

HAWK RIDGE HOME OWNERS ASSOCIATION

March 12, 2022

Re: Approval of 2022 Amendment to Declaration

Dear Owner:

The Board of Directors of the Hawk Ridge Home Owners Association is hereby requesting that you vote on each of the four (4) groups of changes in the attached 2022 Amendment to Declaration which revises the existing provisions as to storage of vehicles, outbuildings and decks, enclosures, construction type, trash and garbage, border walls and fencing, restrictions on antennae, use restrictions, prohibition of short-term rentals, pets, signs and advertising, storage of vehicles and other matters. The Board believes that this Amendment is in the interest of the Association and all Owners because the above-listed are important issues for our community. The proposed Amendment is also intended to reaffirm and clarify the current restrictions on uses of Lots.

The amendment is divided into four (4) groups of changes. Please vote on each group separately.

The percentage of approvals required under the Declaration and applicable State law is sixty-seven percent (67%) of all Owners; that percentage is necessary to approve each amendment group in the enclosed Amendment and is also the percentage required for a quorum. The enclosed Ballot fulfills the requirements of the Declaration and the Colorado Revised Nonprofit Corporation Act, including C.R.S. §7-127-109.

In order to be counted, the enclosed Ballot must be received by the Hawk Ridge Home Owners Association no later than September 1, 2022, but the Board would appreciate and request that you sign and RETURN THE BALLOT WITHIN THIRTY (30) DAYS OF THE DATE OF THIS LETTER; the Association may record the Amendment as soon as the necessary percentage of approvals have been obtained.

For further information regarding the 2022 Amendment, you may review the enclosed copy; other information, such as the current Declaration, is available from the Hawk Ridge Home Owners Association's officers.

Sincerely,

Hawk Ridge Home Owners Association

By: _____
Its: President

Enclosures: Ballot
2022 Amendment