

Colony Ridge Homeowners Association

P.O. Box 166

Berthoud, CO 80513

July 23, 2018 (please change the date when getting ready to mail to homeowners)

Dear Homeowners,

For quite some time, the Colony Ridge Homeowners have been holding meetings attempting to gain the interest of all homeowners in the 101-home subdivision to better manage issues in the common interest of homeowners. Numerous signs were posted by the first stop sign coming in from Taft Avenue in hopes of every homeowner having a voice in matters concerning property and road management and maintenance, finances and business affairs, and setting new covenants and enforcing upkeep of the subdivision. Although the number of homeowners in attendance increased, many homeowners were largely unspoken for, therefore, post cards were sent to all homeowners asking for their vote as to whether the covenants should change or remain the same. The responses received were 47 in favor of the proposed changes, 15 opposed to any changes and 39 did not reply. This means that approximately 38% of the subdivision did not have input due to lack of response. In the interests of our community, new covenants were voted on that will be **enforced starting October 1, 2018**. The purpose of these covenants is to ensure the values of our homes and to take pride in the upkeep of our homes and property. Keep in mind that many homeowners rely on the values and resale of their property for various reasons including raising families and retirement. It is not intended that homeowners take any of said covenants as a personal attack on them or a judgment of how they choose to live. Enforcing these covenants will ensure that all homeowners are treated the same. We should all show common courtesy to

our neighbors in the upkeep of our property in which all have a common interest. HOA secretary, Tonia Webb has made available to all homeowners a copy of the covenants, however upon your request Tonia can send another copy of the new covenants to homeowners. Note that changes have been made to the storage of vehicles, boats, campers, trailers, and other devices, as well as having livestock and poultry and the placement of signs on your property. Please review the covenants and become familiar with the changes.

If you have an attachment to this letter showing a current violation of covenants, it is your responsibility to review the covenants and comply with the attached violation by October 1, 2018. Section 18 under “Association Assessments” shows the HOA’s intent to enforce these rules for all homeowners and/or renters, showing no favoritism to any, including ourselves as board members. The next course of action will be to fine homeowners who are not in compliance, seek an attorney to enforce the covenants, place liens on property if need be, and the possible hiring of a management company to handle the affairs which would place increased burden to homeowners in the way of HOA dues. We all have a responsibility in the upkeep of our property and wish to handle this matter fairly, constructively and with kindness toward each other as neighbors. Please comply to make our beautiful little community an even better place to live and raise our families.

Respectfully and sincerely,

Colony Ridge Homeowners Association

COLONY RIDGE HOMEOWNERS ASSOCIATION

VIOLATION OF COVENANT(S)

Circle: First violation

Second violation

Third violation

Date: _____

(copy & paste violation here)

We want to help you be successful as a homeowner in the Colony Ridge Subdivision. As an active homeowner's association, we are asking for your compliance with the above covenant. We want to afford every homeowner the opportunity to comply by allowing _____ days to arrange for the movement, storage, repair or upkeep and maintenance of their property. If you have any questions or need further clarification on covenants, feel free to contact Randy Anderson, Board President @ _____ or Shawn Welch, Board Vice-President @ _____.