

Xon Westwind site - named as: "EDUCATION ARTICLE"

THE HEATHERRIDGE SOUTH ASSOCIATION

THE ADVANTAGES OF LIVING IN A COVENANT PROTECTED NEIGHBORHOOD

Your choice to live in a Community that is protected by an Association is an excellent decision. Now that you are a member of a Community Association, you need to follow the Covenants, Conditions and Restrictions of your Community; however, your neighbors also need to follow those rules. This helps to alleviate the possibility of an undesirable neighborhood. We've all driven through neighborhoods where doors are falling off hinges, roofs need repairing, the yards are in total disrepair, there are abandoned vehicles or multiple vehicles being stored, the homes/buildings need painting, etc. You can bet when the original owners first moved in, the neighborhood was very nice, but with neglect by some owners and no control to enforce neglected properties, market values fall, people leave, and the neighborhood continues to deteriorate.

Living in a Community Association neighborhood has many advantages. You now share ownership of common land and if applicable, the use and access to facilities like swimming pools, tennis courts, or perhaps a recreation center that you may normally not be able to afford. By purchasing and developing a large parcel of land with many homes, the developer of your Community was able to spread the cost of very expensive amenities and greenbelt land among all homeowners in your Community. Now that you have a right to use these amenities, do you know what? You don't have to take direct responsibility for the maintenance or repair of those amenities. The Community Association does that for you! Isn't it great?! The maintenance and repair of the common areas and amenities are included in your maintenance fees.

You will enjoy your experience living in a Community Association managed by Westwind Management Group, Inc. We care about the homeowners and the communities we manage.

GENERAL OPERATION OF YOUR ASSOCIATION

The Association's general purpose is to enhance and preserve the value of the properties of the members of The Heatherridge South Association ("The Association"). It is also there to help develop the Community into a harmonious and enjoyable Neighborhood. The Association promotes the health, safety, welfare and common benefit of the residents and occupants of all homes in the Community subject to the Articles of Incorporation, By Laws, Declarations, Rules and Regulations ("Documents"), of The Association. We pay close attention to managing, supervising, caring for, and operating The Association in accordance with the Colorado Common Interest Ownership Act ("The Act").

RIGHTS & RESPONSIBILITIES OF OWNERS

An Owner is any person who holds title to a home or lot in The Association and all Owners are members of The Association. We strongly encourage Owners to attend the Annual Meeting where Directors are elected by a vote of the Owners and Owners may transact other business as may be presented at the meeting. There may be additional meetings which Owners are requested to attend.

An Owner will receive written notice of any ownership meeting, and such other notices, at the address of the home shown on the Association's records as being the property of that Owner, unless an Owner has notified the Association in writing of a different address.

An Owner is required to obey the provisions of the Association's Documents as well as the Rules and Regulations adopted by The Association. Any violation of any provision of the Rules and Regulations or the Documents will cause curative proceedings to be commenced; notice, hearing, possible fines and possible levying of a lien on the Owner's home.

An Owner also has the right to:

- Use and enjoy common elements and facilities in The Association. Some facilities may require a deposit or use fee
- Attend regular meetings of the Board with the exception of closed executive sessions
- Request that automatic deductions be made from your checking or savings account for payment of maintenance fees
- Run for a Board or Committee position
- Inspect business records of the Association with proper written notice
- Vote at the annual meeting
- Speak at board meetings regarding an agenda item

A complete listing of the Owner's rights and responsibilities are contained in the Documents of your Association. These documents are located on the Westwind Management Group, Inc. website www.westwindmanagement.com.

RIGHTS & RESPONSIBILITIES OF YOUR ASSOCIATION

Your Association, through the elected Executive Board, performs business functions and manages your Association as provided for in your Association Documents. Your Board's purpose is to further the interests of the members as a whole, and promote harmony and enjoyment within the community of both the members and residents of your Association. The business affairs of your Association are managed by your Association. The Association has the power, authority and duty as necessary and proper to manage the business affairs of your Community.

The Association may enforce any noted violation of the Documents, and may assess fines and liens as applicable.

Please refer to the complete Documents for clarification of the rights and responsibilities of your Association.

RIGHTS & RESPONSIBILITIES OF YOUR EXECUTIVE BOARD

The Executive Board members are owners just like you. They are volunteers and not compensated. They may act in all instances on behalf of your Association, except as provided for in the Documents or by Statute.

The Executive Board of The Association has the right to remove any officer, upon the affirmative vote of a majority of the Directors, either with or without cause unless otherwise provided for in the Documents.

The Executive Board may also, by written resolution, delegate authority to a manager or managing agent for The Association, provided no such delegation relieves the Board of final responsibility.

The Executive Board has the power and duty necessary for the administration of the affairs of the Association, including but not limited to the following powers and duties:

- Adopt and amend Bylaws and Rules and Regulations
- Adopt and amend budgets for revenues, expenditures and reserves
- Collect assessments for Common Expenses from Owners
- Hire and discharge employees, independent contractors and contractors

- Institute, defend or intervene in litigation or administrative proceedings or seek court ordered relief for violations of the Documents in the Association's name, on behalf of the Association or two or more Owners on matters affecting The Association
- Make contracts and Incur liabilities
- Regulate the use, maintenance, repair, replacement and modification of Common Elements
- Cause additional improvements to be made as a part of the Common Elements
- Acquire, hold, encumber and convey, in the Association's name, any right, title or interest to real estate or personal property
- Grant easements for any period of time, including permanent easements, and grant leases, licenses and concessions for no more than one year, through or over the Common Elements
- Impose and receive a payment, fee or charge for services provided to Owners and for the use, rental or operation of the Common Elements other than Limited Common Elements described in Subsections 202(1)(b) and (d) of The Act
- Impose a reasonable charge for late payment of assessments and, after notice and hearing, levy reasonable fines for a violation of the Documents
- Impose a reasonable charge for the preparation and recording of amendments to the Declaration or statements of unpaid assessments
- Provide for the indemnification of the Association's officers and the Executive Board and maintain Directors' and officers' liability insurance
- Exercise any other powers properly authorized in the Declaration or Bylaws
- Exercise any other power that may be exercised in the state by a legal entity of the same type as the Association
- Exercise any other power necessary and proper for the governance and operation of the Association
- By resolution, establish committees of Directors, permanent and standing to perform any of the above functions under specifically delegated administrative standards as designated in the resolution establishing the committee.
- Employ a manager for The Association, at a compensation established by the Executive Board, to perform duties and services authorized by the Executive Board.

Please refer to the complete Documents for clarification of the Rights and Responsibilities of the Executive Board.

While there are many aspects involved in the administration of your Community, simply put, the Community establishes common-sense standards of care and behavior in your Community. It prevents a few inconsiderate people from damaging or adversely affecting your home, your investment and your Community.

Westwind Management Group, Inc. strives to keep all of our clients educated and well-informed about living in a covenant-protected community. If you have any questions that we can answer for you, we welcome your inquiry.

Thank you!

Westwind Management Group, Inc.

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