

SOPRIS VILLAGE HOMEOWNERS ASSOCIATION, INC.

May 27, 2022

Dear Neighbors:

As you know, the Board of Directors of the Association has been working with legal counsel to draft a proposed Amended and Restated Declaration of Protective Covenants for Sopris Village (“Amended and Restated Declaration”) for your consideration. We would like to thank all of you who participated in the Town Hall Meetings to discuss the draft Amended and Restated Declaration and to provide us with your input.

Based upon the input we received at the Town Hall Meetings, the Board made the following changes to the enclosed Amended and Restated Declaration:

- In Section 10.3.3 which addresses nuisances, we revised the language relating to open fires and outdoor wood burning. That particular language in Section 10.3.3 now reads as follows: “Unless otherwise prohibited or regulated by an authorized representative of Eagle County, open fires and outdoor wood burning shall only be permitted on a Lot, while attended by the Owner or resident(s) of the Lot, and only in a contained barbeque unit, fireplace, contained fire pit or other device manufactured for the purpose of safely containing an open fire or outdoor wood burning. No open fires or outdoor wood burning as permitted by this Section 10.3.3, may be left unattended on a Lot and must be full extinguished with no smoldering prior to the Owner or resident(s) of the Lot leaving the device where the open fire or outdoor wood burning was contained.”
- In Section 10.4 which addresses restrictions on leasing, the prohibition on subleasing and the minimum lease term of ninety (90) consecutive days were removed.

As we discussed during the Town Hall Meetings, the primary purpose of this project has been to modernize our current Declaration of Protective Covenants for Sopris Village (“Current Declaration”) to address deficiencies in the Current Declaration, to conform it to current Colorado law and to create a document which addresses the priorities of our community. Based upon Owner input at the Town Hall Meetings and the changes we have made, we believe we have met these priorities and are now asking for your vote to approve the enclosed Amended and Restated Declaration.

Enclosed you will also find a Written Ballot that you will utilize to vote on whether to approve the Amended and Restated Declaration. In order for your vote to be counted, **you must return your completed Written Ballot to the Association by no later than July 26, 2022**. Written Ballots received after that date, will not be counted. For the Amended and Restated Declaration to be approved, Owners holding at least two-thirds (2/3) of all votes in the Association must vote to approve the Amended and Restated Declaration and all Mortgagees must provide their approval pursuant to the procedure set forth in C.R.S § 38-33.3-217(1)(b).

We hope you will agree with us that the Amended and Restated Declaration meets the priorities of our community and will serve us well into the future. To that end, we are asking you to vote to approve the Amended and Restated Declaration.

You may return your Written Ballot by Regular US Mail or via email to our Community Association Manager, utilizing one of the following:

Email: megan@aspenplaces.com

Mail: Sopris Village Homeowners Association, Inc., PO Box 2503, Basalt, CO 81621

You may also hand deliver your Written Ballot to any member of the Board of Directors.

Thank you in advance for considering our request that you vote to approve the Amended and Restated Declaration and return your Written Ballot to the Association by the deadline.

Sincerely,

Board of Directors
Sopris Village Homeowners Association, Inc.

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