



OVERALL COMMENT ON PAGE 10

**SINGLE-FAMILY AMENDMENT CHECKLIST/QUESTIONNAIRE**

**GENERAL**

1. Name of Community: Creekside II, The Farm at Creekside
2. Type of Community
  - ☒ Single Family
  - ☐ Attached Patio Home/Townhome
  - ☐ Condominium
3. Does Community contain commercial properties?
4. Is community pre or post-CCIOA (created before or after July 1, 1992 when CCIOA was adopted)
  - ☐ Pre-CCIOA
  - ☒ Post-CCIOA
5. Name of Association: Creekside II, The Farm at Creekside Homeowners' Association dba The Farm at Creekside
6. Name of original Declarant: Bosch Land Company, Inc., a Missouri corporation
7. County: Boulder
8. Current Amendment Requirement:  
  
Paragraph 13:  
This Declaration may be amended by written amendment approved by the Association executed by its President and attested to by its secretary.\*  
  
\*In the absence of a specific requirement, Colorado law requires approval of 67% of the Owners for amendments to the Declaration.
9. Is Mortgagee Consent Needed? No
10. Number of Lots in Community: 184 (please confirm)
11. How many Board members are currently on the Board?
12. What do you want the quorum requirement to be for Member meetings?  
(the minimum requirement under Colorado law is 10%) 10%

## ALLOCATED INTERETS/VOTING/BORROWING

1. How is voting currently conducted?

☒ Equal

☐ Based on allocations set forth in the declaration (not equally)

2. Do you want to change how voting is currently being conducted?

**\*\*Please note, if you desire to change the allocations, the association will not be eligible to utilize the Court Petition Process\*\***

3. Do you want to require owner approval for the association to borrow funds and pledge security? \_\_\_\_\_ Yes\* \_\_\_\_\_ No

If yes, what do you want the owner approval requirement to be?\* NO

**\*\*We do not recommend requiring Owner approval for borrowing; however, if you are going to require Owner approval, we recommend such requirement be a majority of those Members who are voting at a meeting\*\***

4. How do you allocate assessments among the owners?

☒ Equally

☐ Based on allocations set forth in the declaration (not equally)

5. Do you want to change how you allocate assessments?

**\*\*Please note, if you desire to change the allocations, the association will not be eligible to utilize the Court Petition Process\*\***

## COMMON AREAS

1. Are there recreational facilities/amenities in the community? \_\_\_\_\_. If so, please identify:

- ☐ Clubhouse
- ☐ Swimming pool
- ☐ Playgrounds
- ☐ Gym
- ☐ Parks
- ☐ Tennis courts
- ☐ Other: \_\_\_\_\_

Island, easement at entry

Do we want to include the  
2 Entry Planters and Island  
on Eagleview?

2. Is this a gated community?

NO

3. Does the Association provide security measures, such as security guards, cameras in the community, etc.? \_\_\_\_\_. If yes, please list:

- ☐ Cameras
- ☐ Security guards
- ☐ Security patrol
- ☐ Other: \_\_\_\_\_

NO

4. Do you want the ability to lease common areas?

- ☐ Parking spaces
- ☐ Storage spaces
- ☐ Portions of clubhouse
- ☐ Other: \_\_\_\_\_

NO

## ASSESSMENTS

1. What budgeting process do you want to use for assessments?

- ☒ Board can increase assessments up to certain cap and owner approval required for higher increase (we recommend a majority of those voting)  
*I AM SURE THIS IS ALREADY ADDRESSED*
- ☐ CCIOA budget ratification process (board approves budget, presents to membership, and budget is ratified absent veto from a majority (or higher amount) of all members—even if quorum not present)

2. Do you want the ability to impose special assessments? Y. If yes, then what process do you want to use?

- ☒ Owner approval required to special assess (we recommend majority of those voting)

- ☐ Utilize budget ratification process

*FOR UPGRADING ENTRY  
CORNER TO SIMILAR TO  
CREEKSIDE.*

3. Number of days after due date when late fee and interest may be imposed: 30 days?

4. Do you want to allow acceleration of assessments? \_\_\_\_\_. If yes, after how many days?

- ☐ 30 days after due date
- ☐ 60 days after due date
- ☐ 90 days after due date

*NO*

5. Do you collect a working capital fund? NO?. If yes, how much is collected at closing? \_\_\_\_\_.

Do you want to change anything with respect to the current capital fund contribution process? \_\_\_\_\_.



IS THIS EVALUATED SEPARATELY?

## USE RESTRICTIONS

1. Do you want to restrict leasing in the community? Y. If yes, then identify how you wish to restrict:

☒ Prohibit vacation rentals such as AirBnB and VRBO

☒ Prohibit all forms of short-term leases (please identify how you define short-term leases below)

☐ Leases less than 30 days

☒ Leases less than 90 days

☐ Leases less than 12 months

☐ Other: \_\_\_\_\_

OTHER THAN TO FRIENDS AND FAMILY? OUTSIDE THIS, NEED HOA APPROVAL?

☐ Limit the number of lots that may be leased in the community at any given time (please identify how you want to limit the number of rentals below)

☐ Percentage cap: \_\_\_\_\_% of total lots

☐ Total number of lots: \_\_\_\_\_ lots

NO

☐ Prohibit all leases in the community

2. If you are adding leasing requirements or adding a leasing cap in the community, how do you want to handle the current owners?

☐ Grandfather all current owners

☒ Grandfather all current owners who are leasing, Require Leasee Info

☐ Don't grandfather any owners (not recommended)

3. If you are adding leasing requirements or adding a leasing cap, do you want to require corporate Owners to notify the Association of who will be residing in the residence on the Lot on behalf of the corporate entity? YES

4. Do you want to limit how many lots one person/entity can own? \_\_\_\_\_. If yes, how many? \_\_\_\_\_

NO

5. Do you want to require corporate Owners to register who will be residing on Lots on their behalf, and restrict how frequently such occupants may turn over? If Yes, what do you want the minimum occupancy to be (i.e. occupant cannot change more frequently than every 6 months)?

I THINK YES, TIMING? WHAT ABOUT TRAVELING NURSES? OR SIMILAR?

Do we keep track of LEASED HOMES now?

what about VRBO, etc?

CORPORATE VS. INDIVIDUALS?

?

6. Do you want to restrict how many pets each lot may have? NO. If yes, how many? \_\_\_\_\_. Define WHAT kind of Pets Such AS Chickens

7. Do you want to restrict the weights of pets? NO. If yes, then how many pounds? \_\_\_\_\_.

**\*\* please note, we do not recommend this as it is very difficult to enforce\*\***

8. Are there any additional pet restrictions you want to add? \_\_\_\_\_. If yes, please list: CHICKENS

9. Does the community have specifically designated "guest parking"? NO

10. Do you want to restrict the number of vehicles that may be parked per lot in the community? NO. If yes, how many? \_\_\_\_\_.

11. Do you want to restrict certain types of vehicles from being kept in the community? \_\_\_\_\_. If yes, please identify which vehicles you want to prohibit below:

- ☒ Oversized vehicles (to be defined in rules)
- ☒ Camping Trailers
- ☒ Boat trailers
- ☒ Hauling Trailers
- ☒ Boats or other motorcraft and accessories
- ☒ Recreational vehicles (to be defined in rules)
- ☒ Commercial vehicles (to be defined in rules)
- ☐ Other: \_\_\_\_\_

12. Do you want to restrict vehicle maintenance/repair from being performed in the community? NO. Define Some Time Limit? 30-60-90 Days

13. Do you want to forbid and/or restrict clotheslines, drying areas, service yards, shops, equipment, etc. in the community? YES, But Creek side

(Note: If in Fort Collins, this is not an option)

vs.  
CATS &  
DOGS:

? IS IT HOMEOWNERS  
COMPANY VEHICLE (PERSONAL)  
VS COMMERCIAL USE

REGISTER  
IT?



Temp Home Improvement  
VENDERS IE PAINTERS  
WHAT ABOUT TEMP  
POLITICAL?

14. Do you want a provision regarding signs/flags in the community?

YES

**\*\*Please note: associations may prohibit signs, displays, and other advertising devices bearing commercial messages, and may establish reasonable regulations regarding content-neutral signs, displays, and other advertising devices based on the number, placement, or size of the signs, displays, and other advertising devices on other objective factors as permitted by Colorado law. The Association may prohibit flags bearing commercial messages, and may regulate the number, location, and size of flags and flagpoles, but shall not prohibit the installation of a flag or flagpole.\*\***

15. Do you want to restrict propane, or other, tanks from in the community?

YES, BUT NOT POSSIBLE

16. Do you want to restrict outbuildings in the community? \_\_\_\_\_. If yes, please identify below:

YES, see creek side

- ☐ Sheds
- ☐ Trailers
- ☐ Mobile homes
- ☐ Tents
- ☐ Shacks
- ☐ Barns
- ☐ Detached garages
- ☐ Recreational outbuildings
- ☐ Other: \_\_\_\_\_

I AM SURE THIS ALREADY  
COVERED?

17. Does the Association provide curbside pickup of trash or provide dumpsters for trash? \_\_\_\_\_

NO

18. Does the Association want to prohibit the growth and distribution of marijuana in the Community?

NO

19. Do you want to prohibit "hoarding" and other activities which could cause harm or damage in Community

YES

20. Do you want to prohibit smoking in the community common areas?

NO

21. Do you want to restrict mining and drilling in the Community?

NO

22. Do you want to restrict structural alterations in Residences?

NO, WITH  
APPROVAL!

23. Do you want to allow Owners to combine Lots?

YES

IS THIS ALWAYS POWERED?

24. Do you want to give the Association an ability to convert common areas into Residences, etc.?

25. Do you want a provision regarding placement and use of Rain Barrels in the community?

~~NO~~

NOT IN FRONT YARD.

## ARCHITECTURAL REVIEW

1. Does the community have an architectural committee? YES. If yes, what is it called?

- ☐ Design Review Committee
- ☐ Architectural Control Committee
- ☐ Architectural Review Committee
- ☐ Other: \_\_\_\_\_

?

If you currently use the term Architectural Control Committee, do you want to change the name of the current Committee to Architectural Review Committee? SURE

2. If you do not currently have an architectural committee, do you want the ability to appoint one? \_\_\_\_\_

3. Does the Association want to restrict things that are on the interior of the Residence that affect the exterior appearance (i.e. burglar bars, etc.)?

YES

~~NO~~

~~STORM DOORS?~~

If yes, what do you want to restrict?

MAYBE WITH APPROVAL

4. Does the Association want Owners to obtain approval for painting?

YES

5. Does the Association want Owners to obtain approval for changes to house (address) numbers on residences

NO

6. Does the Association want Owners to obtain approval for changes to mailboxes?

YES



7. List Architectural Criteria:

- ☒ conformity and harmony of exterior appearance of structures with neighboring structures
- ☒ effect of location on nearby Lots, ADJACENT LOTS TO OTHERS AND PUBLIC AREAS
- ☒ preservation of aesthetic beauty
- ☐ Other: \_\_\_\_\_

8. If the architectural committee fails to respond within a certain time, do you want approval deemed granted or denied?

Number of Days:

- ☒ 30 days
- ☐ 45 days
- ☐ 60 days
- ☐ Other: \_\_\_\_\_

Approval is:

- ☐ Granted
- ☒ Denied

9. How long do owners have to commence construction/installation of improvements after they have been approved? N/A

- ☐ 6 months
- ☒ 1 year
- ☐ 18 months
- ☐ Other: \_\_\_\_\_

10. How long does the Association want to give Owners to complete approved improvements? 2

- ☐ 90 days
- ☐ 6 months
- ☒ 1 year
- ☐ Other: \_\_\_\_\_

**MISCELLANEOUS**

1. What do you want the amendment requirement to be for future amendments to the Declaration? \_\_\_\_\_

**\*\*Please note: Colorado law prohibits declaration amendment requirements that higher than 67% of all the Owners, or less than a majority of all Owners\*\***

2. Please add anything else you would like addressed in the new declaration:

OVERALL - MAINTAIN THE CONSISTENCY,  
 GOAL                      FEEL AND LOOK OF THE  
                                     NEIGHBORHOOD AS ORIGINALLY  
                                     INTENDED!

CREATE A WARM, <sup>FRIENDLY</sup> ~~AREA~~ AND  
 INVITING APPEARANCE TO  
 ALL HOMEOWNERS AND GUESTS!