

Rampart Range Metropolitan District No. 1

2001 16th St., Ste. 1700
Denver, CO 80202 303-770-5710

September 25, 2025

Susie Wargin, Board President
The Retreat at RidgeGate Homeowner's Association
via email: susiewargin@gmail.com

Dear Ms. Wargin:

As you are aware, the Rampart Range Metropolitan District No. 1 (RRMD1) is currently working on the extension of Cabela Drive. As part of this project, RRMD would like to acquire the HOA's stormwater detention pond (Tract M) as well as an easement for the corresponding pipe. I have included two exhibits delineating both.

The purpose of this letter is to ask the HOA to acknowledge this request, by signing below. At such time the project receives approval from the City of Lone Tree, RRMD1 will draw up the necessary documentation and work with the HOA's legal counsel to implement.

The district will restore any disturbance created by the pipe installation, as well as commit to perpetual ownership and maintenance of the detention pond located in Tract M. The district will utilize a landscape architect to seed both areas with a mix that is suitable for the terrain. The stormwater maintenance will include bi-annual inspections and recommended actions to maintain compliance. Additionally, we will conduct a walk through with the HOA upon completion of the pipe installation and the pond modifications.

If you find this acceptable, please acknowledge by signing below. This letter will accompany the project submittal for city review.

Thank you for your continued partnership.

Regards,

Denise Denslow
District Manager



Acknowledged:

Susie Wargin
Board President

Date