



Section Clause #1 - Sample Provision Excerpt (Public Preview)

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ISSUE #1
...alialth Deputy
DECLARATION OF PROTECTIVE COVENANTS
FOR CUERNO VERDE "THE PINES"
A REAL ESTATE SUBDIVISION
DIVERSIFIED MANAGEMENT, INC., ("Grantor") a Colorado corporation, is the owner
of all that real property within the subdivision...

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. Clause #1 (p. 1): Governing documents omit reference to the 9 mandatory Colorado Responsible Governance Policies required under C.R.S. § 38-33.3-209.5(1)(b).

Statutory / Legal Reference: C.R.S. § 38-33.3-209.5(1)(b)

Statutory Comparison: Under C.R.S. § 38-33.3-209.5(1)(b), every Colorado common interest community must adopt and maintain nine (9) written responsible governance policies: (1) Collection of Unpaid Assessments; (2) Board Member Conflicts of Interest; (3) Conduct of Meetings; (4) Enforcement of Covenants and Rules (including fine schedule); (5) Inspection and Copying of Records; (6) Investment of Reserve Funds; (7)...

CURRENT WORDING IN DOCUMENT:

STATJ c? e-, CO= C F_Apr il Book-1.E2Page--51a- Reception No....._1g2k.21 Elmer Miller eacords: o'clock..A11 by...c.arzlza.alialth Deputy DECLARATION OF PROTECTIVE COVENANTS FOR CUERNO VERDE "THE PINES" A REAL ESTATE SUBDIVISION DIVERSIFIED MANAGEMENT, INC., ("Grantor") a Colorado corporation, is the owner of all that real property within the subdivision...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

The Executive Board shall adopt, maintain, and comply with all nine (9) responsible governance policies required by C.R.S. § 38-33.3-209.5(1)(b), including compliant HB 22-1137 collection and covenant enforcement procedures.