

Fellow Beaver Lakes Estates Community Lot Owners

Enclosed is the proposed Amended and Restated Declaration of Restrictive and Protective Covenants drafted by Lot Owners. This document and voting procedure comply with Colorado State Law. This document is posted on www.hereishome.com. We incorporated comments and suggestions received in response to our initial draft. Please take the time to review this Declaration and indicate your consent or your disapproval on the form we have provided. **Your vote is Important!** For your convenience we have enclosed a postage paid return envelope. Upon approval by more than fifty percent (50% + 1 vote) of the total votes of the Members of the Association, this document will be recorded in Lake County and will become **your** Amended and Restated Declaration of Restrictive and Protective Covenants.

According to current Bylaws each Lot Owner is entitled to one vote for each lot owned. Please fill out one consent form for each lot you own.

We drafted this Declaration to preserve personal rights and rights in property of Lot Owners (Members), and to spell out responsibilities of the Board of Directors toward the Membership.

HIGHLIGHTS OF THIS DECLARATION- Missing from the Board Sponsored Covenants!

Gives control of Common Area property rights, such as sale, use and mortgaging to the Membership
Section 2.3

Provides Financial Oversight of the Association by the Membership Section 3.3

Spells out Responsibilities of the Board toward Members (throughout the Declaration)

Limits Easements by Board to temporary easements for emergencies and trash removal as defined by Lake County Section 2.4

Provides for Removal of Directors Section 3.4

Specifies Meetings of the Association and Voting Procedures Section 3.8 and 3.9

Hiring of "Managing Agent," Requires Member approval Section 3.6

Strengthens Protection of Common Areas - (cabins, lodge, campground, water rights etc.) Approval by 80% of Membership before Board can sell, change use of, or mortgage. Section 2.3

Restricts lease of cabins, lodge, campground etc, to Members and/or Member guests. Section section 2.3

Limit fines imposed by the Board to \$250.00 per infraction Section 5.5, 6.2, 6.13, and 9.1

Removed restrictions on Personal Freedoms from Article 6 - clotheslines, parking of RV's etc.

Revised Architectural Review (Article 7) -Addressed conflicts of interest, shortened time of ACC review, limited ACC' input on personal preferences, and returned to non-response within 30 days as approval.

Limits on Board engaging expensive legal counsel without owner approval Section 5.2

Questions or Comments? 303 778 6829; globalhelloworld@gmail.com