



C/O WESTWIND MANAGEMENT GROUP, INC.
27 INVERNESS DRIVE EAST
ENGLEWOOD, COLORADO 80112
(303) 369-1800

September 25, 2023

Dear Fellow Heather Ridge South Owners

The vote for the new declarations is now scheduled for Wednesday, October 25, 2023 at our clubhouse, 6-7 PM. Enclosed are three items important to your understanding and vote:

Copy of New Declarations

This final rendition started one year ago with numerous public meetings. The board appointed a six-member community volunteer group that spent countless hours getting to this point. The group worked with our attorney, insurance agency, and Westwind management company. There were numerous community email announcements about "working meetings" along with three community meetings held on August 16 and 24; and September 2, 2023. Community owners were heard and listened to for this final draft. Numerous articles in our community magazine, Metro Matters-HRS, have discussed this topic in comparison to the old declarations, current and future needs, and better transparency.

Notice of Meeting

This document gives owners Notice of the meeting, why it is being held, and its desired outcome. It is a short summary of events, changes, and reasons for a new declaration.

Copy of Proxy

This is a very important document in order to have a meeting on October 25th. Please complete and return your proxy BEFORE that meeting as soon as possible. The proxy allows owners to appoint someone to vote for them at the meeting if they cannot attend. If an owner gives a proxy but later on wants to vote in person, the proxy is canceled by the owner's attendance and vote at the meeting. However, getting proxies in ASAP will determine whether the October 25 date is realistic for a favorable vote or whether it must be extended. Owners coming to that meeting in person can vote without having turned in a prior proxy. If you change your mind, you can always revoke your proxy and be given a new one.

A proxy may be given to anyone attending the meeting. If that person fails to attend, then your vote is lost. It is recommended that if you are in favor of the new declarations, you appoint a board member as your proxy as they will have to cast your vote as you direct. At this time, all board members are in favor of the new declarations. They are: Van Lewis, Linda Hull, Dave Elgin, Samantha Tinklenberg, Sara Franklin, Geoffry Geeves, Mark Gentry, Scott Mansfield, and Jim Horning.

For this measure to pass, there must be 75% in favor of the 176 voting units that are in good standing to vote. On that premise, there needs to be 132 "Yes" votes out of 176 eligible votes. Owners with any questions may contact Janelle Mauch at Westwind, phone 303-369-1800; janelle@westwindmanagement.com or contact Van Lewis, the board president, at 303-550-1362; van@vanlewis.com.

Sincerely,
From The Heather Ridge South Board of Directors