



Northgate Business Owners Association
13450 Meadowgrass Dr. Suite 200,
Colorado Springs, CO 80921

March 27, 2023

Dear Sirs,

1. I am writing on behalf of the Deer Creek Homeowners Association (DCHOA) collectively representing 155 owners requesting that we be removed from the Northgate Business Owners Association (NGBOA) and exempted from all provisions and responsibilities under the corresponding Declaration of Covenants, Conditions, Restrictions and Easements (DCCR&E) for Northgate Residential Properties.
2. I am requesting removal in accordance with DCCR&E Article 10 based on the following justifications:
 - a. DCHOA does not border nor abut Voyager Parkway or Middle Creek Road, and therefore shares no Common Elements with NGBOA (DCCR&E Article 1, Section 1.6).
 - b. By the same token, DCHOA does not benefit from NGBOA expenditures for landscaping, landscape repairs, snow removal, utilities, insurance, management, professional services, or any other budget line item (DCCR&E Article 1, Section 1.7).
 - c. Not only do we receive no benefits, we also have no say in the governance or direction of the NGBOA (DCCR&E Article 1, Section 1.3).
 - d. Moreover, we recently learned that a large number of Northgate residential units comprising Flying Horse and The Farm are already exempted from NGBOA meaning there is a precedent for exclusion.
3. We do not seek recompense for past assessments, but we would like to be excluded from any future ones. We therefore request you immediately remove and sever any further relations with DCHOA. We further request that you provide a Certificate of Amendment or Repeal acknowledging this separation within the next ninety (90) days.
4. I am requesting this action under the most reasonable of terms and hope you will be equally reasonable in your consideration. If there are any questions I might answer, please feel free to contact me at your convenience.

Sincerely,

Richard White
President, Board of Directors
Deer Creek Homeowners Association
719.360.3805

cc: Olive Real Estate Group, Inc.
Attn: Ms. Tamara Bannister
Association/Commercial Property Manager
102 N. Cascade Avenue, Suite 250
Colorado Springs, CO 80903