



GREAT DIVIDE WATER COMPANY
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January 17, 2023

Board of Directors
Hawk Ridge HOA
c/o Mr. Ken Witt-President
19550 Soaring Wing Drive
Colorado Springs, CO 80908
(720) 934-8365 / president@hawkridgehoa.com

Re: Hawk Ridge Subdivision water rights situation

Greetings:

As previously discussed, as I have been reviewing the GDWC records, I discovered some serious issues for a number of our GDWC shareholders. Unfortunately, Hawk Ridge appears to be one of those that falls into this category, and its Directors need to take action to resolve the issue. This letter attempts to set forth the issues I believe exist, which appear more complicated than I had previously thought, so you can replace any prior letters I sent with this one. I am hoping the HOAS and their contacts with the developer families can offer corrections to my history and conclusions to date. I am happy to meet with you to discuss the matter further.

Please refer to the abstract of data I have provided. The gray shaded entries relate to acquisition of water rights. The blue shaded entries are transfers of land from the development partners into Hawk Ridge Land Company. The pink shaded entries are water right transfers. Yellow shaded entries are when the various subdivision filing plats were approved. The green shaded entries relate to homeowner association(s). The colors themselves are not of significance, but they help me with keeping track of what is happening. Here is what I think I know:

R.E. Puckett (25%), Chester A. Pratt (50% initially, then 25% after he later conveyed half of his interest to family members), R.C. Altrogge & Joy Altrogge (25%) were the “Partners.”

The Partners formed Hawk Ridge Land Company, LLC (“HRLC”) on 12/27/1993 to be the developer of Hawk Ridge subdivision (all filings). Mr. Pratt and Mr. Puckett appear to have been the original managers of the LLC. The entity was administratively dissolved May 3, 2004 according to the Secretary of State records.

Water Decrees. In connection with getting the water supply plan for the development approved by the County, the Partners obtained a 6/14/1993 decree in Case No. 92CW57 in their personal names (not in HRLC) granting them ground water rights in the NNT Dawson, NT Denver, NT Arapahoe and NT Laramie-Fox Hills aquifers under Hawk Ridge (all filings). At that point they apparently intended to build a central water system for the community using the nontributary

ground water.

Later, the plan changed to individual NNT Dawson aquifer wells in augmentation plan approved under Case Nos. 92CW55 (Div. 2) / 92CW98 (Div. 1) (“Aug Plan”). This 6/14/1993 decree was also obtained in the Partners’ personal names, not HRLC.

Northgate Rights. The source of augmentation water specified in the Aug Plan was “nontributary water underlying the Subject Property, as decreed in Case No. 92CW57 with decreed uses to include all beneficial uses, including augmentation and exchange, septic system return flows from the not nontributary Dawson aquifer [lot owners’ wells], and direct discharges or return flows from well UD-1-17798-F . . .” It also allowed Northgate to substitute Northgate’s Denver aquifer water for the UD-1 Dawson water. This Augmentation Plan is what allows lot owners in the subdivision to drill and use NNT Dawson aquifer wells to serve their single-family dwellings.

Well UD-1 was owned by Northgate Company (“Northgate”) at the time, and is now owned by Great Divide Water Co. (“GDWC”). Northgate created the Great Divide Water Company (GDWC) to physically pump the water that provides the physical replacement of stream depletions (augmentation). Initial replacements were made by trucking water from UD-1 over the hill to release into Division 2, but Northgate completed a new Denver aquifer well (AD-3) in November of 1994 that gravity flows to Monument Creek in the Arkansas Basin. All Division 2 replacements are now made from AD-3. GDWC owns also owns well AD-3.

HRLC (not the Partners) contracted with Northgate Co. on April 20, 1994 to buy 2 acre feet of Denver aquifer water rights (“Northgate Contract” and “Northgate Rights,” respectively) to make replacements to Division 2 (Arkansas Basin). A condition of the purchase contract and Aug Plan is that HRLC form a property owners association to be the perpetual entity to hold title to all augmentation water rights, be responsible for ongoing maintenance of the Augmentation Plan and become a shareholder in GDWC in order to access the Northgate water rights.

HOA. On May 2, 1994, Andrew Klatskin incorporated “Home Owners Association of Hawk Ridge, Inc.” (“HOA”), and Mr. Pratt was the initial registered agent.

On June 11, 1994, the Partners deeded to the HOA all nontributary Arapahoe and Laramie-Fox Hills water and water rights underlying the property shown in red on Figure 1 (Hawk Ridge Sub.).

On July 7, 1994, HRLC received approval of the final plat for Hawk Ridge Subdivision, a 191.993 acre portion of the entire ranch (see Figure 1). On July 20, 1994, the Partners deeded this property into HRLC.

On October 7, 1994, Northgate deeded the Northgate Rights to HRLC (“Northgate Deed”). The Northgate Rights sale was subject the terms and conditions of the Northgate Contract, which survived the transfer, and HRLC also received 200 shares of GDWC stock via GDWC stock certificate #6, becoming a shareholder of GDWC. I have found no subsequent transfer of Northgate Rights or the Northgate Contract or GDWC stock to the HOA by HRLC.

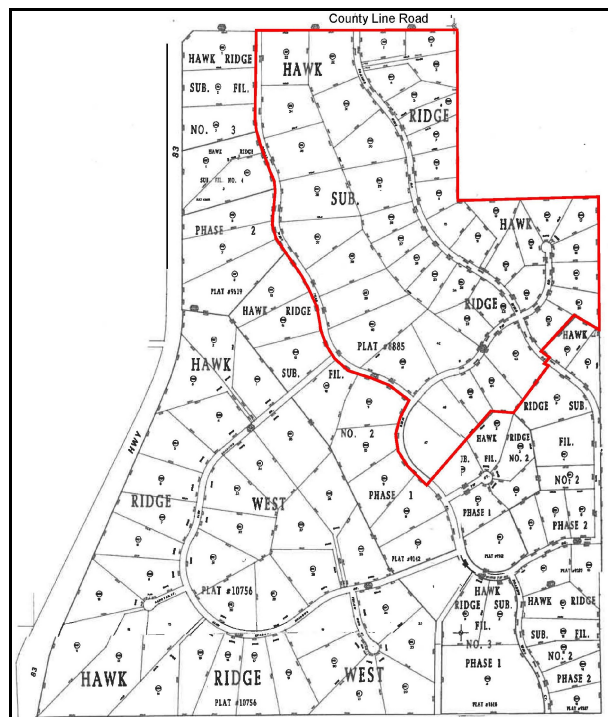


Figure 1-Hawk Ridge Sub. Final Plat (red)

The Aug Plan required the Partners (remember they are the ones who got the decrees, not HRLC) to reserve in any deeds of the property, all of the nontributary Arapahoe and Laramie-Fox Hills aquifer water underlying the subdivision land and deed it to a HOA which would be the perpetual entity to maintain the augmentation plan.

The Aug Plan also required the Partners to deed the NNT Dawson aquifer water rights under each lot sold to that lot purchaser. The earliest deed for a sold lot that I found was 8/22/1994. I checked out about 15-20 of the deeds from HRLC to lot buyers as a representative sample and it appears that HRLC did deed the Dawson rights to the various lot owners and reserved the water rights in the other three aquifers (remember that the Arapahoe and L-FH water under the initial subdivision plat in Figure 1 was already conveyed to the HOA).

I note that the deeds to lot owners came from HRLC, not the Partners who owned the ground water rights, so I am hoping that means that the Partners assigned their decreed Dawson water rights to HRLC, but I have not found evidence that they did. If not, then it raises a question as to whether any of the lot owners actually have their NNT Dawson water rights. The intent to convey is clearly there, but not the chain of title as near as I can tell. If we can't locate a conveyance from the Partners to HRLC, it might require a declaratory judgment or quiet title action to confirm ownership in each lot owner (your water attorney could advise you on this).

Moving on. July 10, 1995, HRLC gets approval of the plat for Hawk Ridge Subdivision Filing 2-Phase 1 (See Figure 2).

July 22, 1995, the Partners deeded the land, but not the water rights to HRLC for Filing 2, Phase 1. HRLC subsequently sold these lots with Dawson

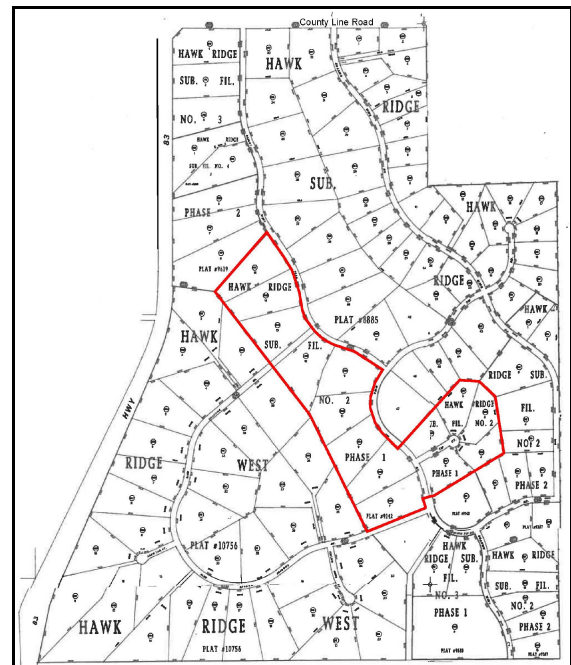
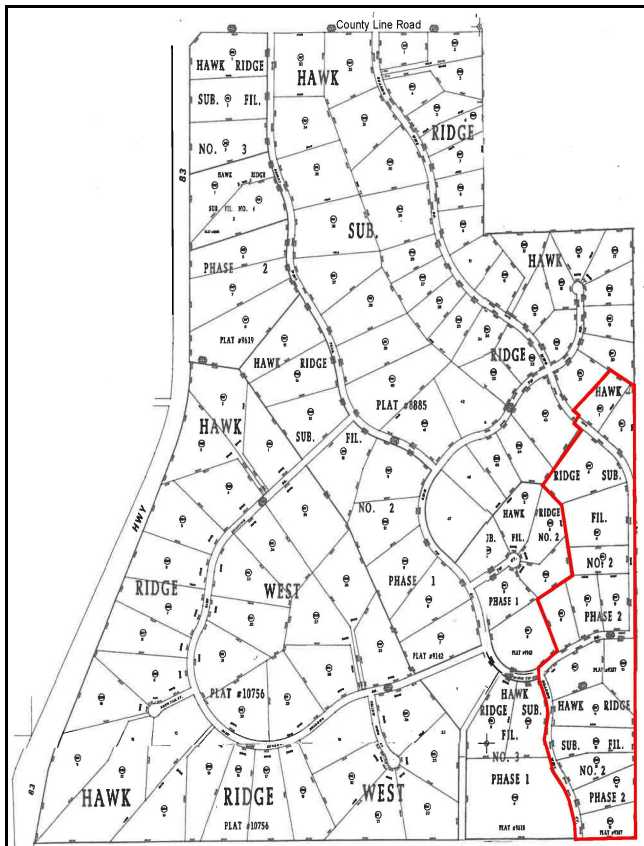


Figure 2-Filing 2, Phase 1 Platted Area

water rights HRLC did not appear to own (again intent is there, but have not found the chain of title).

May 9, 1996, HRLC gets approval of the plat for Hawk Ridge Subdivision Filing 2-Phase 2 (See Figure 3).

HRLC then proceeded to sell these lots that HRLC was not in title to, together with Dawson water rights HRLC did not appear to own (again intent is there, but have not



found the chain of title).

April 4, 1997, the final plats for Filing 3, Phases 1 and 2 were recorded (see Figure 4). Missing deeds from partners to HRLC for this land, but guessing there is a chain of title I have not found.

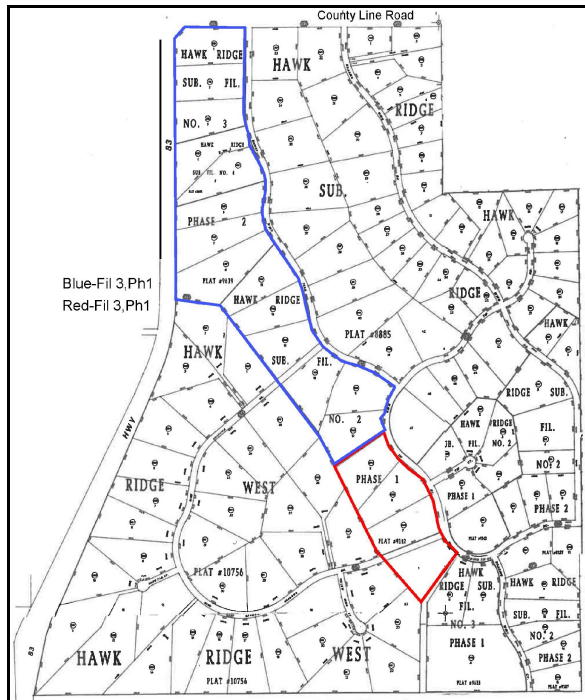


Figure 4. Filing 3, Phase 1 (red) and Filing 3, Phase 2 (blue)

July 27, 2000. The Partners provide a quitclaim deed (which has no after acquired title) to Hawk Ridge West Owners Association, Inc. (“HRWHO”), which actually did not get formed until November 6, 2000 per the Secretary of State’s records. Nonetheless, the deed included: 1) all NT Arapahoe and Laramie-Fox Hills water rights from Case No. 92CW57 under the Figure 5 land (which were owned by the Partners); 2) assigning the Aug Plan in 92CW55/98 (which the Partners had the right and obligation to do); and 3) 0.56 AF/Yr of the Northgate Rights (which the Partners did not own, HRLC did, so theoretically HRWHO got no Northgate Rights in this deed).

HRLC then proceeded to sell these lots, together with Dawson water rights HRLC did not appear to own (again intent is there, but have not found the chain of title).

By now everything has been developed except Hawk Ridge West. Following is that chain of events.

July 2, 1999. The plat for Hawk Ridge West (HRW) (see Figure 5) is recorded.

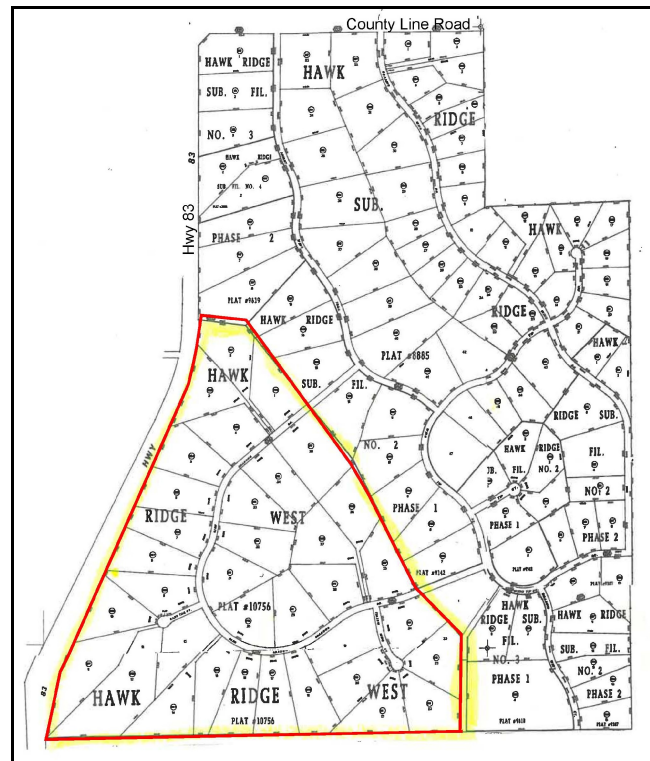


Figure 5. Hawk Ridge West

August 28, 2006. The Homeowners Association of Hawk Ridge, Inc. name is changed to Hawk Ridge Homeowners Association (still “HOA”).

Summary of Issues/Conclusions.

1. The Aug Plan decree called for a homeowner association to maintain the Aug Plan for all of Hawk Ridge. HRLC apparently created two associations. While it is okay to have two (maybe for covenant control and architectural review), only one of them should be the “Designated Association” for ownership of all augmentation water rights and maintenance of the Aug Plan. It

may be that the two associations should merge into one, but if that is not done then only one should be the Designated Association for all of Hawk Ridge.

2. HRLC should have conveyed its Northgate Rights, Northgate Contract and GDWC stock shares to the Designated Association. I believe HRLC still owns the Northgate Rights and GDWC stock. The Designated Association should own both.

3. NT Arapahoe and Laramie Fox Hills Rights. R.E. Puckett, Chester Allen Pratt, R.C. Altrogge and Joy Altrogge (or HRLC, if these four deeded their water rights to HRLC, a fact I have been unable to document) should have conveyed at least these water rights under all of Hawk Ridge to the Designated Association.

In fact, they conveyed them under the original filing of Hawk Ridge to the HOA. They purported to convey them under Hawk Ridge West to the HRWHOA when they assigned the Aug Plan responsibilities to that association, but the Altrogges (who were original Partners) were missing as grantors on the deed to HRWHOA, so it remains a question as to whether the NT water were conveyed. The grantors did not own the Northgate Rights referenced in that deed, so they did not convey to the HRWHOA, in my opinion.

I have been unable to locate a deed from the Partners to either association for these NT rights under Filings 2 or 3.

4. Though I did not check every original development sale deed, it appears that HRLC conveyed NNT Dawson water rights to each lot purchaser. However, I have not found a deed from R.E. Puckett, Chester Allen Pratt, R.C. Altrogge and Joy Altrogge (the deeded water rights owners) to HRLC. While the intent seems clear, it does appear to be a break in the chain of title leaving ownership of the Dawson rights in question (I feel reasonably sure that a quiet title action would result in the court finding that they vest in the lot owners).

5. Unless I have missed seeing documents, and unless HRLC distributed these interests somewhere else, I believe HRLC still owns the Northgate Rights and GDWC stock. Accordingly, HRLC is still the GDWC shareholder of record on our books; neither HOA is. Nonetheless, we have been augmenting for all of Hawk Ridge, but need this sorted out so we get the correct shareholder as part of GDWC.

6. Unless I have missed seeing documents, and unless they distributed these rights elsewhere, I believe that R.E. Puckett, Chester Allen Pratt, R.C. Altrogge and Joy Altrogge (or their estates or heirs) still own the NT Denver aquifer water rights under all of Hawk Ridge (they may have forgotten that, and those rights are likely useless to them at this point, so maybe they would give them to the Designated HOA along with the other NT rights). The Partners also still appear to own the NT Arapahoe and Laramie-Fox Hills water rights under Hawk Ridge Filings 2 and 3.

7. The HRWHOA, which has responsibility for maintaining the augmentation plan, technically has no deeded legal right to the augmentation water from GDWC or the NT Arapahoe or Laramie-Fox Hills aquifers under most of Hawk Ridge.

Here is what I think is needed:

1. Try to contact the Partners/developers that remain alive and see what documentation and information they may be able to offer to fill in the blanks. This may include an understanding of who the Personal Representatives of any deceased partners were, as I have had a number of cases where the PR had no clue there were water rights in the estate of the deceased, so the family had to reopen the estates and have someone appointed as PR to deed the rights to where they needed to go). Also, information regarding heirs may be useful.

2. Either merge the two Hawk Ridge associations or determine which will be the Designated Association (right now it appears to be HRWHOA, as it received the assignment of the Aug Plan obligation from the Partners).
3. Find and surrender the original GDWC stock certificate (copy attached—probably yellow with a gold medallion on it), so that GDWC can issue a new one to the Designated Association. Hopefully, it is in a box of HRLC records somewhere. If it cannot be located, then we will need to do some sort of affidavit and assignment signed by a representative of HRLC (I can prepare it).
4. Execute the necessary deeds from the four decreed owners (or HRLC if it received the rights from the four owners) to get all of the NT Arapahoe and Laramie-Fox Hills water rights from the four decreed owners and the nondesignated association into the Designated Association. If HRWHOA is to be/remain the Designated Association, then the HOA would need to deed its rights under the initial filing to HRWHOA also.
4. A deed from HRLC to the Designated Association for the Northgate Rights. Would involve reinstating HRLC with the Secretary of State in order to get someone with authority to grant the rights.
5. HRLC should execute a stock assignment agreement from (GDWC would prepare it). If the GDWC stock certificate cannot be found, then we will to take additional steps (which I have had to do in other cases). But in that case we will need to know whether the Northgate Rights, which are tied to the stock, still remain in HRLC, as I believe, and were forgotten about or if they were conveyed to someone else (estate, trust, successor entity, etc., though no deed appears of record).
6. Last, but least important there is a \$250 stock transfer fee charged by the GDWC to transfer stock in its records.

GDWC has been providing augmentation for all of Hawk Ridge because we understand this snafu, but the HOAS needs to correct this problem in the immediate future. You may need to add a bit to your dues assessment for some legal fees to help you consult a water attorney on this, especially as it may be necessary to go to court over it. I am happy to assist your attorney as he/she wishes.

Hopefully, this letter will explain things sufficiently. Obviously, my opinion is subject to change should additional information become available. We all know a lot more now than back when all these water sales were being done back in the day, but if we work together we can fix things without the need to spend a bunch of money. Please go to work looking for documents and gathering information and let me know what is found. Thank you all!

Sincerely,
Great Divide Water Company



Douglas H. Barber-President
(719) 338-3053 / Rawhiden01@aol.com

Water Rights Summary		Decreed Average Annual Withdrawal (af/yr)				Northgate Rights (af/yr)	GDWC Stock Shares
Date	Document	NNT Dawson	NT Denver	NT Arapahoe	NT Laramie-Fox Hills	NT Dawson	
6/14/1993	Decree in 92CW57 to R.E. Puckett, Chester Allen Pratt and R.C. Altrogge and Joy Altrogge. ("Partners"; see Note 1)	461	517	261	186		
6/11/1993	Deed R.E. Puckett, Chester Allen Pratt, R.C. Altrogge, Joy Altrogge & Elizabeth A. Puckett (Note 1) to Homeowners Association of Hawk Ridge, Inc. (HOA)	0	0	82.4579908	58.7631659		
10/7/1994	Deed Northgate Co to HRLC					2	200
Remaining to Partners		461*	517	178.542009	127.236834		
Remaining to HRLC						2	200
7/27/2000	Deed R.E. Puckett, Elizabeth A. Puckett, Chester A. Pratt & HRLC (Note 2) to Hawk Ridge West HOA (HRWHOA).	0	0	88.7091813	63.2180372	0.56, (ineffective transfer)	0
Remaining to Partners		461*	517	89.8328279	64.0187969	0	200
Remaining to HRLC						2	200

NOTES:

1. PPAA is R.E. Puckett, Chester Allen Pratt and R.C. Altrogge and Joy Altrogge, the original owners of the decreed water rights under Hawk Ridge ("Partners"). Elizabeth A. Pucket later listed as an additional grantor, but have not found a deed conveying any rights to her (does not seem to matter that she is named as a subsequent grantor).

2. Altrogges missing as grantors under this deed; not sure why. Also, these grantors did not own any Northgate Rights (they were owned by HRLC), so none conveyed to HRWHOA. Absent a conveyance by Altrogges to HRLC, the conveyance to the HRWHOW is questionable since they appear to be decree owners and did not sign the deed to HRWHOA.

* HRLC was conveying the Dawson rights [owned by the Partners] to each lot buyer, so this number is really dropping, but I did not check every deed to lot buyers for verification of amounts conveyed. Also, never found a conveyance of the NNT Dawson water rights from the Partners to HRLC (important to Hawk Ridge owners, but not that relevant to GDWC issues).

** Decree estimates land at 570 Acres, but this spreadsheet uses actual surveyed amount (see below).

Conclusions, thus far, pending receipt of more information.

1. The HRHOA owns the NT Arapahoe and Laramie-Fox Hills water under the initial filing, but owns no Northgate Rights. This is the only HOA that GDWC was aware of until this research project, and GDWC has been treating it as the GDWC shareholder.

2. The HRW HOA has the responsibility to maintain the Aug Plan, but owns no Northgate rights to augment with, and may or may not own the NT Arapahoe and Laramie-Fox Hills water under Hawk Ridge West.

3. Neither Association owns the NT Arapahoe or Laramie-Fox Hills water under Filings 2 and 3 (all Phases). They are still vested in the original decree grantees (Partners).

4. HRLC still owns the Northgate Rights and GDWC stock and was administratively dissolved in 2004.

5. Since never found a transfer from the Partners to HRLC, the transfer of NNT Dawson rights to lot owners is questionable.

Hawk Ridge	Platted Lots	Lot #s Inclusive	Acres	% of total decreed land
Final Plat	47	1-47	181.993	0.315931
Filing 2,	15	1-15	68.9	0.11960705
Filing 2, Phase 2	15	1-15	56.42	0.09794238
Filing 3, Phase 1	4	1-4	27.96	0.0485372
Filing 3, Phase 2	8	1-8	44.99	0.07810045
Filing 4 (replat of 2 lots)	0	N/A	N/A	N/A
Hawk Ridge West	35	1-35	195.79	0.33988192
Total Lots	124		576.053	1

HAWK RIDGE ABSTRACT RELATING TO GREAT DIVIDE WATER COMPANY (Color legend on last page)

The information herein is deemed reliable, but is not guaranteed. The compiler is just a real estate broker and not an attorney. Nothing here is or should be

Date	Item	Recording	Grantor	Grantee	Notes
1/16/1967	Deed	1/24/1967 520951 (B2163,P856)	C.T. McLaughlin	Bruce E. and Norman B. Younger	Hawk Ridge land
10/20/1977	Deed	1/5/1978 at Rec. 211727 in Douglas County and 3/15/1993 at Rec. 002269585 in El Paso County.	Dawkins and Dawkins Partnership	R.E. Puckett and Elizabeth A. Puckett	Pucketts acquired a one-half interest in the Hawk Ridge land and a chunk in Douglas County.
1/19/1981	Deed	2/2/1981 at Rec. 00742163 (B3400, P 180)	Dawkins and Dawkins Partnership	R.C. Altrogge & Joy Altrogge	Altrogges acquired remaining interest (theoretically, as deed does not specify a %) of Dawkins' interest in the Hawk Ridge land and a chunk in Douglas County.
The water rights story starts here (the deeds above this line do not appear to be relevant to the problem).					
5/29/1992	Application for Case No. 92CW57			Applicants: R.E. Puckett, Chester A. Pratt, R.C. Altrogge & Joy Altrogge	Case filed with water court. Plan was a central water system using NT Den, Arapahoe & L-FH water. Dawson is NNT and requires aug plan. 570 acres comprising all filings of Hawk Ridge, incl HR West.
5/28/1992	Application for Case No. 92CW055(1) and 92CW98(2)				Case No. 92CW055(1) and 92CW98(2) originally filed. Aug plan for Hawk Ridge.
8/5/1992	Deed	8/11/1992 at Rec. 002184079	Charles Douglas Pratt, TTEE of the Charles Douglas Pratt residuary Trust	Winston McClain Pratt, Chester Allen Pratt, Charles Douglas Pratt, Clayton Impey Pratt	
11/9/1992	Modification in Case No. 92CW055(1) and 92CW98(2)				R.C. and Joy Altrogge were added as applicants in Case No. 92CW055(1) and 92CW98(2) (application was made 10/19/92)

6/14/1993	Decree in Case No. 92CW57	Not recorded	Div. 1 Water Court	R.E. Puckett, Chester Allen Pratt and R.C. Altrogge and Joy Altrogge.	Decree granting NNT Dawson, NT Denver, NT Arapahoe and NT Laramie-Fox Hills water rights to the applicants.
6/14/1993	Decree in Case No. 92CW055(1) and 92CW98(2)	8/20/1993 at Rec. 002340953	Div. 1 Water Court	R.E. Puckett, Chester Allen Pratt and R.C. Altrogge and Joy Altrogge.	Augmentation Plan for up to 130 lots and small commercial area using Dawson wells in all filings of Hawk Ridge, incl HR West, approved by Court. Augmentation sources: Northgate Rights and NT Arapahoe and L-FH rights from 92CW57. Required creation of HOA and conveyance to Arapahoe & L-FH to that HOA.
6/14/1993	Certified Copy of Decree in Case No. 92CW055(1) and 92CW98(2)	4/12/1994 at Rec. 094050417	Div. 1 Water Court	R.E. Puckett, Chester Allen Pratt and R.C. Altrogge and Joy Altrogge.	Same decree, but this included a certification by the State Engineer.
12/27/1993	Articles of Organization for Hawk Ridge Land Company, LLC	10/3/1994 at Rec. 094136657	SOS	Hawk Ridge Land Company, LLC	HRLC created. Chester Pratt and Jeffrey Puckett were the initial Managers
7/20/1994	Deed	8/17/1994 at Rec. 094114096	R.C. Altrogge and Joy Altrogge	Hawk Ridge Land Company, LLC	1/4 interest in land only for legal description of Hawk Ridge Subdivision Final Plat
7/20/1994	Deed	8/17/1994 at Rec. 094114097	R.E. Puckett and Elizabeth A. Puckett	Hawk Ridge Land Company, LLC	1/4 interest in land only for legal description of Hawk Ridge Subdivision Final Plat
7/20/1994	Deed	8/17/1994 at Rec. 094114098	Winston McClain Pratt, Karen Pratt, Charles Douglas Pratt, Elizabeth Pratt, Clayton Impey Pratt & Donna Pratt	Hawk Ridge Land Company, LLC	1/4 interest in land only for legal description of Hawk Ridge Subdivision Final Plat
7/20/1994	Deed	8/17/1994 at Rec. 094114099	Chester A. Pratt and Neva G. Pratt	Hawk Ridge Land Company, LLC	1/4 interest in land only for legal description of Hawk Ridge Subdivision Final Plat

5/2/1994	Articles of Incorporation of Homeowners Association of Hawk Ridge, Inc.	Not recorded (SOS)			HOA of HR formed
6/11/1994	Quitclaim Deed	7/28/1994 at Rec. 094103876	R.E. Puckett, Elizabeth Puckett, Chester A. Pratt and R.C. Altrogge and Joy Altrogge.	Homeowners Association of Hawk Ridge, Inc.	"all nontributary Arapahoe and Laramie-Fox Hills water and water rights underlying the property . . . on Exhibit A." Legal describes 191.993 acres comprising "Final Plat Hawk Ridge Subdivision. No transfer of Northgate Rights or assignment of aug plan included.
7/7/1994	Plat	7/28/1994 at Rec. 94103879	El Paso County	Hawk Ridge Land Company, LLC	Hawk Ridge Subdivision Final Plat Recorded
10/7/1994	Deed	10/31/1994 at Rec. 94148458	Northgate Co	Hawk Ridge Land Company, LLC	Northgate Deed to HRLC for the Northgate Water Rights
10/7/1994	Stock Certificate	Not recorded	Great Divide Water Company	Hawk Ridge Land Company, LLC	HRLC becomes GDWC shareholder
7/10/1995	Plat	7/20/1995 at Rec. 95073105 (Plat Book H5@ Page 37)	El Paso County	Hawk Ridge Land Company, LLC	Hawk Ridge Subdivision Filing 2-Phase 1 Plat Recorded
7/27/1995	Deed	8/18/1995 at Rec. 095085066	Chester A. Pratt and Neva G. Pratt	Hawk Ridge Land Company, LLC	1/8 interest in legal description of Hawk Ridge Subdivision, Filing 2, Phase 1
7/27/1995	Deed	8/18/1995 at Rec. 095085067	Winston McClain Pratt, Karen Pratt, Charles Douglas Pratt & Elizabeth Pratt	Hawk Ridge Land Company, LLC	3/8 interest in legal description of Hawk Ridge Subdivision, Filing 2, Phase 1.

7/27/1995	Deed	8/18/1995 at Rec. 095085068	R.E. Puckett and Elizabeth A. Puckett	Hawk Ridge Land Company, LLC	1/4 interest in legal description of Hawk Ridge Subdivision, Filing 2, Phase 1
7/27/1995	Deed	8/18/1995 at Rec. 095085069	R.C. Altrogge and Joy Altrogge	Hawk Ridge Land Company, LLC	1/4 interest in legal description of Hawk Ridge Subdivision, Filing 2, Phase 1
6/17/1996	Deed	7/18/1996 at Rec. 96089950	R.E. Puckett and Elizabeth A. Puckett	Hawk Ridge Land Company, LLC	All of Hawk Ridge except for First Phase (HR Sub) land and Second Phase land (incomplete legal description, but starts right for Phase 2)
6/17/1996	Deed	7/18/1996 at Rec. 96089951	R.C. Altrogge and Joy Altrogge	Hawk Ridge Land Company, LLC	All of Hawk Ridge except for First Phase (HR Sub) land and Second Phase land (incomplete legal description, but starts right for Phase 2)
6/17/1996	Deed	7/18/1996 at Rec. 96089952	R.E. Puckett and Elizabeth A. Puckett	Hawk Ridge Land Company, LLC	All of Hawk Ridge except for First Phase (HR Sub) land and Second Phase land (incomplete legal description, but starts right for Phase 2)
5/9/1996	Plat	6/7/1996 at Rec. 96070868	El Paso County	R.E. Puckett, Elizabeth A. Puckett, Winston McClain Pratt, R.C. Altrogge, Chester A. Pratt, Clayton Imprey Pratt, Charles Douglas Pratt & Elizabeth Pratt	Hawk Ridge Subdivision Filing 2-Phase 2 Plat Recorded
3/6/1997	Plat	4/4/1997 at Rec. 97038613	El Paso County	Hawk Ridge Land Company, LLC	Hawk Ridge Subdivision Filing 3-Phase 1 Plat Recorded

3/6/1997	Plat	4/4/1997 at Rec. 97038619	El Paso County	Hawk Ridge Land Company, LLC	Hawk Ridge Subdivision Filing 3-Phase 2 Plat Recorded
5/14/1998	Revised Decree in Case No. 92CW055(1) and 92CW98(2)	5/14/1998 at Rec. 098095095 and 10/13/2000 at Rec. 200124510	Water Court	R.E. Puckett, Chester Allen Pratt and R.C. Altrogge and Joy Altrogge.	Revised Augmentation Plan for Hawk Ridge. Now up to 125 lots and small commercial area on 570 acres.
6/17/1999	Plat	7/2/1999 at Rec. 99106448	El Paso County	Oxford Builders, Inc.	Hawk Ridge Subdivision Filing 4 Plat Recorded (Replat of Lots 4 & 5 Hawk Ridge Subdivision Filing 3-Phase 2)
7/27/2000	Quitclaim Deed	12/26/2000 at Rec. 200154743	R.E. Puckett, Elizabeth A. Puckett, Chester A. Pratt and HRLC	Hawk Ridge West Homeowners Association, Inc.	All nontrib Arapahoe and Laramie-Fox Hills water rights from Case No. 92CW57 under HRW land and assigning the aug plan in 92CW55/98. Also puports to convey 0.56 AF/Yr of HRLC's Northgate Rights (not owned by the Partners, but by HRLC)
11/6/2000	Articles of Incorporation Hawk Ridge West Homeowners Association, Inc.	Not recorded (SOS)			HRW HOA formed months after the water rights were deeded to it; however, intent to convey seems apparent.
12/18/2000	Plat	12/19/2000 at Rec. 2000151953	El Paso County	Hawk Ridge Land Company, LLC	Hawk Ridge West Plat recorded
5/3/2004	Articles of Dissolution	Secretary of State			Hawk Ridge Land Co. LLC administratively dissolved

8/28/2006	Articles of Amendment	Not recorded (SOS) Doc. 20061352617 ID 19941050574			Homeowners Association of Hawk Ridge, Inc. name changed to Hawk Ridge Homeowners Association
5/28/2009	PR Letters Notice-ancillary probate filing	Rec. 214068841			Chester A. Pratt has died and Douglas McClain Pratt II was appointed Executor in Texas.
12/7/2021	Hawk Ridge West HOA Bylaws	12/14/2021 at Rec. 221227415			

Legend

Water right decrees
Water right conveyances
Deeds by owners into HRLC
Subdivision Plats Recorded
HOA Documents