

RESOLUTION NO. 19-003

**A RESOLUTION OF THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT APPROVING THE
ASSESSMENT ROLL FOR 2019 FOR THE SPECIAL
ASSESSMENT AUTHORIZED BY RESOLUTION NO. 17-005;
AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION
THEREWITH**

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), The Arbors of Rockwood Community Improvement District (the "*District*") was formed by Ordinance No. 2394 (the "*Ordinance*") adopted on October 18, 2017 by the City of Eureka, Missouri (the "*City*") for the purpose of undertaking certain improvements within the boundaries of the District (the "*CID Project*"); and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the Board of Directors of the District adopted Resolution No. 17-005 (the "*Special Assessment Resolution*"), levying a special assessment (the "*Special Assessment*") against real property within the boundaries of the District and providing a procedure for the levy and collection of the Special Assessment, which Special Assessment shall terminate no later than October 18, 2048; and

WHEREAS, the City, the District and Brewster Road, LLC (the "*Developer*") entered into a Development Agreement (the "*Development Agreement*") dated as of February 22, 2017 to provide the process by which the District will use the revenues from the Special Assessment to reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Development Agreement) and to provide assurances to the City regarding the implementation of the CID Project; and

WHEREAS, pursuant to the Special Assessment Resolution, the District set forth the following four (4) classes of real property within the District for the purpose of the Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the District, and shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the District:

- a. The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 - 35.99 feet (the "*Villas Class*");
- b. The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 - 45.99 feet (the "*Bayside Class*");
- c. The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 - 51.99 feet (the "*Oakwood Class*"); and
- d. The "Timberwoods" class shall consists of all tax parcels within the District that have a dwelling unit with a structure width of 52.00 feet or larger (the "*Timberwood Class*", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "*Class*", and, collectively, the "*Classes*"); and

WHEREAS, pursuant to the Special Assessment Resolution, the method of imposing such Special Assessment on each residential tax parcel shall be based upon the determination of (i) the type of Class for such residential tax parcel and (ii) the initial issuance of an occupancy permit after completion of a dwelling unit (or equivalent documentation indicating a dwelling unit is ready for occupancy) on such residential tax parcel (the *“Initial Certificate of Occupancy”*); and

WHEREAS, during each calendar year that the Special Assessment is in effect, any residential tax parcel having been issued an Initial Certificate of Occupancy prior to June 30 of such calendar year shall be assessed the annual rate of Special Assessment as given below

Class	Prior to issuance of Initial Certificate of Occupancy	After issuance of Initial Certificate of Occupancy
Villas Class	\$0	\$500
Bayside Class	\$0	\$600
Oakwood Class	\$0	\$700
Timberwood Class	\$0	\$800

and the annual Special Assessment roll (the *“Annual Assessment Roll”*) shall be provided by the District to the St. Louis County Collector of Revenue on or before July 31 of each year with payment of the annual Special Assessment due and payable on or before December 31 of each year; and

WHEREAS, the District desires to approve the Annual Assessment Roll in substantially the form as set forth as **Exhibit A**, attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval of Annual Assessment Roll. The Board of Directors hereby approves the Annual Assessment Roll as set forth in **Exhibit A**, attached hereto and incorporated herein by reference, and further authorizes the District Administrator to supplement the Annual Assessment Roll prior to June 30, 2019 to the extent an Initial Certificate of Occupancy is issued for any additional residential tax parcel.

Section 2. District to Forward Annual Assessment Roll to the St. Louis County Collector of Revenue. The District’s Administrator or Treasurer shall send a copy of the Annual Assessment Roll, as supplemented, to the St. Louis County Collector of Revenue for certification on or before July 31.

Section 3. Execution of Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for an on behalf of and as the act and deed of the District. The Secretary or the Assistant Secretary of the District is hereby authorized and directed to attest to the Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by

this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

Passed this 6th day of June, 2019.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 6, 2019.

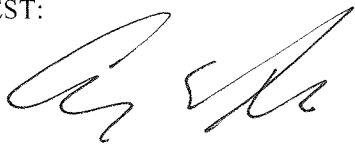


**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**


Chair, Board of Directors

WITNESS my hand and official seal this 6th day of June, 2019.

ATTEST:



Secretary, Board of Directors

EXHIBIT A
ANNUAL ASSESSMENT ROLL

(Attached hereto.)

ARBORS OF ROCKWOOD

Homeowner Closings - CID

Green Highlight - sent to County in July 2017 for tax bills

Blue Highlight - sent to County in July 2018 for tax bills

Yellow Highlight - have not been sent to County for tax bills

Address	Lot No.	Plat	Product Width (at Bldg. Line)	\$ Annual Assessment	Date of Cert. of Occupancy	Class	Product Width Measured by Original Front Building Footings	After Cert. of Occup.
5378 Lakepath Way	1A	One				Villas	0 - 35.99 feet	\$500
5376 Lakepath Way	2A	One				Bayside	36.00 - 45.99 feet	\$600
5374 Lakepath Way	3A	One				Oakwood	46.00 - 51.99 feet	\$700
5372 Lakepath Way	4A	One				Timberwood	52.00 feet or greater	\$800
5398 Trailhead Court	5A	One	34.05'	\$ 500.00	8/31/2017		McDonald, Kathleen M.	
5396 Trailhead Court	6A	One						
5394 Trailhead Court	7A	One	34	\$ 500.00	7/27/2018		Swafford, Norm and Jean	
5392 Trailhead Court	8A	One	33.85	\$ 500.00	7/23/2018		Lucas, Joen	
5390 Trailhead Court	9A	One	34.15'	\$ 500.00	12/8/2017		Breed, Judy	
5388 Trailhead Court	10A	One	34.10'	\$ 500.00	2/15/2018		Hertzberg, Mary	
5386 Trailhead Court	11A	One	34'	\$ 500.00			Copeland	
5384 Trailhead Court	12A	One	34'	\$ 500.00			Tiemann	
5382 Trailhead Court	13A	One	34.05'	\$ 500.00	7/20/2017		Keck, Ronald & Nancy	
5378 Trailhead Court	14A	One						
5374 Trailhead Court	15A	One	33.98'	\$ 500.00	8/25/2017		Vonder Haar, Joan	
5370 Trailhead Court	16A	One	33.85'	\$ 500.00	8/25/2017		Bielicke, James & Denise	
5360 Trailhead Court	17A	One						
5356 Trailhead Court	18A	One						
5352 Trailhead Court	19A	One	33.85'	\$ 500.00	6/5/2017		Gary L. Mergen, Trustee of the Gary Mergen Family Trust	
5348 Trailhead Court	20A	One	33.05'	\$ 500.00	5/8/2017		Thompson, William Leroy and Della Rose	
5344 Trailhead Court	21A	One	34'	\$ 500.00			Asselmeier	
5340 Trailhead Court	22A	One	34'	\$ 500.00			Case	
5336 Trailhead Court	23A	One	34.00'	\$ 500.00	11/16/2017		Fitzgerald, Roger & Deborah	

5330 Trailhead Court	24A	One	34.00'	\$	500.00			1/3/2019	Meyer, David & Shirley
5324 Trailhead Court	25A	One						10/17/2018	Postol
5320 Trailhead Court	26A	One	34.06'	\$	500.00	7/23/2018		7/23/2018	Jackson, Fred & Julie
5316 Trailhead Court	27A	One	33.80'	\$	500.00	9/22/2017		9/29/2017	Gilstrap Robert E. & Loretta M.
5312 Trailhead Court	28A	One	34.07'	\$	500.00	8/15/2017		8/21/2017	Rice, Thomas & Anna
5308 Trailhead Court	29A	One	34.00'	\$	500.00	2/15/2018		5/31/2018	Bailey, Edward & Paula
5304 Trailhead Court	30A	One	33.90'	\$	500.00	1/24/2018		1/25/2018	Schmalzer, Eileen
5301 Trailhead Court	31A	One	34.25'	\$	500.00	1/19/2018		1/22/2018	Finley, John and Marie
5305 Trailhead Court	32A	One	34.00'	\$	500.00	2/1/18		6/25/2018	Phillips, Donald & Ruth
5309 Trailhead Court	33A	One	34.05'	\$	500.00	10/5/2017		10/16/2017	Pape, Bryan G. and Susan J.
5313 Trailhead Court	34A	One	34.00'	\$	500.00	10/5/2017		10/16/2017	Pape, Bryan G. and Susan J.
5317 Trailhead Court	35A	One							
5321 Trailhead Court	36A	One							
5325 Trailhead Court	37A	One							
5329 Trailhead Court	38A	One							
5333 Trailhead Court	39A	One	34.00'	\$	500.00			1/17/2019	Koshak, Karen & Raymond
5337 Trailhead Court	40A	One	34.0'	\$	500.00			1/25/2019	Shores, Edward & Pat
5341 Trailhead Court	41A	One							
5345 Trailhead Court	42A	One							
5349 Trailhead Court	43A	One							
5353 Trailhead Court	44A	One							
5357 Trailhead Court	45A	One	33.95'	\$	500.00	10/11/2017		2/20/2018	Bumgardner, David R. & Paulette E.
5361 Trailhead Court	46A	One	34.05'	\$	500.00	10/10/2017		10/17/2017	Sharitz, Michael and Karen
5369 Trailhead Court	47A	One	33.85'	\$	500.00	12/20/2017		12/28/2017	Major, Emily A
5373 Trailhead Court	48A	One	34.00'	\$	500.00	2/16/2018		7/11/2018	Roby, Christopher
5377 Trailhead Court	49A	One	33.90'	\$	500.00			12/1/2017	Huff, Jr., Timothy M.
5381 Trailhead Court	50A	One	33.90'	\$	500.00	5/26/2017		5/25/2017	Stewart, Robert D. & Karen L.
5385 Trailhead Court	51A	One	34.05'	\$	500.00			11/20/2017	Perkins, Monty R. and Ronda R.
5389 Trailhead Court	52A	One	33.95'	\$	500.00	6/2/2017		8/29/2017	Trueman, Gerald E. & Jane E.

5115 Eagle Wing Court	136B	One	39.95'	\$ 600.00	5/1/2017	12/28/2017	Gupta, Debashish and Neha
5111 Eagle Wing Court	137B	One	40.35'	\$ 600.00	10/29/2018	10/31/2018	Quinn, Kevin and Melina
5107 Eagle Wing Court	138B	One	40.18	\$ 600.00	9/20/2018	9/27/2018	Sullivan, John III and Lorenz, Amy
5103 Eagle Wing Court	139B	One	40.20'	\$ 600.00	3/23/2018	3/29/2018	Borgsmiller, Derek & Kara
5099 Eagle Wing Court	140B	One	40.00'	\$ 600.00	10/25/2017	10/31/2017	Chatfield, Greg and Laura Weber
5095 Eagle Wing Court	141B	One					
5091 Eagle Wing Court	142B	One	40.00'	\$ 600.00	9/13/2017	9/20/2017	Kelly-Foley, Nancy
5087 Eagle Wing Court	143B	One	39.90'	\$ 600.00	4/17/2017	4/21/2017	Jones, Thomas A. and Donna L.
5083 Eagle Wing Court	144B	One	40.00'	\$ 600.00	6/27/2017	6/29/2017	Steffens, Matthew & Julie
5079 Eagle Wing Court	145B	One	40.00'	\$ 600.00	4/21/2017	4/27/2017	Smith, Robert L. & Maureen L., Trustees of The Smith Joint Revocable Trust dated January 4, 2014
5029 Eagle Wing Court	146B	Two	36'	\$ 600.00	11/14/2018	11/19/2018	Marshall, Phillip & Jessica
5025 Eagle Wing Court	147B	Two					
5021 Eagle Wing Court	148B	Two	40.15'	\$ 600.00	1/26/2018	1/30/2018	Friese, Brian & Kristen
5017 Eagle Wing Court	149B	Two	40.00'	\$ 600.00	3/23/2018	3/29/2018	Lacuesta, Margaret
5013 Eagle Wing Court	150B	Two	40.00'	\$ 600.00	10/19/2017	10/26/2017	Lambert, Todd and Tammy
5009 Eagle Wing Court	151B	Two	40.18'	\$ 600.00	11/27/2017	11/30/2017	Harper, Domenica
5005 Eagle Wing Court	152B	Two	43.30'	\$ 600.00	3/23/2017	3/26/2018	Kreienkamp, Lucas & Stephanie
5001 Eagle Wing Court	153B	Two	47.95'	\$ 700.00	12/19/2017	12/21/2017	Ferguson, Tiffany and Ferguson, Dena
							Ferguson, Merton & Mary, trustees of the Merton W. Ferguson & Mary Lous Ferguson Trust Agree dated Nov 7, 2016
5000 Eagle Wing Court	154B	Two	40.15'	\$ 600.00	11/6/2017	11/7/2017	
5004 Eagle Wing Court	155B	Two	50.30'	\$ 700.00	11/14/2017	11/20/2017	Terrell, Jeffrey and Lenzi, Kimberly
5008 Eagle Wing Court	156B	Two	48.30'	\$ 700.00	12/22/2017	12/28/2017	Toman, James and Kourtney
5012 Eagle Wing Court	157B	Two	40.29'	\$ 600.00	3/16/2018	3/22/2018	Johnson, Christopher & Claire
5016 Eagle Wing Court	158B	Two	40.30'	\$ 600.00	1/18/2018	1/31/2018	Goskie, Dirk and Jennifer
5020 Eagle Wing Court	159B	Two	40.15'	\$ 600.00	3/27/2018	3/30/2018	Wineinger, Cassandra
5024 Eagle Wing Court	160B	Two	40.29'	\$ 600.00	2/27/2018	2/28/2018	Fogarty, Steven & Cortney
5028 Eagle Wing Court	161B	Two	40.00'	\$ 600.00	6/26/2018	6/29/2018	Fischer, Joseph & Amy
5032 Eagle Wing Court	162B	Two	40.25'	\$ 600.00	6/6/2018	6/8/2018	Dayley, Ashley
5036 Eagle Wing Court	163B	Two	40.15'	\$ 600.00		6/20/2018	Walter, Scott & Stephens, Holly

5040 Eagle Wing Court	164B	Two											
5044 Eagle Wing Court	165B	Two	40.25'	\$ 600.00	3/6/2018	3/12/2018	Hilker, David						
5048 Eagle Wing Court	166B	Two	40.00'	\$ 600.00	12/14/2017	12/18/2017	Tinsley, Trent L.						
5052 Eagle Wing Court	167B	Two	40.25'	\$ 600.00	12/5/2017	12/12/2017	Kennedy, Michael G. and Karen A.						
5056 Eagle Wing Court	168B	Two											
5060 Eagle Wing Court	169B	Two	39.95'	\$ 600.00	2/27/2018	2/28/2018	Schroeder, Ryan & Natalie						
5064 Eagle Wing Court	170B	Two	40.00'	\$ 600.00	5/11/2018	5/14/2018	Weber, Joshua						
5068 Eagle Wing Court	171B	Two											
5072 Eagle Wing Court	172B	Two	40.20'	\$ 600.00	6/25/2018	6/28/2018	Westfall, Joshua & Lucy						
5076 Eagle Wing Court	173B	Two											
5080 Eagle Wing Court	174B	One	40.00'	\$ 600.00	5/25/2017	5/30/2017	Schwartz, Heather & Ben						
5084 Eagle Wing Court	175B	One	40.10'	\$ 600.00	4/20/2017	4/21/2017	Saak, Sarah & Brian						
5088 Eagle Wing Court	176B	One	39.95'	\$ 600.00	6/27/2017	6/28/2017	Hosick, David K. & Marsha L.						
5092 Eagle Wing Court	177B	One	40.00'	\$ 600.00	9/19/2017	9/27/2017	Stamberger, William M. & Shannon C.						
5096 Eagle Wing Court	178B	One	40.25'	\$ 600.00	10/5/2018	10/11/2018	Lewis, Ryan						
5100 Eagle Wing Court	179B	One	40.00'	\$ 600.00	6/27/2017	6/30/2017	Bronskill, Steven P. & Aubrey J.						
5104 Eagle Wing Court	180B	One	50.20'	\$ 700.00	8/31/2017	9/8/2017	Hortiz, Roy E. & Lynn						
5108 Eagle Wing Court	181B	One	39.85'	\$ 600.00	5/16/2017	5/18/2017	Bohnert, Lauren and Matthew						
5112 Eagle Wing Court	182B	One	40.05'	\$ 600.00	2/2/2018	2/7/2018	Iott, Eric						
5116 Eagle Wing Court	183B	One	40.25'	\$ 600.00	3/6/2018	3/8/2018	Pruett, Adam & Christine						
5120 Eagle Wing Court	184B	One	39.90'	\$ 600.00	3/24/2018	4/27/2018	Stamberger, David & Bettylee						
5124 Eagle Wing Court	185B	One											
5128 Eagle Wing Court	186B	One	40.00'	\$ 600.00	5/18/2017	5/23/2017	Dumey, Deborah & David						
5203 Shawnee View Court	187B	Three											
5207 Shawnee View Court	188B	Three	40.00'	\$ 600.00	5/24/2017	5/30/2018	Grimmett, Blake & Kimberly						
5211 Shawnee View Court	189B	Three											
5215 Shawnee View Court	190B	Three											
5219 Shawnee View Court	191B	Three											
5223 Shawnee View Court	192B	Three	40.20'	\$ 600.00	6/6/2018	6/8/2018	Saunhegraw, Ryan & Pendelton						

17667 Trailmark Court	418C	One	48.00'	\$ 700.00	5/8/2017	10/19/2017	Reed, Amy
17671 Trailmark Court	419C	One	48.00'	\$ 700.00		12/14/2017	Bilpush, Nicholas and Emily
17675 Trailmark Court	420C	One	47.20'	\$ 700.00	3/27/2017	3/28/2017	Cefalu, Shawn & Rachel
17679 Trailmark Court	421C	One					
17683 Trailmark Court	422C	One	48.00'	\$ 700.00	7/12/2018	7/13/2018	Delmain, Christopher
17685 Trailmark Court	423C	One	47.9'	\$ 700.00		9/28/2018	Thiemann, David
17689 Trailmark Court	424C	One	47.32'	\$ 700.00	8/1/2018	8/6/2018	Huang, Haozhe & Erin
17693 Trailmark Court	425C	One					
5201 Eagle Wing Court	426C	One	47.50'	\$ 700.00	1/17/2018	1/19/2018	Brockschmidt, Robert
5205 Eagle Wing Court	427C	One					
5209 Eagle Wing Court	428C	One	48.25'	\$ 700.00	6/12/2017	7/20/2017	Richardson, Alan & Kalley
5213 Eagle Wing Court	429C	One					
5217 Eagle Wing Court	430C	One	47.2'	\$ 700.00		12/27/2018	Catalano, Anthony & Hannah
5221 Eagle Wing Court	431C	One					
5225 Eagle Wing Court	432C	One					
5229 Eagle Wing Court	433C	One					
5233 Eagle Wing Court	434C	One					
17680 Rockwood Arbor Driv	435C	Three	48.4'	\$ 700.00	9/5/2018	9/13/2018	Henke, Charles and Mary
17676 Rockwood Arbor Driv	436C	Three					
17672 Rockwood Arbor Driv	437C	Three					
17668 Rockwood Arbor Driv	438C	Three					
17664 Rockwood Arbor Driv	439C	Three	47.6'	\$ 700.00		4/30/2019	Arana, Benjamin & Meghan
17662 Rockwood Arbor Driv	440C	Three					
17660 Rockwood Arbor Driv	441C	Three					
17658 Rockwood Arbor Driv	442C	Three	47.05'	\$ 700.00	8/14/2018	4/2/2019	Nadukuru, Rajv
17656 Rockwood Arbor Driv	443C	Three					
17654 Rockwood Arbor Driv	444C	Three					
17652 Rockwood Arbor Driv	445C	Three					
17648 Rockwood Arbor Driv	446C	Three					

5119 Greensfelder Valley C	519D (Flower)	One							
5123 Greensfelder Valley C	520D (Flower)	One							
5127 Greensfelder Valley C	521D (Flower)	One							
5131 Greensfelder Valley C	522D (Flower)	One	58.0'	\$ 800.00	3/16/2017	12/29/2017	2/28/2018	Caruso, Thomas & Nancy	
5135 Greensfelder Valley C	523D (Flower)	One							
5139 Greensfelder Valley C	524D (Flower)	One							
5143 Greensfelder Valley C	525D (Flower)	One							
5147 Greensfelder Valley C	526D (Flower)	One							
5238 Eagle Wing Court	527D	One							
5242 Eagle Wing Court	528D	One	57.78'	\$ 800.00	3/16/2017	12/29/2017		Branham, James M. and Margaret A.	
				\$ 104,500.00					