

**SECOND AMENDMENT
TO
AMENDED AND RESTATED SERVICE PLAN
FOR
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
IN THE CITY OF COLORADO SPRINGS, COLORADO**

Prepared

By

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January 23, 2026

I. Introduction

The original Consolidated Service Plan for Bradley Heights Metropolitan District Nos. 1-3 [originally named Rancho Colorado] was approved by the City of Colorado Springs (the “City”) on September 13, 2005, pursuant to City Resolution No. 163-05. The City approved an Amended and Restated Consolidate Service Plan on May 11, 2010, pursuant to City Resolution No. 67-10. On December 12, 2023, the City approved the limited First Amendment to the Amended and Restated Consolidated Service Plan (“First Amendment”) for the Bradley Heights Metropolitan District (the “Districts”) pursuant to City Resolution No. 205-23 to amend the Maximum Operating Mill Levy for the payment of the Districts’ administrative, operation and maintenance expenses to what is authorized and permitted by Section G.1.2 of the City’s Special District Policy.

This limited Second Amendment to the Amended and Restated Consolidated Service Plan is submitted accordance with the requirements of Section 32-1-207(2) of Title 32, Colorado Revised Statutes, and the City’s Special District Policy, specifically Section E.19 “Limited Service Plan Amendment”. The singular purpose of this limited Second Amendment is to amend **Exhibit D** of the Amended and Restated Consolidated Service Plan describing the permitted services to be provided by the Districts to also include ownership, operation and maintenance of trails, open space, parks, landscape, internal alleyways and private streets located within the boundaries of the Districts.

The remainder of the Amended and Restated Consolidate Service Plan is left unchanged by this limited Second Amendment.

II. Description of Proposed Powers, Improvements and Services-Powers of the Districts and Service Plan Amendment-Operations and Maintenance Limitation [Section V.A.1]

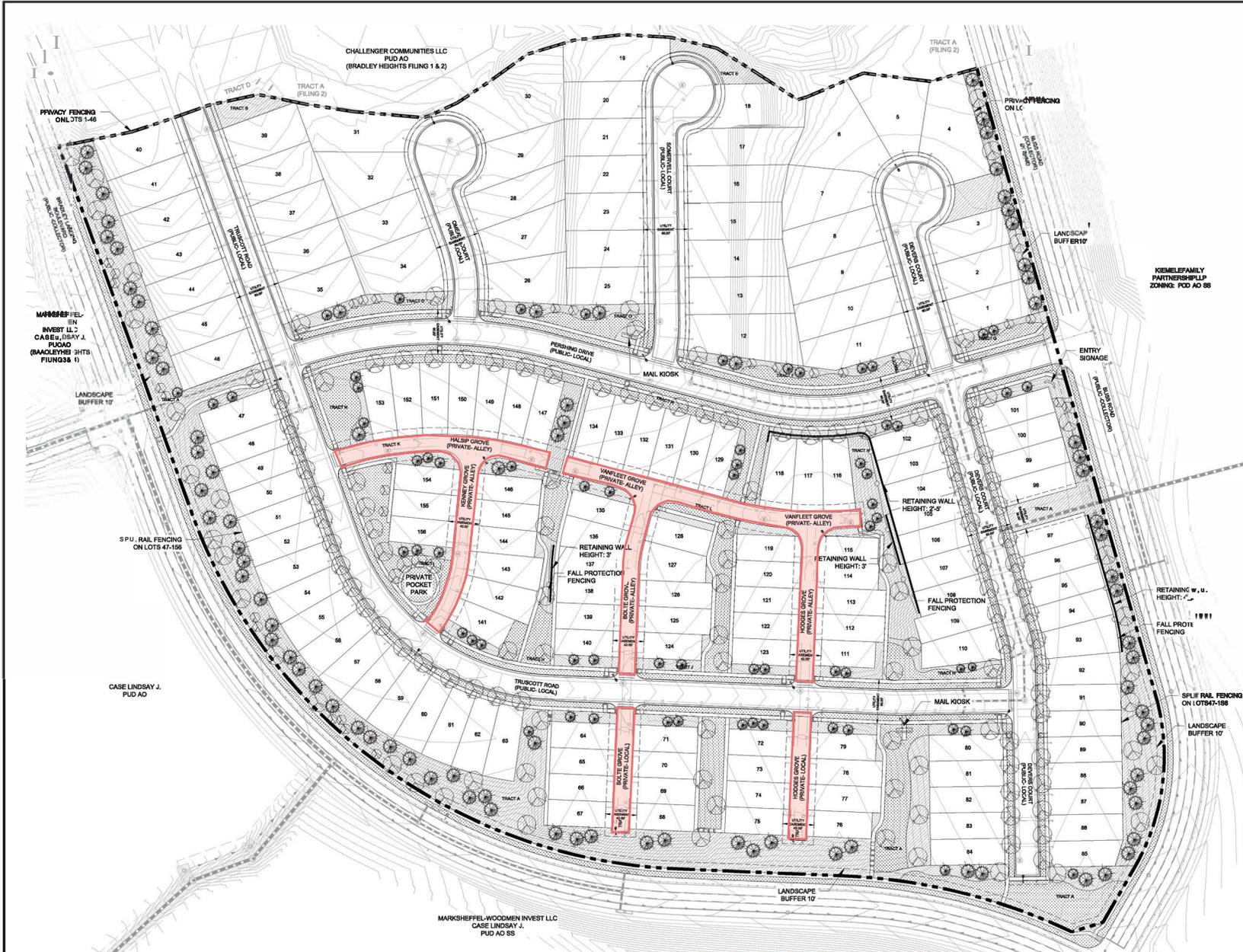
The Districts shall not be authorized to operate and maintain any part or all of the Public Improvements after such dedication, including park and recreation improvements, unless the provision of such ongoing operation and maintenance is specifically identified in **Exhibit D** attached hereto. In the City’s sole discretion, an IGA between the City and the District may be required in order to better describe the conditions under which these permitted services will be provided by the District.

This Second Amendment amends and restates Exhibit D as follows:

EXHIBIT D

Description of Permitted Services to be Provided by the Districts

<u>Description of Services</u>	<u>IGA Required (Yes or No)</u>
Maintenance of entry features, landscaping and right-of-way landscaping, streetscapes, drainage/detention facilities, trails, open space, parks, including, but not limited to, two five-acre parks	No
Maintenance of internal alleyways and private streets located within the Districts including, but not limited to, the Bradley Heights Filing 5 alleyways: Bolte Grove, Hodges Grove, Kenney Grove, Halsip Grove, and Vanfleet Grove as shown on enclosed map	No



GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	BOD TURF
	SHRUB BED
	NATIVE SEEDING

- GENERAL PLAN NOTES:**
1. ALL LOTS SHALL HAVE FENCING ALONG THE PERIMETER OF THE LOTS.
 2. ALL RETAINING WALL HEIGHTS ARE BASED OFF OF THE GRADING PLAN AND TO BE CONSIDERED GENERAL HEIGHTS.
 3. BRACE TREES, EVERGREEN TREES AND ORNAMENTAL TREES ARE SHOWN ON THE PLAN TO FULFILL THE REQUIREMENTS AND ARE SUBJECT TO CHANGE ON THE FINAL LANDSCAPE PLAN.
 4. SHRUBS, GRASSES AND PERENNIALS ARE NOT SHOWN ON THE PLAN AND WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN.
 5. GROUND COVERS SHOWN ON THE PLAN ARE SUBJECT TO CHANGE ON THE FINAL LANDSCAPE DESIGN BASED ON THE ANAL DESIGN.
 6. PLANT LEGEND AND QUANTITIES SHALL BE FINALIZED ON THE ANAL LANDSCAPE PLAN WITH COMPLETE QUANTITIES AND SYMBOLS.
 7. MAINTAIN 15-FOOT LINIUM SEPARATION FROM ANY TREE TO UTILITY SERVICE LINE.

KEMBLE FAMILY PARTNERSHIP LP
ZONING: PUD AO SS

CITY APPROVAL

Land Use Review Approved
12-06-2023
9:46:30 AM
Austin Cooper

NOT FOR CONSTRUCTION
LAND USE REVIEW FILE NO: PUDD-22-0016

DRAWN BY: JAG	JOB DATE: 11/22/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JER	JOB NUMBER: 211450	0 IF NOT ONE INCH. ADJUST SCALES ACCORDINGLY.
CAD DATE: 11/22/2023		
CAD FILE: J:\2021\11450\CAD\dwg\CSDP\Landscape_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
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BRADLEY HEIGHTS - FILING 5
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN

SHEET
L.03
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III. Conclusion

This limited Seconded Amendment, along with the First Amendment and the Amended and Restated Consolidated Service Plan, as required by § 32-1-203(2), C.R.S., has established that:

- (a) There is sufficient existing and projected need for organized service in the area served by the Districts (established by Amended and Restated Consolidated Service Plan);
- (b) The existing service in the area served by the Districts is/was inadequate for present and projected needs (established by Amended and Restated Consolidated Service Plan);
- (c) The Districts are capable of providing economical and sufficient service to the area within their boundaries;
- (d) The area included in the Districts does have the financial ability to discharge the outstanding and proposed indebtedness on a reasonable basis (established by Amended and Restated Consolidated Service Plan);
- (e) Adequate service is not, and will not be, available to the area through the City or County or other existing municipal or quasi-municipal corporations, including other existing special districts, within a reasonable time and on a comparable basis (established by Amended and Restated Consolidated Service Plan);
- (f) The facility and service standards of the Districts are compatible with the facility and service standards of the City within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S. (established by Amended and Restated Consolidated Service Plan);
- (g) The proposal is in substantial compliance with the Comprehensive Plan adopted pursuant to the City Code (established by Amended and Restated Consolidated Service Plan);
- (h) The proposal is in compliance with any duly adopted City, regional or State long- range water quality management plan for the area (established by Amended and Restated Consolidated Service Plan); and
- (i) The creation of the Districts was in the best interests of the area proposed to be served (established by Amended and Restated Consolidated Service Plan).