

**APPENDIX OF DOCUMENTS REVIEWED OR CONSULTED
BY THE HIGHLANDS RANCH DELEGATE BACKCOUNTRY STUDY GROUP**

* Denotes available on HRCA web site under Backcountry documents.

Planned Community District Development Guide for the New Town of Highlands Ranch first approved by Douglas County September 17, 1979, revised continuously thereafter.

Conservation Easement (Highlands Ranch) granted by Mission Viejo Company to Douglas County dated April 14, 1980, recorded June 19, 1980 at Bk 388 Pg 759.*

Open Space Agreement between Mission Viejo Company and Douglas County dated October 2, 1980, recorded October 22, 1980 at Bk 396 Pg 864.*(exhibit to OSCA Plan)

Open Space Conservation Agreement between Mission Viejo Company, Douglas County and the Highlands Ranch Community Association (“HRCA”) dated November 15, 1988, recorded November 18, 1988 at Bk 826 Pg 20.*(exhibit to OSCA Plan)

Wildcat Regional Park Agreement between the Mission Viejo Company, Sand Creek Cattle Company, Douglas County and the HRCA dated November 6, 1996.*

Open Space Conservation Area Plan (Wildcat Mountain Reserve) prepared by the HRCA OSCA Committee in February 1997, revised and approved on June 1, 2000 by Shea Homes, Douglas County and the HRCA, recorded June 13, 2000 at Bk 1856 Pg 2030.*

OSCA Management Implementation Plan May 28, 2000 (applies to OSCA non-planning areas) prepared for Shea Homes and the HRCA by Science Application Int’l Corp. and Hellmund Associates.*

Agreement Regarding Development of Private Golf Course (OSCA—Planning Area A) between Shea Homes, Sand Creek Cattle Company and the HRCA dated August 28, 2001 (addressing proposed development of 467-acre 36-hole golf course, country club and associated Backcountry Residential Development and adjustments in boundaries of Planning Area A).

HRCA Delegates Reso. 08-01-01 adopted August 21, 2001 approving amendment to Open Space Conservation Agreement of November 18, 1988 and approving release of Golf Club Parcel (467 acres) from being transferred to HRCA so as to allow Shea to develop one or two private golf courses/country clubs. Shea to pay the HRCA \$1.342 million and convey site to HRCA for Southridge Rec Center.

HRCA Board of Directors Reso. 08-01-02 adopted August 21, 2001 approving amendment to Open Space Conservation Agreement of November 18, 1988 and approving release of Golf Club Parcel (467 acres) from being transferred to HRCA so as to allow Shea to develop one or two private golf courses/country clubs. Shea to pay the HRCA \$1.342 million and convey site to HRCA for Southridge Rec Center.

2002 HRCA Strategic Planning Committee for OSCA Report and Recommendations to the HRCA Board of Directors regarding OSCA.*

2002 HRCA OSCA Survey Results from community survey conducted by the HRCA Strategic Planning Committee for OSCA (re OSCA Planning Parcels B, D, E, F and G).*

Amended and Restated Agreement Regarding Development of Private Golf Course (OSCA—Planning Area A) between Shea Homes, Sand Creek Cattle Company and the HRCA dated April 15, 2004 (addressing amendments to boundary of Planning Area A to accommodate Shea's changed plans regarding development of golf course and associated development within the Backcountry Residential Development and exclude certain portions of original Planning Area A from future transfer to the HRCA). In consideration for HRCA's consent to the agreement, HRCA was to be paid a percentage of the sale price of residential lots created within what was initially non-developable land within Planning Area A.

First Amendment to Amended and Restated Agreement Regarding Development of Private Golf Course (OSCA—Planning Area A) between Shea Homes, Sand Creek Cattle Company and the HRCA dated October 31, 2012 (addressing additional boundary line adjustments in the 467-acre Golf Course Property requested by Shea to accommodate its development of the Backcountry Residential Development).

Third Amendment to Agreement Regarding Consents, Waivers and Restrictive Covenants Affecting Property (OSCA—Planning Area A) between Shea Homes, Sand Creek Cattle Company, Backcountry Association, Inc., and the HRCA dated October 31, 2012, recorded December 6, 2012, at Rec. #2012094023 (addressing amendments to earlier agreements necessary to accommodate Shea's requested adjustments in the boundary lines for Planning Area A and future residential development as part of the Backcountry Residential Development).

Amendment to Open Space Conservation Agreement between Douglas County, Shea Homes, Sand Creek Cattle Company and the HRCA dated November 6, 2012, recorded November 13, 2012, at Rec. #2012086734 (providing for amendments to the OSCA Agreement and OSCA Plan at the request of Shea so as to accommodate changes in the boundaries of Planning Area A and allow Shea to construct residential development within areas originally in Planning Area A, but excluded under the amendment agreement).

Backcountry Wilderness Area of Highlands Ranch Rules and Regulations.*

END