

**NOTICE OF IMPOSITION OF FEES WITHIN THE SERVICE AREA OF  
INDEPENDENCE WATER & SANITATION DISTRICT**

\*\*\*\*\*

WHEREAS, Independence Water & Sanitation District (the “District”) is a political subdivision of the State of Colorado, duly organized and existing as a metropolitan district pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended; and

WHEREAS, The District is authorized to provide water facilities and services within the Independence residential development in Elbert County, Colorado; and

WHEREAS, the District acts as a utility provider to the service area described in **Exhibit A**, attached hereto and incorporated herein by reference, and, as such, is empowered to impose fees and charges for services and facilities provided for within the service area; and

WHEREAS, pursuant to §§ 32-1-1001(1)(j) and (k), C.R.S., as amended, the District is authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the District; and

WHEREAS, § 32-1-1001(j), C.R.S., as amended, also provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanic’s liens; and

WHEREAS, pursuant to § 32-1-1001(2)(a), C.R.S., as amended, the governing body of any special district furnishing domestic water or sanitary sewer services directly to residents and property owners within or outside the district may fix or increase fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer services only after consideration of the action at a public meeting held at least thirty days after providing notice stating that the action is being considered and stating the date, time, and place of the meeting at which the action is being considered; and

WHEREAS, § 32-1-1101(1)(e), C.R.S., as amended, provides that a special district may elect, by resolution, at a public meeting held after receipt of notice by the affected parties, including the property owner, to have certain delinquent fees, rates, tolls, penalties, charges, or assessments made or levied solely for water, sewer, or water and sewer services, certified to the treasurer of the county to be collected and paid over pursuant to § 39-10-107, C.R.S., as amended.

NOW, THEREFORE:

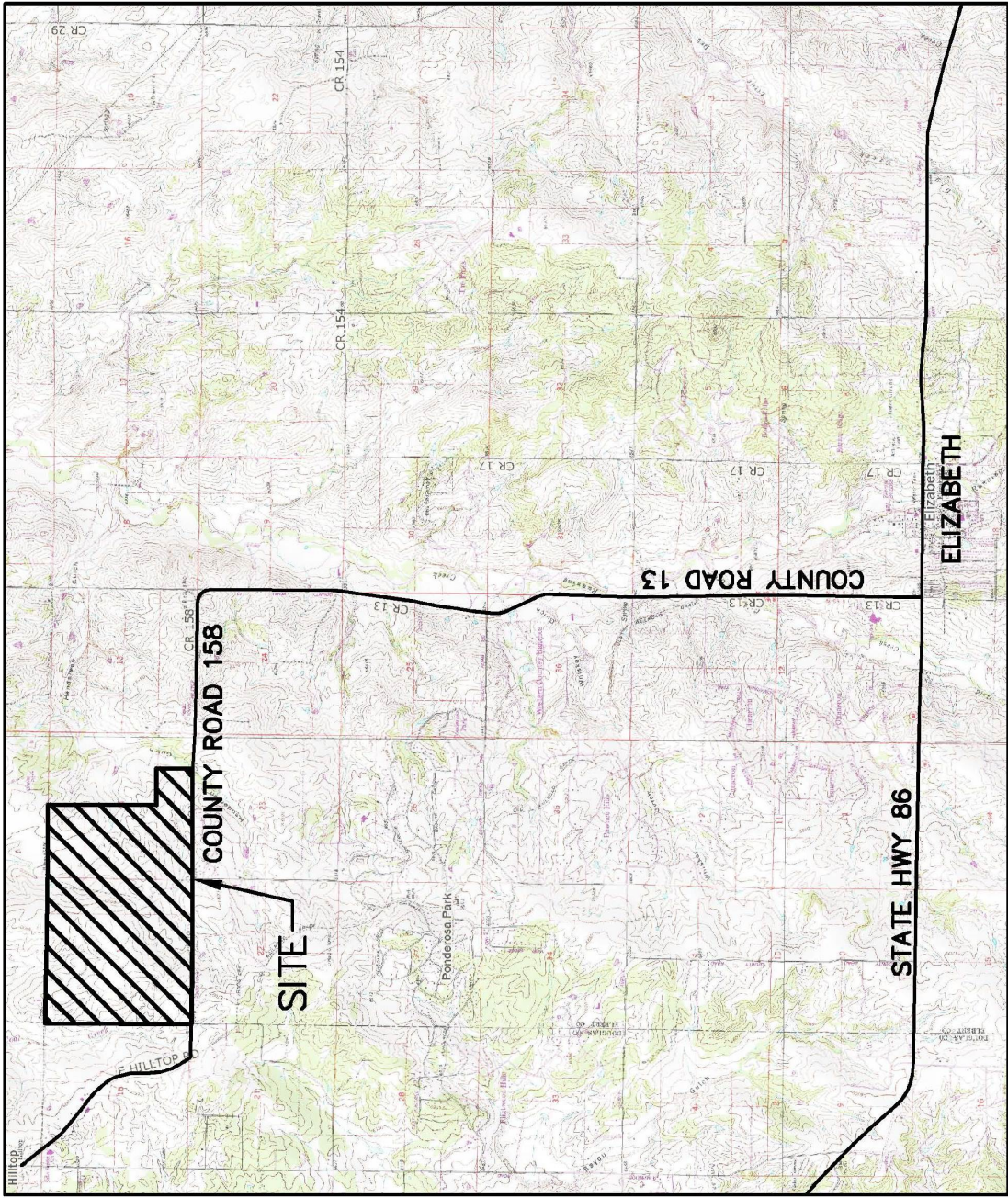
NOTICE IS HEREBY GIVEN, that the District will consider and may increase one-time capital fees, inspection, administration and miscellaneous fees, and monthly service charges for residential potable water service, residential irrigation service, and residential sewer services. The District will also consider increasing one-time capital fees, inspection, administration and miscellaneous fees, and monthly service charges for and open space and park irrigation and sewer services within the Service Area at a Public Hearing to be held virtually on March 1, 2022 at 3:00 p.m., via Zoom <https://us06web.zoom.us/j/5988306396> or by telephone at 720-707-2699 or 346-248-7799, Meeting ID: 598 830 6396.

Inquiries regarding the status or existence of the fees described herein should be directed to the management offices of the District at the address below:

Independence Water & Sanitation District  
c/o Special District Solutions, Inc.  
2370 Antelope Ridge Trail  
Parker, CO 80138

**INDEPENDENCE WATER &  
SANITATION DISTRICT**

**Exhibit A  
Service Area**



**VICINITY MAP**  
SCALE: 1" = 1 MILE