February 22, 2019

Dear Bannockburn Homeowners Association Members,

A year ago the Bannockburn Homeowners Association (BHA) Board of Directors and Governing Documents Committee requested and received approval from a voting majority of Association members to engage VF Law for legal services to bring the Association’s governing documents into compliance with Colorado state law, standardize verbiage and add protections for the Association and the homeowners. These changes, which may seem overwhelming, are long overdue and provide the required statutory framework for Association governance. Many of these changes incorporate required homeowner protections and suggested protections which provide a system of checks and balances and transparency of Board action. We hope that we can count on you for your participation and your affirmative vote in this important upcoming ballot initiative.

After many, many hours of document reviews, discussions, and revisions by the Board of Directors and the Governing Documents Committee the following highlights are an update on the governing documents review process and an overview of the next steps in the process.

Articles of Incorporation (Drafted 1974, never amended)

VF Law located the BHA Articles of Incorporation drafted in 1974. No changes are required for this document to be in compliance with Colorado State Law.

Bannockburn Protective Covenants (Drafted over 30 years ago. Last amended Sep, 18, 2012)

The Covenants have been amended to bring the document into compliance with Colorado State Law, standardize verbiage, and add idemnification and legal protections for the Assocation and for the homeowners.

Certain Use Restrictions have also been amended to include homeowner input from the BHA ballot that was mailed to all homeowners in April 2017. Use changes which include items such as allowance of goats (up to 2), and metal siding for outbuildings, have been included in these other major covenant changes due to the fact that they received majority approval of the homeowners in the April 2017 survey. By approving these changes at the same time as the statutory changes addressed herein, the Board hopes that the homeowners will see fewer Variance Requests on topics that have historically passed Homeowner Variance approval. This will save the BHA and the homeowners additional future mailing and administrative costs.

**Amendments to the Bannockburn Protective Covenants require approval by 66 2/3% of the Resident Owners per the Covenants. You must be a Member in Good Standing (all BHA dues paid current) to vote per the Articles of Incorporation. If the Association does not receive enough participation in the voting process, which causes the proposed Amended Documents to fail, the Board may be forced to file an application with the Court and have the documents approved by a Judge. This will cause additional and uncessary expense to the Association. Again, we hope that we can count on your participation and your affirmative vote to approve these important changes to avoid additional cost to the Association.**

Bylaws of Bannockburn Homeowners Association, Inc. (Adopted Oct. 14, 1998, never amended)

The Bylaws have been amended to bring the document into compliance with Colorado state law, standardize verbiage, add idemnification for the Assocation, and remove conflicts with the preceding documents.

Policies and Procedures

Ten new policies required by Colorado state law have been drafted. Homeowners will be given notice and an opportunity to provide input on the policies before they are adopted. The Board of Directors will consider the input and then adopt the policies.

Proposed Covenant and Policy Changes posted on website

Due to the large nature of changes being proposed, the Board believes it to be in the best interest of the homeowners that the most expeditious format for publishing Covenant changes should show the original language, along with the additions and the deletions highlighted, making overall document review easier and less time consuming.

Due to the size of the revised Covenants, Bylaws and proposed Policies and Procedures documents, the Board has made these documents available on the Bannockburn HOA website (www.bannockburnhoa.com). By doing so the BHA, and therefore the Homeowners, will save significant mailing costs. For those homeowners who do not have internet capability, please address your request for hard copy of these documents to the following address by March 9, 2019:

Bannockburn HOA

P.O.Box 211

Franktown, CO 80116

Informational Meeting for All Homeowners

The Covenant amendments recommended by VF Law are comprehensive and extensive. To ensure that all Association members have an opportunity to discuss the proposed changes, ask questions, provide input and feedback **before** they are voted on, the Board of Directors and Governing Documents Committee are scheduling a BHA community meeting with VF Law where you can bring your questions and receive feedback for discussion. It is highly recommended that homeowners review the recommended changes to the Covenants and the proposed Policies and Procedures changes from the webiste prior to this meeting to assure that all questions and concerns are addressed at the meeting.

The Information Meeting is scheduled for March 23, 2019 at 1:30 PM at the Franktown Fire Protection fire station, 1959 N State Hwy 83, Franktown, CO 80116.

Sincerely,

BHA Board of Directors: Jack Shuler, Cynthia Goetz, Becky Realsen, and Tammy Edwards

BHA Governing Documents Committee: Kaye Wilcox, John Edwards, Christine Arthun, and Susan Passmore