

Good Neighbor Agreement Term

The following numbered points, together with other typical development terms used in similar agreements, shall be set forth and documented in a Good Neighbor Agreement with Covenants and Conditions (the "Agreement") between RED-T PARTNERSHIP ("redT Homes") and the Athmar Park Neighborhood Association (APNA), which will bind redT Homes and all future owners of the Properties to the conditions and restrictions on the development and use of the Properties upon a successful rezone in calendar year 2025 and upon successful closing on the properties at 627 South Lipan Street, Denver, CO 80223. This term sheet outlines the material terms of the agreement which will be fully documented in the Agreement, and which will be conditioned upon the rezoning of the property located at 627 South Lipan Street, Denver, CO 80223 from with the following conditions. redT Homes and APNA agree to work diligently to complete the Agreement to final form prior to any Denver City Council Public Hearing regarding the application and to record the Agreement against the property concurrent with approval of such application and successfully taking ownership of the property. If the City of Denver or any other reviewing authority (Water, Sanitation, Fire, XCEL etc.) would dictate any change to the site plan or any construction document that would directly, or indirectly interfere with one of the below items, redT Homes shall not be penalized.

Development Provisions:

1. In respect to the concerns of architectural design, redT Homes will guarantee a light and bright color scheme, a durable material selection, and activate streetscape using street facing balconies. redT homes will provide APNA each submittal of the building permit review in good faith.
2. In respect to the concerns of landscaping, redT Homes will guarantee to use deciduous trees in the right of way landscaping. redT Homes will provide APNA a landscape plan to review prior to any formal approval of said landscape plan.
3. In respect to building height, redT Homes will guarantee the height of any townhome constructed will be under 40-feet in height.
4. In respect to the concerns of parking, redT Homes will guarantee that each unit has attached parking.
5. In respect to the alley between W Gill Place and W Center Avenue, redT Homes will work with the City and County of Denver to make sure water does not pool and drains properly in the alley and along S Lipan Street.

Executed and effective as of the latest date set forth below:

RED-T PARTNERSHIP
Nathan Adams

Date: _____

APNA, President

Date: _____

Alec Sowers

From: Richard Taylor <rtaylor1802@hotmail.com>
Sent: Monday, April 7, 2025 12:41 PM
To: Alec Sowers
Subject: Re: 627 S Lipan GNA? corrected address

Taking this to the last minute.

APNA President Anita Banuelos will sign the agreement after she gets off work. We may receive it while at council late this afternoon.

Richard Taylor

From: Alec Sowers <Alec@redthomes.com>
Sent: Monday, April 7, 2025 8:46 AM
To: Richard Taylor <rtaylor1802@hotmail.com>
Subject: RE: 627 S Lipan GNA? corrected address

Richard,

Any update here?

Regards



Alec Sowers

Development Project Manager at redT Homes

 4260 E. Evans Ave. Denver, Colorado 80222

 303.997.4001 Ext.143  303-529-0676  Alec@redthomes.com

 redthomes.com



Please consider the environment before printing this e-mail!

From: Richard Taylor <rtaylor1802@hotmail.com>
Sent: Friday, April 4, 2025 3:02 PM
To: Alec Sowers <Alec@redthomes.com>
Subject: RE: 627 S Lipan GNA? corrected address

Alec,

I will get with you on Monday morning. We are giving board members until Sunday night to review the agreement.