

02.26.2024

Owners of Spring Creek Meadows Homeowners Association, Inc.

*Re: Final Drafts for Approval - Amended and Restated Declaration  
Special Member Meeting to Begin Voting*

*Date: April 8<sup>th</sup>, 2024*

*Time: 6:30pm*

*Location: Dakota Valley Elementary School - 3950 S Kirk Way, Aurora, CO  
80013*

Dear Owners:

The Board would like to thank those Owners who provided comments and feedback on the Amended and Restated governing documents throughout this process. After considering the comments and questions, the Board has made some modifications to the proposed Amended and Restated Declaration and is ready to seek approval for the enclosed proposed documents. There will be a special member meeting on April 8<sup>th</sup>, 2024 at 6:30pm at Dakota Valley Elementary School (3950 S Kirk Way, Aurora, Co 80013) to vote on the proposed documents.

### **Documents To Review**

A full copy of the Final Draft for Approval of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Spring Creek Meadows (“Declaration”) is available for review on your **online portal, keystoneconnection.net or Spring Creek Meadows webpage: <https://springcreekmeadows.net/documents.html>**. If you are having trouble accessing the draft online, you can contact our manager Luke Konyn at [lkonyn@keystonepacific.com](mailto:lkonyn@keystonepacific.com) or by calling the management company at 303.369.0800 for assistance.

### **Reasons Amendments are being proposed**

This document has been drafted to come into compliance with changes in the law since our existing documents were drafted and to provide the Association with documents drafted for the Association’s needs today rather than those in 1986. The general purposes of the proposed documents are:

1. To meet the legal requirements imposed by various state laws.
2. To include powers, duties and obligations imposed by law on the Association and the Owners of which we may not otherwise be aware.
3. To give the Association more flexibility in its day-to-day operations in order to improve efficiency in operations.

4. To update and modernize use restrictions to reflect the character of our community as it is now.
5. To clarify and update maintenance provisions.
6. To eliminate outdated language and provisions that are no longer applicable or enforceable.

To facilitate your review, we have included notes after most sections of the proposed drafts.

### **Directed Proxy**

You will also find a directed proxy with the enclosed documents. The directed proxy is valid for 11 months and allows you to indicate whether you approve or disapprove the Amended and Restated Declaration. The directed proxy will allow your votes to be cast at any member meeting called for the purpose of amending the Declaration. ***The Board anticipates that the member meeting called for the purpose of approving the proposed amendments will need to be continued to one or more dates, as it is unlikely that enough owners will be represented in person or by proxy to approve all of the proposed amendments at one meeting. In order to keep costs and the number of meetings to a minimum, please complete and return your proxy as soon as possible.***

The Board asks that you return the directed proxy to the Association's attorney no later than April 8<sup>th</sup>, 2024 by 12pm, noon, so that we have it in time for the meeting. If you cannot attend the meeting, you may also send the proxy to the meeting with someone who is attending the meeting.

### **Approval Requirements**

The Declaration requires the approval of 67% of the Members.

Your participation is vital to the Association's efforts to update the governing documents. We hope to see as many of you as possible at the meeting. If you cannot attend a meeting, please feel free to contact Keystone (Luke – HOA Manager – [lkonyn@keystonepacific.com](mailto:lkonyn@keystonepacific.com)) regarding any questions you may have. Please remember to return your directed proxy as soon as possible.

Sincerely,

Board of Directors  
Spring Creek Meadows Homeowners Association, Inc.

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