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El Paso County, CO



215133374

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Minutes of Annual HOA Meeting $\frac{1}{2}$ Amended Covenants 099037282

Date 12/7/13

The following minutes were recorded for the yearly HOA meeting for Dancing Wolf Estates (DWE), a forty acre PUD subdivision located on the Northeast Corner of Hodgen and HWY 83 :

First

The persons who are owners of the parcels shall be the members of the HOA as stated in the covenants, owners of parcels with a 2/3 vote shall have a controlling say in the covenants.

Second

The persons who own parcels shall be members of the HOA. Each parcel shall carry one vote for changing or modifying covenants and HOA regulations as allowed by Colorado Law, and a 2/3 vote is required for a change.

Third

Agenda Items:

Item 1: Covenants state that an annual fee of \$50 shall be charged per lot(parcel). In the 2011 meeting dues were changed to \$100 per lot and due on March 1st of each year. The annual meeting date was also established to be March 1st. This change amount and date change was not voted on, and so not ratified. Assessed dues will be used to control weed growth on the edges of Dancing Wolf Way, and rebuild the Dancing Wolf sign and mailbox holder.

VOTE: Shall annual dues be changed to \$100 and the annual meeting moved to March 1st?

Vote, Initial & Parcel # YES, NOT 6/7 ^{DW 2 I} ; YES ^{OK} ; YES ^{CMC} ; LOT 3 SEM-C ; DW 2 I (Chris & Jane Cox)
LOTS 1-2
+ DW 2 I
& Lot 2
DW 2 III

Item 2: As of this date the Dancing Wolf Estates PUD subdivision is made up of 6 five acre parcels and 2 two and one half acre parcels. One cul-de-sac services all the parcels and a right of way (ROW) runs between lots 2 and 3 of Dancing Wolf Estates I. This ROW was required for a future road to service a large parcel of land to the North of DWE.

VOTE: Shall the covenants be ratified to allow five acre DWE parcels to be divided into 2.5 acres, and property lines owned by the original owners (David and Alyce McElhoes) be adjusted to allow for a DWE common use trail running through the no build areas of Lots 1 & 2. Owners of Lots 1 & 2 will also utilize the ROW, should it not be required for use by the parcel to the North, to allow for the re-arranging of boundaries for this common trail. Original owners shall also work with El Paso County Regional Trails to attempt connectivity of trails outside of DWE.

Vote, Initial & Parcel # YES PCK/NOT 6/7 ; CL ; YES DMC/DEM-C ; YES LOT 3 DWE II
DWE I ; LOTS 1-2 ; CMC, DEM-C
Tom & Claudia Langley ; DWE I ; Chris & Jane Cox
Lot 2
DWE III