

BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 1
121 South Tejon, Suite 1100
Colorado Springs, Colorado 80903

12-6-2023

To: Retreat at Banning Lewis Ranch Owners
Re: The Retreat Bi-Annual Survey of Age Compliance

Dear Property Owner:

The Supplemental Declaration of Covenants, Conditions, and Age Restrictions for Braemore at Banning Lewis Ranch (An Age 55 and Older Community)(“Supplemental Declaration”) requires that at least once every two years, the Banning Lewis Ranch Metropolitan District No. 1 (the “District”) shall determine the occupancy of each residential property (“Residence”), including whether at least one Occupant of the Residence is a Qualifying Person (a natural Person who is fifty-five (55) years of age or older). In addition, the District must confirm that no person(s) under the age of nineteen (19), resides in the Residence. Within thirty (30) days of this request, an Owner must furnish the following information regarding the age of the occupants of the Residence.

Please complete the following blanks and return the Affidavit by one of the following means:

Via mail to: CliftonLarsonAllen LLP
Attn: Krista Baptist, Public Manager
121 South Tejon, Suite 1100
Colorado Springs, Colorado 80903

Via email to: krista.baptist@CLAconnect.com

AFFIDAVIT

I, _____, being of lawful age and duly sworn upon oath, state:

1. I am the Owner of the property known as Lot ____, Block ____, Banning Lewis Ranch Filing No. ____, El Paso County, Colorado, also known by street address as _____, Colorado Springs, Colorado _____ (“Property”).
2. As the Owner of the Property, I have knowledge of the age(s) of the person(s) who occupy the Property.
3. I affirm that at least one person occupying the Property is age fifty-five (55) or older and no persons under the age of nineteen (19) occupy the Property. The person or persons currently occupying the Property who is/are aged fifty-five (55) or older is/are:

4. The following is a list of other person(s) who are “Permitted Persons” who occupy the Property (meaning persons who are aged nineteen (19) or older residing with the Qualifying Person):

5. Attached are copies of documents acceptable pursuant to Section 4.5(c)(2) of the Supplemental Declaration to establish the age of the person(s) named in paragraph 3 and 4 of this letter. Acceptable documentation to qualify under the age restrictions must contain specific information about the current age or date of birth of the Occupants such as (a) driver’s license; (b) birth certificate; (c) passport; (d) immigration card; (e) military identification; (f) other state, local, national or international official documents containing a birth date or comparable reliability; (g) certification in a lease application, affidavit or other document signed by an adult member of the household asserting that at least one person in the Residence is a Qualifying Person; or (h) other documentation mandated by or acceptable under the Fair Housing Laws. **INCLUDE COPIES WITH COMPLETED AFFIDAVIT.**
6. The District may establish and enforce penalties, including without limitation, the levying and collecting of fines (a) for the failure of any Owner or occupant to comply with this request to provide documentation establishing the age of the Occupants of the Residence, (b) if it finds that no Qualifying Person resides at the Residence, or (c) if it finds that persons under the age of nineteen (19) are residing at the Residence.

Dated this ____ day of _____, 2023

Signature: _____ *

Printed Name: _____ *

Address: _____

*If this Affidavit is being executed pursuant to a lease of the Property, both the Owner and Occupant must execute Affidavits. If this Affidavit is being executed pursuant to a conveyance of the Property, only the purchaser(s) needs to execute the Affidavit.

Sincerely yours,



Josh Miller, District Manager
Josh.Miller@CLAconnect.com