

NOTICE OF ELECTION

TO WHOM IT MAY CONCERN, and particularly, to the electors of the proposed Ramblewood Metropolitan District (“**District**”) of Douglas County, Colorado:

NOTICE IS HEREBY GIVEN that an election will be held on Tuesday, November 4, 2025, between the hours of 7:00 a.m. and 7:00 p.m. regarding the question of the organization of the proposed District, the election of the initial board of directors, and the submission of the proposition of issuing general obligation bonds or creating other general obligation indebtedness or any questions necessary to implement the provisions of Article X, Section 20, of the Colorado Constitution as applied to the proposed District.

The proposed District encompasses approximately 91.019 acres, generally located south of Hilltop Road and west of Alpine Drive, in Douglas County, Colorado, and is more particularly described on **Exhibit A**, attached hereto.

The election is being conducted as a mail ballot election by the Designated Election Official, Craig Sorensen, c/o McGeady Becher Cortese Williams P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado 80203, telephone number 303-592-4380. The place of deposit for mail ballots and walk-in polling place for voting at the election will be at said office.

Not sooner than October 13, 2025 and no later than October 20, 2025, the Designated Election Official shall mail to each active registered elector of the proposed District a mail ballot packet.

Steven A. Shoflick, David J. Goldberg, and Daniel R. Sheldon are candidates for terms extending to the second regular election, and Michael W. Smith is a candidate for a term extending to the next regular election. There is no candidate for the second available term that extends to the next regular election.

The walk-in polling place shall be open Monday through Friday, 8:00 a.m. - 5:00 p.m. beginning not sooner than twenty-two days prior to the election, October 13, 2025, and from 7:00 a.m. to 7:00 p.m. on the date of election.

The purposes of the proposed District are to provide: street, park and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, and television relay and translation improvements; covenant enforcement and design review services; security services; as well as all other improvements or services permitted by Article 1, Title 32, C.R.S., except as specifically limited in the Service Plan of the proposed District.

Pursuant to Section 1-5-207, C.R.S., the estimated operating and debt service mill levies and fiscal year spending for the first year following organization are:

Operating Mill Levy:	15.000 mills
Debt Service Mill Levy:	50.000 mills
Combined Mill Levy:	65.000 mills
Fiscal Year Spending:	\$75,000

NOTICE IS FURTHER GIVEN that an eligible elector of said proposed District for the purpose of said election is a person registered to vote pursuant to the “Colorado Uniform Election Code of 1992”; and (i) who is a resident of the proposed District, or (ii) who, or whose spouse or civil union partner, owns taxable real or personal property within the proposed District,

whether said person resides within the proposed District or not. A person who is obligated to pay taxes under a contract to purchase taxable property within the proposed District shall be considered an owner of taxable property for the purpose of qualifying as an eligible elector.

Any individual who wishes to know if his or her residence or taxable real or personal property is located within the boundaries of the proposed District should contact the County Assessor's office with reference to the legal description set forth above. Additionally, a map of the proposed District as included in the Service Plan is available for examination at the office of the District Court for Douglas County and at 450 E. 17th Avenue, Suite 400, Denver, Colorado 80203.

Write-in candidates must have filed an affidavit of intent with the Designated Election Official by no later than September 1, 2025.

NOTICE IS FURTHER GIVEN that applications for absentee voter ballots may be filed with the Designated Election Official at the address set forth above no later than the close of business on the Tuesday immediately preceding the election. Return of absentee voter ballots and replacement ballots may be received by the Designated Election Official at the above address, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. beginning on October 13, 2025, until the day prior to the election, or between the hours of 7:00 a.m. and 7:00 p.m. on the date of the election.

Proposed Ramblewood Metropolitan District

By: /s/ CRAIG SORENSEN
Designated Election Official

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EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°29'26" EAST, BEING MONUMENTED ON THE WEST BY THE WEST QUARTER-SECTION CORNER OF SAID SECTION 6 BEING A 3" ALUMINUM CAP STAMPED "1988 PLS 23053" AND ON THE EAST BY THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 6 BEING A 3.25" ALUMINUM CAP STAMPED "1994 PLS 12405" AS SHOWN HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER-SECTION CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 89°29'26" EAST, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1427.29 FEET TO A POINT ON THE EAST LINE OF HIDDEN VILLAGE FILING NO. 1, RECORDED UNDER RECEPTION NO. 125234 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTH 00°32'40" WEST, ON SAID EAST LINE, A DISTANCE OF 12.77 FEET TO SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561360 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88° 57' 09" EAST, ON THE SOUTH LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561360 AND PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561359 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 1407.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL UNDER RECEPTION NO. 9561359;

THENCE NORTH 00° 07' 54" EAST, ON THE WEST LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 9561359 AND AT BOOK 1252 AT PAGE 1859 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 1164.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLTOP ROAD RECORDED UNDER RECEPTION NO. 2023042659 AND RECEPTION NO. 9519760 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES:

1. THENCE SOUTH 44° 02' 27" EAST, A DISTANCE OF 2.71 FEET, TO THE BEGINNING OF A CURVE;
2. THENCE ON THE ARC OF SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 01° 36' 15", HAVING A RADIUS OF 11805 FEET, AN ARC LENGTH OF 330.52 FEET, WHOSE LONG CHORD BEARS SOUTH 44° 50' 35" EAST, A DISTANCE OF 330.51 FEET TO A POINT OF NON-TANGENCY;
3. THENCE SOUTH 50° 08' 18" EAST, A DISTANCE OF 540.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE;
4. THENCE ON THE ARC OF SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 03° 10' 02", HAVING A RADIUS OF 11775.00 FEET, AN ARC LENGTH OF

650.88 FEET, WHOSE LONG CHORD BEARS SOUTH 49°51' 00" EAST, A DISTANCE OF 650.79 FEET TO A POINT OF NON-TANGENCY;

5. THENCE NORTH 00° 25' 50" EAST FOR A DISTANCE OF 19.15 FEET;
6. THENCE SOUTH 49° 57' 20" EAST, A DISTANCE OF 272.56 FEET TO A POINT ON THE BOUNDARY LINE OF HIDDEN VILLAGE FILING NO. 4 RECORDED UNDER RECEPTION NO. 131583 AND AS REDEFINED PER PROPERTY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 2008084858 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID HIDDEN VILLAGE FILING NO. 4, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89° 46' 53" WEST, ON THE REDEFINED PROPERTY LINE AGREEMENT UNDER RECEPTION NO. 2008084858 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 118.18 FEET;
2. THENCE SOUTH 00° 46' 02" WEST, ON THE REDEFINED PROPERTY LINE AGREEMENT UNDER RECEPTION NO. 2008084857 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, A DISTANCE OF 1226.76 FEET;

THENCE NORTH 89° 13' 58" WEST, A DISTANCE OF 2643.43 FEET TO A POINT ON THE AFORESAID EASTERLY LINE OF THE HIDDEN VILLAGE FILING NO. 1;

THENCE NORTH 00° 32' 40" EAST, ON SAID EASTERLY LINE, A DISTANCE OF 1211.76 FEET TO THE **POINT OF BEGINNING.**

CONTAINING A CALCULATED AREA OF 3,964,777 SQUARE FEET OR 91.019 ACRES, MORE OR LESS.

I, JOHN ROBERT MCGEHEE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO,

DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN ROBERT MCGEHEE
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