

2005 Sage Port HOA Survey

The following survey is intended only as a non-binding vote to assist and inform the Sage Port Document Review Committee and the Sage Port Board of Directors of your thoughts about the Sage Port Covenants and the other governing documents. Please take a moment to answer the questions and **return the survey by August 19, 2005** in the enclosed pre-addressed, postage-paid envelope.

1. In August 1971, Colorado Western Development Co. (the original developer of the Sage Port community) recorded Protective Covenants with the Douglas County Clerk/Recorder. In 2001, a majority of Sage Port property owners approved new Covenants, but the HOA has since learned from multiple legal sources that the 2001 Covenant change was done too early. In the meantime, the 1971 Covenants apply to all property owners in Sage Port. Were you aware that Sage Port has Protective Covenants?

Aware of the 1971 Protective Covenants
 Aware of the 2001 Protective Covenants
 Aware of both the 1971 and 2001 Protective Covenants
 Did not know that Sage Port had Protective Covenants

2. The next opportunity to change the 1971 Covenants is August 2006. In March 2005, the Sage Port HOA Board of Directors formed the Documents Review Committee to review the HOA governing documents. Initial estimates are \$5000 to \$7000 to retain a qualified attorney well versed in current real estate and homeowner association law to prepare new governing documents. If the governing documents are rewritten, drafts of the new documents will be sent out to the community for comments and when the documents are finalized, the community will vote on the new governing documents. If the Covenants are not changed in August 2006, the 1971 Covenants will remain in effect, and the next opportunity to change the Covenants will be 10 years later, August 2016. Would you support a re-write of the governing documents to take effect in August 2006?

Yes, I support a rewrite of the HOA governing documents
 No, leave things the way they are

3. The 1971 Covenants are recorded with Douglas County and compliance with the 1971 Covenants is mandatory for all Sage Port property owners. However, the 1971 Covenants do not make mention of an HOA. Per the 1971 Covenants, owners themselves are to enforce the Covenants, not an HOA. What do you think?

Change the Covenants to have an HOA responsible for Covenant enforcement
 Leave things the way they are

4. Since the 1971 Covenants do not make mention of an HOA, there has been differing opinions whether the HOA is mandatory or voluntary. If there are any revisions made to the governing documents, this should be spelled out clearly in the new documents. What do you think?

HOA membership, like compliance with the Covenants, should be mandatory.
 While compliance with the Covenants is mandatory, HOA membership should be voluntary.

5. Douglas County is currently adding water, sewer and paved road access to 29 lots in Sage Port Filing 4. Specifically, Kenosha is being paved to connect with Lake Drive, and Hoosier and Gore Circle are being paved, too. A property owner in Filing 4 contacted the Board of Directors about merging Filing 4 into the Sage Port HOA. Merging with neighboring Filings could offer the benefit of sharing fixed costs among more members, with the potential of keeping dues low. Would you support merging with neighboring Filings, such as Filing 4?

Yes, merge with neighboring Filings
 No, leave things the way they are

6. A property management company could offer consistency and maintain HOA records, manage title company requests, manage annual billings, pay HOA invoices, etc. If annual dues could be kept in the \$50 - \$100 range, would you support hiring a property management company?

Yes
 No