Dear Hawkridge Homeowner,

Over the past two years, I have had the privilege of serving on the HOA board and as President. In that time, I have met the majority of you and enjoyed hearing your loves and dislikes of life in Hawkridge. The HOA’s role is to ensure we meet water district requirements, ensure we have an attractive neighborhood, that our homeowners are aware of and complying with the covenants, and that this is a neighborhood where people want to live.

While the covenants are largely well designed to protect the attractiveness of our neighborhood and the value of our homes, the board has heard many complaints in a few areas. We believe that now is the right time to adjust the covenants in these few key areas so everyone can enjoy the land and home in which they have made such a significant investment.

There are four primary areas where edits are suggested, along with a clear statement of the enforcement process:

1) Vehicles – ensuring that they are attractively located in garages or in or beside driveways.

2) Non-occupancy structures – allowing up to 2 structures such as pagodas, cabanas, tool sheds, garden sheds, etc., so residents can enjoy their land.

3) Friends and family – allowing friends and family to reside with the homeowner. It’s your home, if you want to rent a room to your son or friends on a long-term basis, you should not be in violation of covenants doing so. However, short-term rent, such as AirBNB would still be prohibited.

4) Recreational vehicles – you should be able to store your trailer, RV, or boat on your property, if concealed within a modest privacy fence area.

We believe these changes to the covenants will make our neighborhood a better place to live, and will allow you to better enjoy the home and land in which you have invested. Please take a moment to review the edits to the covenants, attached, and return your vote for the changes no later than October 31, 2021. We will be discussing these at the annual homeowners meeting. You can send your completed ballot, attached, anytime to [president@hawkridgehoa.com](mailto:president@hawkridgehoa.com), or mail it to:

Hawkridge HOA

PO Box \_\_\_

Monument, CO 80132