

Dear Hawk Ridge Homeowner,

Over the past two years, I have had the privilege of serving the Hawk Ridge 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 most of you and enjoyed talking about all things Hawk Ridge. 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 Hawk Ridge 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: that Hawk Ridge 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 are the four primary areas. View the full changes at [hawkridgehoa.com](http://hawkridgehoa.com), in Documents->CC&R.

- 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. Equally importantly the board has approved a clear statement of the enforcement process, which is published on the website. Please take a moment to review the edits to the covenants online at **[hawkridgehoa.com](http://hawkridgehoa.com)**, in **Documents->CC&R**, and after the annual meeting, return your vote for the changes no later than October 31, 2021. We will be discussing these at the annual homeowners meeting, and the covenants update ballot will be send out immediately after. You can send your completed ballot anytime to [president@hawkridgehoa.com](mailto:president@hawkridgehoa.com), or mail it to:

Hawk Ridge HOA  
PO Box 2093  
Monument, CO 80132

Sincerely,

Ken Witt, President, on behalf of the Hawk Ridge HOA Board