

Fall Valley Homeowners Association

c/o Divergent Properties
PO Box 111
Grand Junction, CO 81502

Date: September 25, 2025

Subject: Vote on Proposed Updates to Governing Documents

Dear Fall Valley Homeowner(s),

The Fall Valley Homeowners Association's three key governing documents are now over 25 years old and in need of comprehensive updates to:

- Comply with updated Colorado HOA regulations
- Remove outdated and obsolete provisions
- Clarify responsibilities (e.g., maintenance and insurance)
- Modernize use restrictions
- Reflect current community standards and practices

We are now seeking your vote on the proposed updates. Enclosed with this letter, you'll find:

- Amended and Restated Articles of Incorporation ("A&R Articles")
- Amended and Restated Bylaws ("A&R Bylaws")
- Amended and Restated Declaration of Covenants, Conditions & Restrictions ("A&R Declaration")

Together, these are referred to as the Proposed Amendments.

Approval Requirements

Each document requires a different level of homeowner approval:

- **A&R Articles** – 75% of all members (82 of 109 votes)
- **A&R Bylaws** – Simple majority of votes cast (minimum 56 of 109 votes)
- **A&R Declaration** – 67% of all members (74 of 109 votes)

Important: At least **72% of all homeowners (78 of 109)** must cast a vote for the results to be valid.

How to Vote

Voting is being conducted by **written ballot**, in accordance with Colorado law (C.R.S. §7-127-109). You may vote “Yes” or “No” on each of the three amendments using the enclosed ballot.

Deadline to Submit Your Ballot:

5:00 p.m. on November 24, 2025

Ballots received after this deadline **will not** be counted.

Ways to Submit Your Ballot

You may return your completed ballot using any of the following methods:

- **Mail:** Use the enclosed self-addressed stamped envelope to mail your ballot to:
Fall Valley HOA
PO Box 111
Grand Junction, CO 81502
 - **Email:**
 - Scan and email your ballot to: DivergentPropertiesHelp@gmail.com
 - OR take a clear photo of the completed ballot and email it
 - OR electronically sign the ballot and email it
 - **Hand Delivery:** Deliver your ballot in person to any Board member
 - **Electronic Signature:** Complete the electronic ballot that will be emailed to owners who have an email address on file with the HOA.
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Board Recommendation

The **Board strongly encourages a YES vote** on all three documents. These updates are essential for ensuring the Association's documents are current, legally compliant, and functional for the future.

If you have any questions about the proposed documents or the voting process, please contact:

Joy Zeller

Email: DivergentPropertiesHelp@gmail.com

Phone: (970) 200-6020

You may also reach out to any member of the Board directly.

Sincerely,

Board of Directors

Fall Valley Homeowners Association

Enclosures: 3 Proposed Amended Governing Documents, Ballot + Self-Addressed Stamped Envelope

Fall Valley Homeowners Association
Ballot for Vote on Proposed Amended and Restated Articles of Incorporation, Declaration, and
Bylaws

NOTICE: The Fall Valley Homeowners Association ("Association") is conducting a vote by written ballot on the proposed Amended and Restated Articles of Incorporation ("A&R Articles"), Amended and Restated Bylaws ("A&R Bylaws"), and Amended and Restated Declaration of Covenants, Conditions and Restrictions ("A&R Declaration")—collectively referred to as the Proposed Amendments. Copies of the Proposed Amendments have been distributed to all homeowners for review.

I/We certify that I/we am/are the legal owner(s) of a unit within the Fall Valley community and hereby cast my/our vote(s) as indicated below.

Please mark only one box per item.

1. Vote on the Proposed Amended & Restated Articles of Incorporation (A&R Articles)

- ☐ **YES** – I vote **IN FAVOR** of adopting the A&R Articles
- ☐ **NO** – I vote **AGAINST** adopting the A&R Articles

2. Vote on the Proposed Amended & Restated Bylaws (A&R Bylaws)

- ☐ **YES** – I vote **IN FAVOR** of adopting the A&R Bylaws
- ☐ **NO** – I vote **AGAINST** adopting the A&R Bylaws

3. Vote on the Proposed Amended & Restated Declaration (A&R Declaration)

- ☐ **YES** – I vote **IN FAVOR** of adopting the A&R Declaration
- ☐ **NO** – I vote **AGAINST** adopting the A&R Declaration

Property Address(s) in Fall Valley: _____

Owner Signature

Owner Printed Name

Date

Owner Signature

Owner Printed Name

Date

Ballot Return Instructions

Please submit your completed ballot no later than **5:00 p.m. on November 24, 2025**, by:

- **Mail:** Send to Fall Valley HOA, PO Box 111, Grand Junction, CO 81502 (a stamped return envelope is enclosed).
- **Email (scan or photo):** Send to Joy Zeller at DivergentPropertiesHelp@gmail.com
- **Hand deliver to one of the board members.**
- **Electronic Signature:** Sign the ballot electronically.
- **Hand Delivery:** Deliver in person to any current Board member.