

PARKER JORDAN METROPOLITAN DISTRICT

PJCOS Rules, Regulations and Policies

Modified – 7-15-2014

GENERAL MATTERS AND PERMITTING

Section 1.0 Legislative Declaration

The Board of Directors finds that pursuant to C.R.S. Section 32-1-1001(1)(m), it is in the best interests of the District, its residents, taxpayers, and users of the PJCOS for the District to implement rules, regulations and policies, and to administer a system of permits for certain activities to protect the health, safety, welfare, convenience, and engagement of the public.

Section 2.0 Delegation; Policy

(a) The Board of Directors of the District hereby delegates the authority to the District Manager to reasonably administer these Rules in the best interests of the District, its residents, taxpayers, and users of the PJCOS.

(b) The District Manager shall administer these Rules without regard to disability, race, creed, color, sex, sexual orientation, religion, age, national origin, or ancestry of any applicant(s) or participant(s).

(c) The District Manager shall be the designated administrator of these rules, regulations, and policies.

(d) Appeals from decisions by the District Manager shall follow the procedure set forth in the "Complaint Management" section of the PJCOS Rules, Regulations and Policies herein.

Section 3.0 Definitions

Board: the Board of Directors for the Parker Jordan Metropolitan District.

City: City of Centennial, Colorado.

District Manager: the District Manager for the Parker Jordan Metropolitan District, or the District Manager's designee, as appointed by the Board and serving at the discretion of the Board.

PJCOS: Parker Jordan Centennial Open Space.

Permitted Use: a use allowed by City Ordinance, these Rules, or as a special event (as defined in City Ordinance, copy on District or City website), that involves reservation of a location or facility in the PJCOS.

(a) Reservation Procedure

1. Reservation permit requests must be submitted using an application form approved and supplied by the District Manager. Copies of the application can be obtained by calling the District Manager at 303-779-4525 or downloading a copy of the application form from www.pjmd.org. The application and required fee shall be delivered to the following: District Manager, Parker Jordan Metropolitan District, 8390 East Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111.

2. No less than fifteen (15) calendar days prior to the desired effective date of the permit, the applicant shall file an application for a reservation and the required fee with the District Manager on the approved application form And remit the required fee and deposit to the District Manager.

3. Upon receipt, the District Manager shall forward a copy of the application to the City of Centennial, Department of Planning for review and comment. The District will be the administrator of the application and reservation process, and if the City would like to comment on the application, it may do so during the review process. If the City does not respond to the application review within five (5) days of receipt, then it will be assumed that the City has no comment and has no objection to the reservation; provided, however, that the District Manager may consider objections made by the City after the five-day period.

(b) Use Fees

1. The standard use fee for a Permitted Use shall be set as \$25. In addition a refundable deposit in the amount of \$250 shall be required at the time of application. This deposit will be held, and only retained by the District if the applicant violates the requirements of this resolution, or otherwise leaves the reservation site un-clean or damages the reservation site causing the District to spend additional funds to repair same. Applicants are responsible and shall be charged for damage/clean-up expenses in excess of the deposit amount.

2. Additional fees for extraordinary uses may be established from time to time. The amount of such fees shall be made available to the person/entity making the application in a reasonable manner to be determined by the District Manager. Such additional fees shall not become effective until after a minimum of one week from when they are made available to the public and shall not apply to applications pending at the time the fees become effective.

3. No application will be reviewed until the District Manager receives the completed application and required application fee and deposit.

(c) Waiver of Permit Fees

The District Manager shall have discretion to waive the permit fees. Such discretion shall be exercised in a reasonable manner and with consideration of the Rules in mind.

(d) Additional Permit Requirements

1. Insurance. The District Manager may require an applicant to obtain insurance in a reasonable amount and shall require insurance for a use with more than 75 participants in a reasonable amount, as determined by the District Manager, to provide for the protection of the District, the City, personnel of each, and PJCOS property for any loss or actions resulting from the permitted activities. The District, City and applicable personnel of each shall be included as named insureds under any required insurance policy.

2. Indemnification. By submitting an application, an applicant agrees to defend and indemnify and hold harmless the District, City, and all applicable personnel of each from all liability that may relate to the Permitted Uses. The application form provided to the applicant shall describe the indemnification requirements.

3. Clean-Up. The applicant is responsible for all clean-up related to the permitted uses. The area in and around where the Permitted Uses were held shall be returned to the condition they were in prior to the Permitted Uses occurring.

4. Bond / Deposit. The District Manager shall have the right, upon review of any application, to require the applicant to post sufficient bond or make a sufficient deposit, in an amount in the District Manager's sole reasonable discretion, to repair damage to PJCOS property or reimburse the District for other District losses that may be caused by the Permitted Use.

RULES, REGULATIONS, AND POLICIES

Section 4.0 Complaint Management

(a) Complaints concerning the PJCOS shall be made electronically to the District Manager at the address listed on the District website, via phone to 303-779-4525 or District Administrator at sandy.brandenburger@claconnect.com. Written complaints can also be sent to Parker Jordan Metropolitan District, 8390 East Crescent Parkway, Suite 500, Greenwood Village, CO 80111. **In an emergency, dial 911.** The District Manager is delegated all reasonable authority to resolve PJCOS complaints, and, subject to force majeure, the District Manager is directed to respond to all complaints within 48 hours of receipt.

(b) Appeals of any decision by the District Manager must be made in writing within one week of the District Manager decision, and sent to the Board of Directors. The Board will review the appeal at its next regular meeting that is at least ten days after the appeal is filed with the Board. At a minimum, the Board will have until the next regular meeting to make a final decision concerning the appeal. The Board's decision is final, and a complainant is entitled to no further District appeals on the matter.

Section 5.0 Sensitive Areas: Signage and Fencing

(a) The District Manager may, when reasonably necessary to protect the environment, amenities, landscaping, or public health and safety, place fencing and/or signs to restrict certain uses and/or entry into certain areas within PJCOS.

(b) The District Manager shall have the authority to administer verbal and/or written warnings, or to request law enforcement personnel to remove persons who violate such fencing or signage restrictions from the PJCOS property. The District Manager shall have the discretion to contact the sheriff to assist in enforcement of such fencing and signage.

(c) Any person acting in violation of the fencing and/or signage restrictions within PJCOS shall be liable for a penalty in an amount set forth in the PJCOS penalty schedule or as otherwise determined by the Board.