

**Greenways Metropolitan District No. 3**

The Board of Directors of Greenways Metropolitan District No. 3 adopted that certain Resolution of the Board of Directors of Greenways Metropolitan District No. 3, City of Colorado Springs, County of El Paso, State of Colorado, Adopting District Fees on July 22, 2022, which was amended by a First Amendment on May 8, 2024, a Second Amendment on May 29, 2025, and a Third Amendment on September 16, 2025 (collectively, the Fee Resolution). A link to the Fee Resolution as well as a summary of the fees imposed by the Fee Resolution are below.

<b>Unit Type</b>	<b>Definitions of Unit Types</b>	<b>Transfer Administration Fee</b>	<b>Covenant Enforcement Fee</b>
<b>Single Family Unit</b>	“Single Family Unit” shall be any individually platted portion of the Property that is zoned and intended for the construction and use as a detached single family home, but does not include Filing 6 SFU/ADU or Filing 8 SFU/ADU, as defined below.	Amount: \$400  Frequency: One time	Amount: \$140  Frequency: Quarterly
<b>Filing 6 SFU/ADU and Filing 8 SFU/ADU</b>	<p>“Filing 6 SFU/ADU” shall be any individually platted portion of the Property that is zoned and intended for the construction and use as a detached single family home located within Greenways at Sand Creek Filing No. 6, according to the Plat thereof recorded in the real property records of El Paso County on December 20, 2024 at Reception Number 224715464, irrespective of accessory dwelling unit status of the unit.</p> <p>“Filing 8 SFU/ADU” shall be any individually platted portion of the Property that is zoned and intended for the construction and use as a detached single family home located within Filing 8, irrespective of accessory dwelling unit status of the unit.</p>	Amount: \$400  Frequency: One time	Amount: \$200  Frequency: Quarterly

<b>Townhome</b>	“Townhome” shall be any individually platted portion of the Property that is zoned and intended for the construction and use as an attached single family home.	Amount: \$500 Frequency: One time	Amount: \$500 Frequency: Quarterly
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The Transfer Administration Fee shall be assessed and collected upon the sale or transfer of a unit for the first time for residential occupation and upon every subsequent sale or transfer of that unit.

The Covenant Enforcement Fee shall be assessed quarterly and collected in the month following the end of each quarter. The Covenant Enforcement Fee shall commence upon the sale or transfer of a unit for the first time for residential occupation. In the event a unit is transferred to a homeowner on a date other than the first day of the month of the quarter, the amount of the Covenant Enforcement Fee shall be prorated accordingly.