



Importance of Adhering to Our HOA Covenants and Bylaws

Dear Estes Park Neighbors,

As members of the Estes Park Homeowners Association (HOA), we all share a common goal: to maintain and enhance the quality of life within our community. To achieve this, it is essential that we all adhere to the Covenants and Bylaws that govern our HOA.

As we know, not everyone may be enthusiastic about following the Covenants and Bylaws and we all won't ever agree 100% in all areas. However, it's important to remember that these rules are in place for the benefit of the entire community.

Here are a few points on why Covenants and Bylaws must be followed:

1. **Preserving Property Values:** Our Covenants and Bylaws are designed to maintain the aesthetic appeal and structural integrity of our neighborhood. By following these guidelines, we help ensure that our properties retain their value and appeal to potential buyers.
2. **Ensuring Safety and Security:** Many of our rules are in place to protect the safety and well-being of all residents. This includes regulations on property maintenance, noise levels, and the use of common areas.
3. **Promoting Harmony:** Adhering to our Covenants and Bylaws helps prevent disputes between neighbors. Clear rules and expectations create a harmonious living environment where everyone knows their rights and responsibilities.
4. **Enhancing Community Amenities:** Our HOA dues fund the maintenance and improvement of shared amenities and services, such as mowing, snow removal, maintaining irrigation systems, and maintaining our pond and common areas. Compliance with our financial obligations ensures these remain available and in good condition for everyone to enjoy.



5. **Legal Obligations:** As members of the HOA, we are all legally bound to follow the Covenants and Bylaws. Non-compliance can result in fines, legal action, and other penalties, which we all want to avoid.

Our Covenants and Bylaws were drafted and accepted by the original board formed by Arbor Homes prior to any of us purchasing our homes and prior to us taking over the HOA from the builder and electing our own board. They are something we inherited. The board is legally obligated to enforce the rules in place and cannot “pick and choose” which rules to enforce. It’s up to each homeowner to abide by these rules.

Attached are copies of our Declaration of Covenants, Conditions and Restrictions (Covenants), Code of Bylaws, and 5-Year Rental Rule amendment. The first two documents should have been provided to each homeowner when closing your home. It is up to everyone to read and understand the rules in place for our neighborhood. You can also find these documents on our website www.estesparkhoa.com. Covenants and Bylaws can be changed. Any changes to the Bylaws and Covenants require a proposed amendment and a 75% vote to change from the HOA members.

It’s in everyone’s best interest to follow the Covenants and Bylaws to maintain a positive, safe, and attractive community. If there are specific concerns or difficulties in complying with certain rules, the HOA board is available to discuss.

Thank you for your cooperation and commitment to our community. If you have any questions or need assistance, please don’t hesitate to contact us at <https://estesparkhoa.com/contact-us/>.

Sincerely,
Estes Park HOA Board of Directors