Dear Hawkridge Homeowner,

Over the past two years, I have had the privilege of serving on the Hawkridge Home Owners Association (HOA) as a board member and currently as President. In that time, I, as well as other HOA board members and officers, have met the majority of you and enjoyed talking about all things Hawkridge. We have heard about things you love as well as things you don’t like and most importantly about things that could be improved. . So, over the last several months, I and the HOA team collected a list of topics that have come up most often during conversations with the residents of Hawkridge and found the following to be the top four: vehicles, non-occupancy structures, visiting friends and family, and recreational/utility items (RV’s, boats, trailers, etc.).

Keeping those four topics in mind, the HOA team then looked closely at how the existing covenants were working and how the HOA was doing in its responsibilities to ensure: thatHawkridge meets water district requirements, is an attractive neighborhood that people want to live in., and that homeowners are aware of and complying with the covenants.

We found that the covenants as written are well designed to protect the attractiveness of our neighborhood and the value of our homes but might need some adjustment in a few areas so everyone can better enjoy the land and homes in which they have made such a significant investment.. We believe that the upcoming annual meeting is the right time to present those adjustments to the covenants in these few key areas

Here in a bit more detail arethe four primary areas and equally importantly a clear statement of the enforcement process:

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

2) Non-occupancy structures – allowing up to two structures such as pagodas, cabanas, tool sheds, garden sheds, greenhouses, etc., so residents can better enjoy and more easily maintain their land.

3) Friends and family – allowing friends or 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 renting, 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