

Communication to MHPOA Property Owners

To: Meadowdale Hills Property Owners Association (MHPOA) Members
From: MHPOA Board of Directors
Date: 10/22/22

Re: The MHPOA Proposed “*Amendment to Restated Declaration of Protective Covenants for Meadowdale Hills, First and Second Filings, Larimer County, Colorado*” Was Approved and Became Effective on September 28, 2022 Clarifying the Prohibition Against Short-Term Rentals In Meadowdale Hills.

A. The 2022 Amendment to Our MHPOA Protective Covenants Was Approved.

At the July 9, 2022 MHPOA Annual Meeting, the MHPOA Board reviewed and discussed the proposed “*Amendment to Restated Declaration of Protective Covenants for Meadowdale Hills, First and Second Filings, Larimer County, Colorado,*” (referenced below as “2022 Protective Covenant Amendment” or “the amendment”). Materials relating to the proposed amendment, including ballots, were mailed to all MHPOA property owners on July 9, 2022.

The 2022 Protective Covenant Amendment has been APPROVED by more than the minimum required percentage of MHPOA property owners. The amendment clarifies that short-term rental (“STR”) of dwellings in Meadowdale Hills is prohibited. This STR prohibition has been in place since the inception of our neighborhood. The covenant amendment clarifies the prohibition – adding specific language that will keep this prohibition in place in our neighborhood even if the Larimer County Land Use Code regarding STR’s changes in the future. The specific voting breakdown is set out below, in Section B.

The 2022 Protective Covenant Amendment became EFFECTIVE upon filing with Larimer County, Colorado on September 28, 2022 (Reception #20220058811).

A copy of the 2022 Protective Covenant Amendment is attached to this email and is posted on our MHPOA website at MHPOA.com, under “Minutes/Financials”. To ensure you have the most current and complete set of MHPOA Protective Covenants, please be sure to keep a copy of: (a) “*Amendment to Restated Declaration of Protective Covenants for Meadowdale Hills, First and Second Filings, Larimer County, Colorado,*”(Reception #20220058811), and (b) your Restated Declaration of Protective Covenants for Meadowdale Hills, First and Second Filings (which was recorded on February 23, 1999 at Reception #99015432).

B. Breakdown of The Vote on the 2022 Protective Covenant Amendment

Under the MHPOA Protective Covenants and By-Laws, 50% plus one (1) of the eligible voting properties within the MHPOA must have voted “In Favor” of the proposed amendment for the 2022 Protective Covenant Amendment to be approved.

At the time all ballots were due, 151 properties in the MHPOA were eligible to vote on association matters.¹

Therefore, 77 MHPOA eligible properties needed to vote “In Favor” of the 2022 Protective Covenant Amendment in order for it to be approved and become effective upon filing with Larimer County.

By the time voting closed, 116 eligible properties submitted votes on the proposed 2022 Protective Covenant Amendment,² and those properties voted as follows:

- 101 eligible properties voted “In Favor” of the amendment (i.e., 67% of all eligible voting properties, and 87% of eligible properties that actually voted);
- 15 eligible properties voted “Against” the amendment (i.e., 10 % of all eligible voting properties, and 13% of eligible properties that actually voted); and
- 35 eligible properties did not submit votes.

Accordingly, more than the required 50% plus one (1) of the eligible properties voted “In Favor” of the 2022 Protective Covenant Amendment. Therefore, the amendment was Approved.

Thank you to all MHPOA property owners who submitted their votes on the 2022 Protective Covenant Amendment and participated in this process that property owners have communicated is an important one for our neighborhood.

Sincerely,
The MHPOA Board of Directors

¹ There are 166 properties in the MHPOA. However, as of September 6, 2022, 15 of these properties were not current on their assessments. According to the Protective Covenants and By-Laws, those 15 properties were, therefore, not eligible to vote on the proposed 2022 Protective Covenant Amendment.

² In total, 118 properties actually submitted ballots. However, two (2) of those properties were not eligible to vote because they were not current on their assessments. Both of these properties voted “In Favor” of the amendment. The Board of Directors disqualified the votes submitted by these two properties, and those votes do not appear in the data reported above.