

**NOTICE OF SPECIAL OWNERS MEETING
FOR POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC., A COLORADO
NON-PROFIT CORPORATION**

Pursuant to Article 4 §§ 4.3 and 4.4 of the Amended and Restated Bylaws of the Polo Club Place Home Owners Association, notice is hereby given to the Owners and Members of the Polo Club Place Home Owners Association, Inc., a Colorado Non-profit Corporation (the “**Association**”) of a special meeting of the Owners and Members to be held on April 19, 2017, at 5:00 p.m. at The Eugene Field Library, 810 S. University.

The purpose of this meeting is to:

- 1) Discuss whether the Association should amend the Amended and Restated Declaration for Polo Club Place (the “**Declaration**”) pursuant to Article 8 § 8.4 as follows:
 - a. Add a new Section 6.6, which shall impose certain building restrictions applicable to various Lots. Specifically, the Declaration shall be amended to confirm that all proposed construction in the Association must comply fully with the existing Rules and Regulations, as the same may be amended. In addition, as to Lots in Subdivision A, no new residential buildings may be constructed on any Lot that is less than 1.1 acres in size. Furthermore, as to Lots in Subdivision C, no new residential buildings may be constructed on any Lot that is less than one-half (1/2) acre in size. Finally, as to all Lots in the Association, no new residential building may be constructed that does not meet the minimum building size established in the Rules and Regulations, as the same may be amended by the Board from time to time.
 - b. Amend Section 7.5 to include that architectural review decisions may be based upon “*preservation of property values within the Community.*”
 - c. Amend Section 7.13 to establish that the Architectural Review Committee shall keep all written and/or electronic records for a period of one year after completion of a project or in accordance with state statute, whichever period of time is greater.
 - d. Amend Section 8.1(b)(iii) to permit the Association to exercise self-help in correcting any violation of the Declaration if the violations are not corrected after a written request is made to a homeowner. In such cases, the Board or the Association may enter onto the property to correct the violation and then bill such expenses to the homeowner. Such actions by the Board or the Association may include, but are not limited to, changing exterior light bulbs, mowing grass, removal of leaves, weeds and pine needles, trimming bushes and trees or any other action outlined by the Rules and Regulations or by state statute.

- e. Add a new provision to address how notices should be provided to Owners and to the Board, and update all physical addresses for properties subject to this Declaration where notices may be sent.

2) Discuss the status of the pending litigation between the Association and the owners of 1 Polo Club Road. This litigation seeks judicial confirmation that a small parcel of land, being less than 1/3 of an acre in size, which was sold by the Association to the owners of 1 Polo Club Road for \$3,500 and consolidated into their lot, cannot now be separated from the consolidated parcel and used for the construction of a new home that would necessarily be substantially smaller than all surrounding homes.



By: _____
Name: Michael Bloom
Title: President of the Polo Club Place Home
Owners Association, Inc.
Executed: April 9, 2017