



Home Owners Association

October 1, 2011

RE: Covenant Update Outline & Proxy

To All Homeowners of the Landings at Podtburg Village:

As you may be aware, our current covenants are out of date and need addressed promptly to comply with Colorado State Law S.B. 05-100 and 06-089 and to also better suit the needs of our neighborhood. Most of the changes are mandated by the state law outside of the 7 items outlined here:

1. Remove wording requiring trash cans to be stored in your garage and outline number/type of containers allowed in visible sight
2. Remove obsolete covenants written for the purpose of original development of the property
3. Update Architectural Committee as the acting Board of Directors unless there are enough willing home owners to act as such also to have Mr. Fickle review the process for compliance and completeness.
4. Remove the wording "nor more than 30" from the garage requirements
5. Update the satellite/antenna policy to remove the wording for approval and add that the BOD can regulate QUANTITY, location and size.
6. Update the parking rule to state that "items being stored behind fences MUST have accessibility from the front of their home, not by way of the common property, with exceptions for corner lots." Also delete the wording: "out of view from the street."
7. Update fence requirements to 50 exterior height, 60 on OUTER LOT LINES ONLY.

Please contact the HOA Board of Directors if you wish to discuss this further. Should you sign the proxy and change your mind, you will have the option to withdraw the proxy for a vote at the annual meeting. The covenant document will be presented in completeness at or before that time for you to review.

Thank you,

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