



Sage Port Homeowners Association

Filings 2 and 6A

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Dear Sage Port Filing 2 and 6A Homeowners:

The Sage Port HOA (SPHOA) wants to thank all of the homeowners for their consideration and voting on the changes to the proposed Protective Covenants that included a clause concerning community trash collection. However, after holding community meetings, reviewing community feedback, social media comments and meeting with smaller focus groups, we have decided to withdraw the previous ballot and send out a new ballot with 1) a proposed change to the duration clause, 2) affirmation of the voluntary status of the SPHOA and 3) necessary language to establish the legality of the revisions to the Protective Covenants of 1971. We feel it is our mission and responsibility to our community to listen and respond accordingly.

Soon you will be mailed the new ballot proposal. It will request your approval of a proposed change to the DURATION OF RESTRICTIONS section and the legal verbiage needed to accomplish that. As the DURATION OF RESTRICTIONS section is currently worded, changes to the Protective Covenants require a majority vote of the property owners, and Covenant changes are limited to every ten (10) years. The proposed change to the DURATION OF RESTRICTIONS section removes the 10 year limitation and adds new wording to allow changes to the Protective Covenants whenever a majority of owners vote to approve a change.

What is the rationale for only one proposed change? We believe the proposed change is reasonable and will protect our property values by allowing a majority of homeowners to approve changes when and if necessary. If the community does not approve this proposed 2016 change to the Protective Covenants, the next opportunity to revise the Protective Covenants will be 10 years from now, in 2026. Ten (10) years may be a long time to wait between changes. A lot can happen in 10 years.

Regardless of your HOA membership or feelings concerning membership, the Protective Covenants are binding to all lots in Sage Port Filings 2 and 6A. As a property owner in Sage Port Filings 2 and 6A, please exercise your property right and VOTE on the proposed revision.

Take into consideration the many changes in our communities:

- Commercial expansions from Castle Rock
- I-25 interchange proposals
- Technological advances that threaten our privacy (e.g. drones)
- Pot houses and drug cartels in the area

The time may come when a majority of homeowners may collectively decide that an update to the Covenants is needed to address one of the concerns listed above. The proposed change to the Protective Covenants will allow a majority of property owners within Sage Port Filings 2 and 6A to make changes when and if necessary, without the current limitation of waiting 10 years!

Please join us for an **Informational Meeting** on this proposed change to the Protective Covenants on **Wednesday, May 18, 2016 at 7PM** at the Larkspur Fire Station. The new updated ballot will be sent to you after this Informational Meeting is held.

On behalf of the SPHOA Board of Directors,

AJ Kirkpatrick, President