

Notice of Special District Disclosure

ATTENTION HOMEBUYER: You are purchasing a home that is located within **The Aurora Highlands Metropolitan District No. 1** (the “**District**”). This District has the authority to issue bonds or other debt to pay for development improvements and levy taxes and fees on all properties within the District for debt repayment and ongoing operations and maintenance.

Name of District:	The Aurora Highlands Metropolitan District No. 1
Contact Information for District:	Denise Denslow, District Manager CliftonLarsonAllen LLP 8390 East Crescent Parkway, Suite 300 Greenwood Village, CO Phone: (303) 779-5710 Email: denise.denslow@claconnect.com
District Website:	https://theaurorahighlands.specialdistrict.net/ The District is part of a consolidated website with The Aurora Highlands Community Authority Board; The Aurora Highlands Metropolitan District Nos. 2-6; and ATEC Metropolitan District Nos. 1 and 2.
District Boundaries:	See attached map.
Purpose of the District:	Metropolitan district organized pursuant to C.R.S. § 32-1-101, et seq. The District, located in the City of Aurora, Colorado, was created to assist with the planning, design, acquisition, construction, installation, operation, maintenance, relocation, and financing of certain public improvements serving The Aurora Highlands, the Aerotropolis Technology and Energy Corridor, and the Aerotropolis Regional Transportation Authority (“ ARTA ”), and described further in the District’s Service Plan, as it may be amended from time to time. The District operates in conjunction with The Aurora Highlands Metropolitan District Nos. 2, 3, 4, 5, and 6; ATEC Metropolitan District Nos. 1 and 2; Aerotropolis Area Coordinating Metropolitan District; and ARTA. A copy of the District’s Service Plan can be found on the District’s website or by contacting the District at the District contact information above. The District is a member of The Aurora Highlands Community Authority Board (the “ Authority ”). The Authority, which was created pursuant to State Statute,

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	<p>was created in order to achieve efficiencies in coordinating the design, planning, construction, acquisition, financing, operating, and maintenance of Public Improvements and the provision of certain services. A copy of the current Authority Establishment Agreement can be accessed on the District’s website.</p>
<p>Authorized Types of District Taxes:</p>	<p>Debt Mill Levy, Aurora Regional Improvements Mill Levy (“ARI Mill Levy”), and Operations and Maintenance Mill Levy</p> <p>These mill levies result in taxes you will owe to the District and are described further below.</p>
<p>District’s Total Debt Issuance Authorized per District’s Service Plan:</p>	<p>\$4,000,000,000</p>
<p>District Improvements Financed by Debt:</p>	<p>The Authority has already issued debt, which is secured and payable, in part, from certain pledged revenue by the District, and anticipates future debt issuances, to pay for those improvements as identified in the Long Term Capital Improvements Plan, as it may be amended from time to time. A current copy of the Long Term Capital Improvements Plan can be obtained from the District’s Website.</p> <p>The current Long Term Capital Improvement Plan projects that the total Long Term Capital Improvements Plan is approximately \$700,000,000 (in 2020 dollars) of major District infrastructure with an additional \$175,000,000 of supporting or associated infrastructure in cooperation with ARTA.</p> <p>The Aurora Highlands and the Aerotropolis Technology and Energy Corridor is projected to develop over the next 20 plus years.</p>
<p>Maximum Debt Mill Levy that may be levied annually on properties within the District to pay back debt:</p>	<p>Maximum Debt Mill Levy: 50.000 Mills Maximum Debt Mill Levy Imposition Term: 50 years</p> <p>The Maximum Debt Mill Levy may adjust based on changes in the residential assessment ratio occurring on or after January 1, 2004.</p>

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<p>Ongoing Operations and Maintenance Services of the District:</p>	<p>The District imposes an Operations and Maintenance Mill Levy, payable by the District’s taxpayers, to pay for ongoing administration, operating, and maintenance obligations.</p> <p>The ongoing administration, operation, and maintenance obligations include, but, are not limited to: accounting, audits, community relations, community management, District management, covenant enforcement, dues and licenses, election expenses, insurance, website maintenance, landscape maintenance, snow removal, parks and trails, detention pond maintenance, parks and open space, irrigation, electricity, trash and recycling, mailbox maintenance, and winter watering.</p>
<p>District Fees:</p>	<p>The Authority is required to operate and maintain certain facilities and improvements and provide certain services for the benefit of and throughout the Aurora Highlands and the Aerotropolis Technology and Energy Corridor. The Authority has ongoing operations and maintenance expenses associated with the facilities, improvements, and services provided to the District, its residents, owners, taxpayers, and visitors, which benefit all property within the Aurora Highlands and The Aerotropolis Technology and Energy Corridor, and increases the value of those properties.</p> <p>To supplement the Operations and Maintenance Mill Levy discussed above, the Authority imposes an Operation and Maintenance Fee on all property located within the Authority, including the District, in order to finance the costs associated with the general operations and maintenance of the facilities, improvements, and services provided.</p> <p>A current fee schedule can be obtained on the District’s website.</p>
<p>Other Taxing Entities to which you will pay taxes to:</p>	<p>As provided by the Adams County Assessor as of 2/22/2023:</p> <ul style="list-style-type: none"> • Adams County: 26.967 mills • Aerotropolis Regional Transportation Authority: 5.000 mills • City of Aurora: 7.816 mills • RTD: 0.000 mills • School District 28-Aurora: 77.846 mills • Urban Drainage & Flood Control: 0.900 mills • Urban Drainage & Flood (S Platte): 0.100 mills

Sample Calculation of Taxes Owed for a Residential Property within The Aurora Highlands Metropolitan District No. 1:

Assumptions:

Average market value of home in District is \$450,000

Debt Mill Levy is 0 mills

Operations and Maintenance Mill Levy is 77.760 mills

ARI Mill Levy is 0.726 mills

Total Metropolitan District mill levies = 78.486 mills

Note that the Debt Mill Levy is not separately imposed. The commitment of the District to tax and repay the Authority Debt is: (a) subject to the Maximum Debt Mill Levy in the Service Plan; and (b) included in the 78.486 mills imposed as the Operations and Maintenance Mill Levy. Pursuant to the Amended and Restated Mill Levy Allocation Policy Agreement and the Revenue Pledge Agreement (District No. 1) (available on request from the District), commencing in 2024, the District will impose a Debt Mill Levy and reduce its Operations and Maintenance Mill Levy by the corresponding rate, subject to changes in the ratio and method of calculating actual valuation.

Calculation of Metropolitan District Taxes:

$\$450,000 \times .0695 = \$31,275.00$ (Assessed Valuation)

$\$31,275.00 \times .078486$ mills = **\$2,454.65 per year in taxes owed solely to The Aurora Highlands Metropolitan District No. 1**

Total Additional Mill Levies from Other Taxing Entities: 118.629 mills

$\$450,000 \times .0695 = \$31,275.00$ (Assessed Valuation)

$\$31,275.00 \times .118629$ mills = **\$3,710.12 per year in taxes owed to Other Taxing Entities**

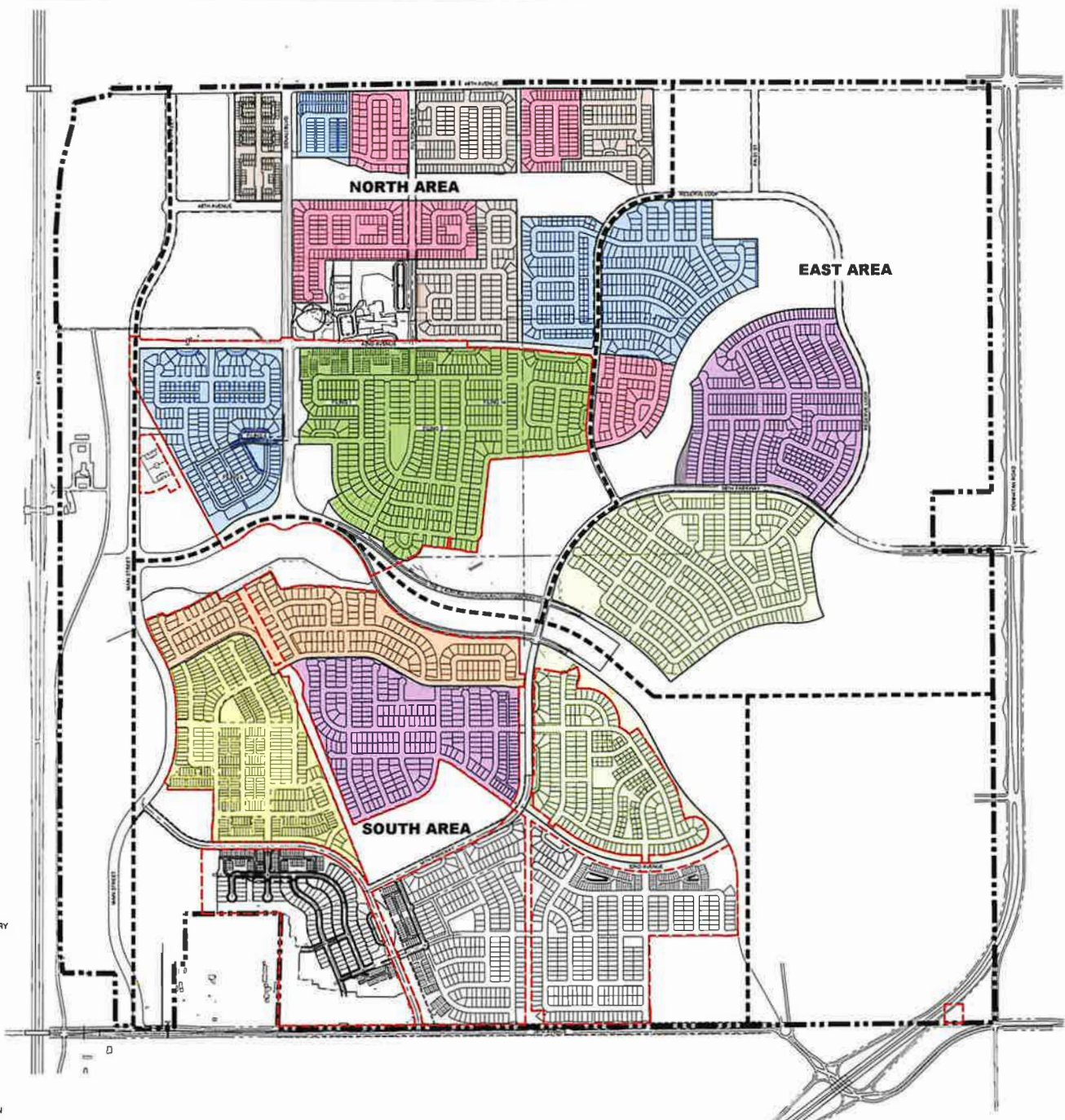
TOTAL 2023 PROPERTY TAXES FOR A HOME COSTING \$450,000= \$6,164.77

THIS ESTIMATE ONLY PROVIDES AN ILLUSTRATION OF THE AMOUNT OF THE NEW PROPERTY TAXES THAT MAY BE DUE AND OWING AFTER THE PROPERTY HAS BEEN REASSESSED AND, IN SOME INSTANCES, RECLASSIFIED AS RESIDENTIAL PROPERTY. THIS ESTIMATE IS NOT A STATEMENT OF THE ACTUAL AND FUTURE TAXES THAT MAY BE DUE. FIRST YEAR PROPERTY TAXES MAY BE BASED ON A PREVIOUS YEAR'S TAX CLASSIFICATION, WHICH MAY NOT INCLUDE THE FULL VALUE OF THE PROPERTY AND, CONSEQUENTLY, TAXES MAY BE HIGHER IN SUBSEQUENT YEARS. A SELLER HAS COMPLIED WITH THIS DISCLOSURE STATEMENT AS LONG AS THE DISCLOSURE IS BASED UPON A GOOD-FAITH EFFORT TO PROVIDE ACCURATE ESTIMATES AND INFORMATION.

ACKNOWLEDGED AND AGREED TO BY BUYER:

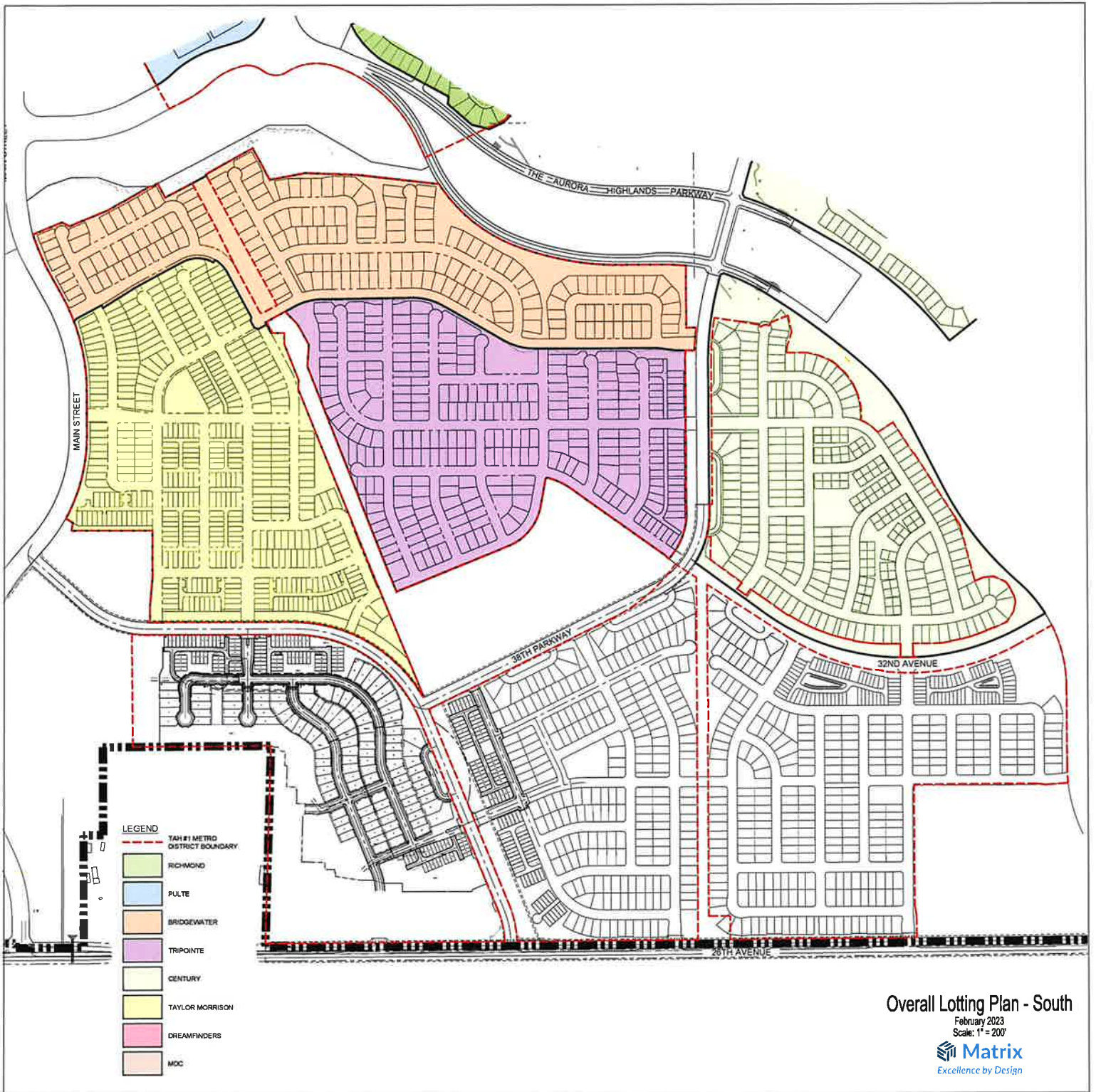
Name: _____

Date: _____



- LEGEND**
- TAN #1 METRO DISTRICT BOUNDARY
 - RICHMOND
 - PULTE
 - BRIDGEWATER
 - TRIPONTE
 - CENTURY
 - TAYLOR MORRISON
 - DREAMFINDERS
 - MDC

Overall Lotting Plan
 February 2023
 Scale: 1" = 400'
Matrix
 Excellence by Design

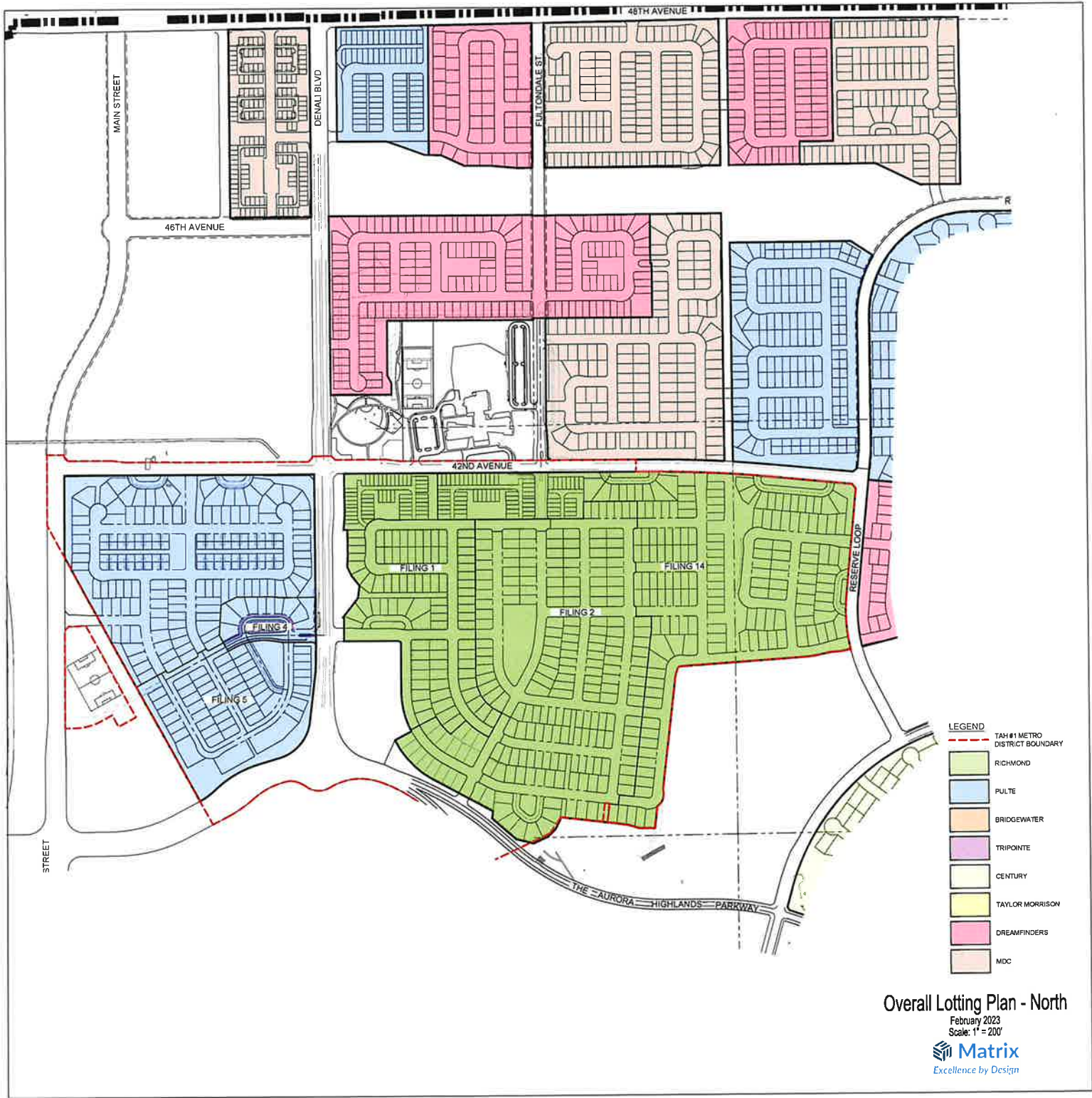


Overall Lotting Plan - South

February 2023

Scale: 1" = 200'



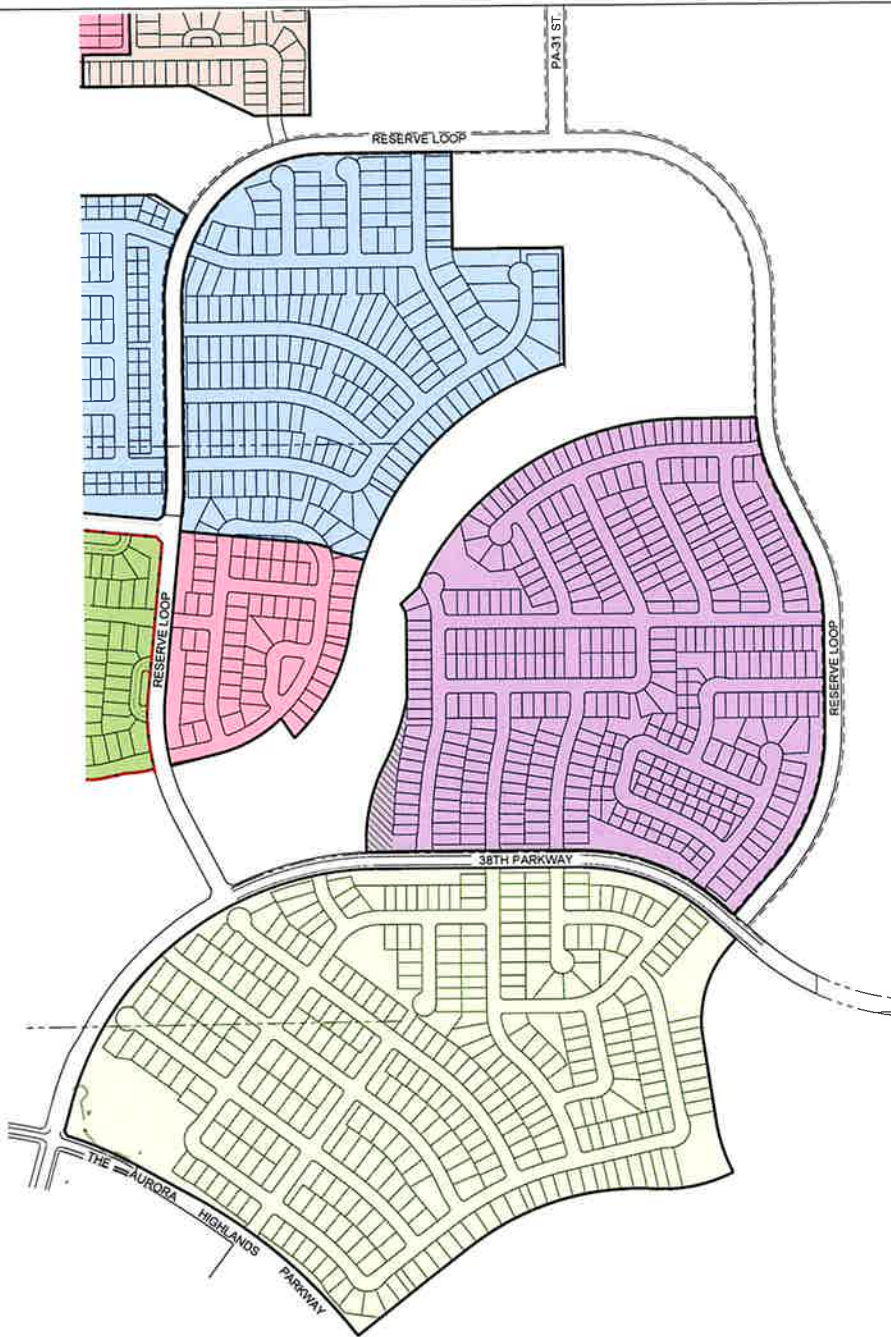


Overall Lotting Plan - North

February 2023

Scale: 1" = 200'





LEGEND

	TAH #1 METRO DISTRICT BOUNDARY
	RICHMOND
	PULTE
	BRIDGEWATER
	TRIPONTE
	CENTURY
	TAYLOR MORRISON
	DREAMFINDERS
	MOC

Overall Lotting Plan - East

February 2023
Scale: 1" = 200'

