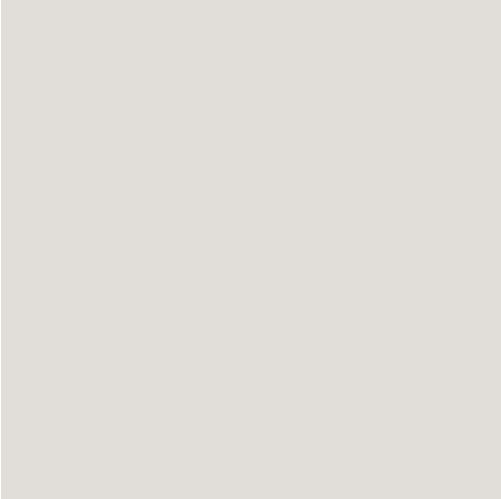
Body - Sensible Hue SW 6198



Accent - Black Fox SW 7020



Secondary Body-Eider White SW 7014



Trim - Gauntlet Gray SW 7019

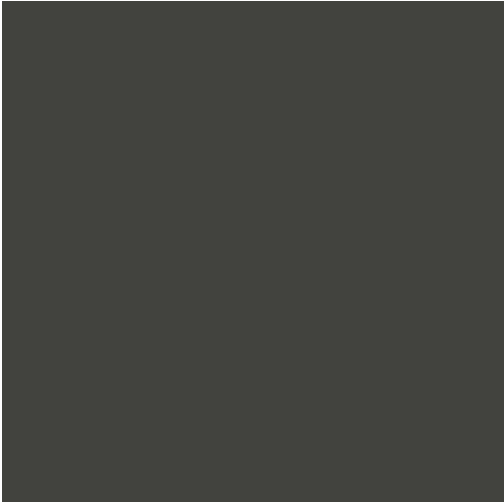


Beacon Point Sherwin Williams Option 21

Body - Mindful Gray SW 7016



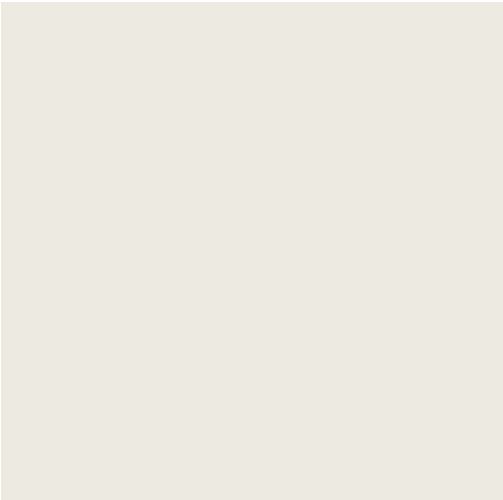
Accent - Iron Ore SW 7069



Secondary Body - Black Fox SW 7020



Trim - Alabaster SW 7008



Beacon Point Benjamin Moore Option 1

Body - River Reflection BM 1552



Accent - Wrought Iron BM 2124-10



Secondary Body-Bear Creek BM 1470



Trim - Light Pewter BM 1464



Beacon Point Benjamin Moore Option 2

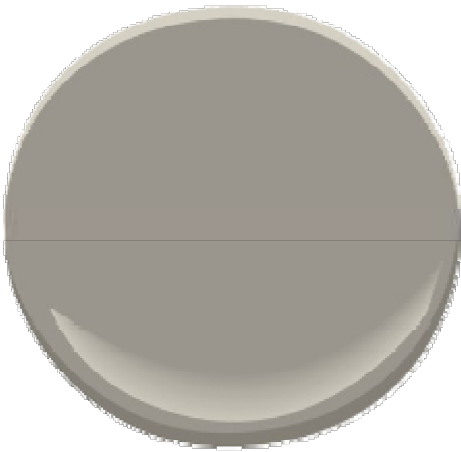
Body - Charcoal Slate BM HC-178



Accent - Black Beauty BM 2128-10



Secondary Body-Graystone BM 1475



Trim - London Fog BM 1541



Beacon Point Benjamin Moore Option 3

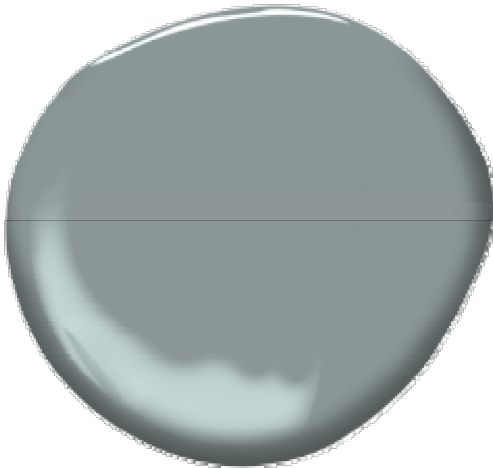
Body - Solitude BM AF-545



Accent - Old Navy BM 2063-10



Secondary Body- Brewster Gray BM 1475



Trim - Distant Grey OC-68



Beacon Point Benjamin Moore Option 4

Body - Deep Creek BM 1477



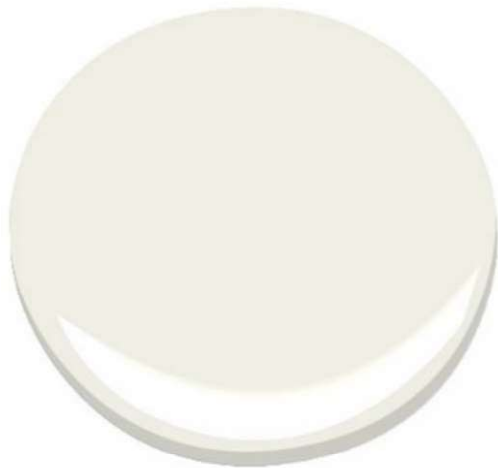
Accent - Onxy BM 2133-10



Secondary Body- Fusion BM AF-675



Trim - White Dove OC-17



**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
BEACON POINT METROPOLITAN DISTRICT
ADOPTING THE SECOND AMENDMENT
TO
AMENDED AND RESTATED
RESIDENTIAL IMPROVEMENT GUIDELINES, STANDARDS AND PROCESSES
(Exterior Painting)**

WHEREAS, the Beacon Point Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized to provide various services, including design review and covenant enforcement services, in and around the Beacon Point development in Arapahoe County, Colorado; and

WHEREAS, pursuant to § 32-1-1001(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered with the management, control and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1004(8)(a)(II), C.R.S., the District has the power to furnish covenant enforcement and design review services within the boundaries of the District; and

WHEREAS, pursuant to the terms and conditions of the Protective Covenants of Beacon Point recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado at Reception No. B5060926, on January 29, 2005 (the “**Covenants**”) as amended, the District has the authority to promulgate architectural standards, rules, regulations and/or guidelines (collectively, the “**Guidelines**”) which may be modified, amended, repealed and re-enacted from time-to-time; and

WHEREAS, pursuant to the Covenants, the Guidelines may contain provisions to clarify the designs and materials that may be considered in the design approval process, may state requirements for submissions, may state procedural requirements or may specify acceptable Improvements (as that term is defined in the Covenants) that may be installed; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to promulgate, adopt, enact, modify, amend, repeal and re-enact rules and regulations concerning and governing the Property (as that term is defined in the Covenants”); and

WHEREAS, on November 9, 2022, the Board adopted the Amended and Restated Residential Improvement Guidelines, Standards and Processes, as may be amended from time to time, (the “**Design Standards**” or the “**Guidelines**”); and

WHEREAS, the District desires to adopt this Second Amendment to the Amended and Restated Residential Improvement Guidelines, Standards and Processes (the “**Second Amendment**”), attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Adoption of Second Amendment to Amended and Restated Residential Improvement Guidelines, Standards and Processes. The Second Amendment to the Amended and Restated Residential Improvement Guidelines, Standards and Processes attached as Exhibit A, is hereby adopted.
2. Prior Provisions Effective. Except as amended herein, the Design Standards shall remain in full force and effect without limitation.
3. Contradicting Provisions. Any provision of any governing document of the District, including, without limit, rules and regulations, policies and the like, which contradict the Second Amendment shall automatically become null and void and unenforceable.
4. Effective Date. The Second Amendment shall be effective as of January 10, 2024.

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RESOLVED AND ADOPTED this 10th day of January, 2024.

**BEACON POINT METROPOLITAN
DISTRICT**

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

General Counsel to the District

EXHIBIT A

**Second Amendment to Amended and Restated Residential Improvement Guidelines,
Standards and Processes**

**SECOND AMENDMENT
TO
AMENDED AND RESTATED RESIDENTIAL IMPROVEMENT GUIDELINES,
STANDARDS AND PROCESSES
OF
BEACON POINT METROPOLITAN DISTRICT
(Exterior Painting)**

This Second Amendment to the Amended and Restated Residential Improvement Guidelines, Standards and Processes of Beacon Point Metropolitan (the “**Second Amendment**”) was duly adopted the day and year set forth in the above Resolution.

1. Provision Repealed and Restated. Section 4.38 of the Residential Improvement Guidelines is hereby repealed in its entirety and replaced with the following language:

Section 4.38 Painting:

Painting. All house painting must comply with the Resolution of the Board of Directors of Beacon Point Metropolitan District Adopting Deemed to Comply Colors, as may be amended from time to time.

Any additional external housing features, accessories or utility lines must be painted to match the location of the feature, accessory or utility line (i.e. conduit running along the body of the house must be painted to match the body). This applies to gutters, downspouts, conduit, piping and other similar external features, accessories or utility lines.

2. Provision Provisions Effective. Except as amended herein, the Residential Improvement Guidelines shall remain in full force and effective without limitation.

Adopted this 10th day of January, 2024.

**BEACON POINT METROPOLITAN
DISTRICT**

Officer of the District

ATTEST:
