

*Sonoma Village at Ute Creek Homeowners Association, Inc.
c/o Flagstaff Management Inc.
2030 Terry St., Suite 104
Longmont, CO 80501*

March 22, 2019

Re: Vote on Proposed Limited Amendment to Covenants

Dear Homeowners:

The Sonoma Village at Ute Creek Homeowners Association, Inc. (“Association”) is seeking your approval for a proposed Limited Amendment to the Declaration of Covenants, Conditions and Restrictions of The Sonoma Village at Ute Creek Homeowners Association (“Limited Amendment”). The purpose of the proposed Limited Amendment is to provide express authority for the Association to levy Special Assessments consistent with the process for imposing Common Expense Assessments and to remove inconsistencies in the existing covenants regarding budget ratification voting requirements. A copy of the proposed Limited Amendment is enclosed for your review and consideration.

The Association’s Board of Directors believes the Limited Amendment is in the best interests of the Association and its homeowners. To encourage homeowner participation, the Board has decided to conduct the vote on this matter by mail pursuant to C.R.S. § 7-127-109 and has therefore enclosed a Ballot for you to cast your vote. You may vote for or against the proposed Limited Amendment on the enclosed Ballot.

In order for the Association to meet quorum for purposes of the vote on the proposed Limited Amendment, Ballots must be returned by homeowners holding at least 20% of the total votes in the Association (i.e., homeowners holding 33 of the 162 total votes). In order for the proposed Limited Amendment to be adopted and become effective, it must be approved by homeowners holding at least 67% of the total votes in the Association (i.e., homeowners holding 109 of the 162 total votes).

Please cast your vote on the enclosed Ballot. Please return your Ballot to the Association’s manager no later than **5:00 p.m., Tuesday, May 21, 2019**. **Ballots returned after that date/time cannot be counted, so it is imperative you return your Ballot by the deadline.** The prompt return of the enclosed Ballot will aid the Association in reducing the expense of additional solicitations. Should you have any further questions regarding this matter please contact your Association manager or any one of your current Board members.

Sincerely,

Sonoma Village at Ute Creek Homeowners Association, Inc.
Board of Directors

**BALLOT
FOR VOTE ON PROPOSED
LIMITED AMENDMENT
TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
THE SONOMA VILLAGE AT UTE CREEK
HOMEOWNERS ASSOCIATION**

NOTICE IS HEREBY GIVEN that the Sonoma Village at Ute Creek Homeowners Association, Inc. ("Association") solicits your vote by written Ballot for the purpose of voting on a proposed Limited Amendment to the Declaration of Covenants, Conditions and Restrictions of The Sonoma Village at Ute Creek Homeowners Association ("Limited Amendment"). If approved, the Limited Amendment will provide express authority for the Association to levy Special Assessments consistent with the process for imposing Common Expense Assessments and remove inconsistencies in the existing covenants regarding budget ratification voting requirements.

VOTE ON THE PROPOSED LIMITED AMENDMENT

I/We represent myself/ourselves to be (an) owner(s) within the Sonoma Village at Ute Creek community. I/We cast my/our vote in reference to the following matter as indicated. Check ONE only:

_____ Vote IN FAVOR of and APPROVE the adoption of the proposed Limited Amendment

_____ Vote AGAINST and REJECT the adoption of the proposed Limited Amendment

Owner (as title is held) Date
Legal signature - DO NOT PRINT

Owner (as title is held) Date
Legal signature - DO NOT PRINT

Address: _____

This Ballot should be signed and returned to:

Sonoma Village at Ute Creek Homeowners Association, Inc.
c/o Flagstaff Management Inc.
2030 Terry St., Suite 104
Longmont, CO 80501

You may also return your ballot to the Association's community manager, David McCarty, at fmc900@flagstaffmanagement.com or by fax to: (303) 682-1111.