

Orange Orchard Homeowners Association
PO Box 17241
Boulder, CO 80308-0241

August 24, 2023

Dear OOHA Neighbor:

As you are likely aware, OOHA's Board has been working to draft updated versions of our Amended and Restated Declaration of Covenants, Conditions and Restrictions ("Proposed Declaration") and our Amended and Restated Bylaws ("Proposed Bylaws").

After over a year of work and several rounds of neighborhood feedback, the Governance Committee and the full Board have both unanimously approved the proposed documents. We are now ready to seek approval from the full neighborhood.

The current versions of these documents are outdated and do not conform in important ways to the Colorado Common Interest Ownership Act (CCIOA), which governs HOAs in Colorado. In addition to the legally required changes, we are also taking the opportunity to update other provisions of the documents as well.

Enclosed you will find the proposed final versions of the documents. More information, including redline versions of the documents, can be found on our website, <https://www.oohaboulder.org/info.php?pnum=8>.

Here is a summary of important changes in the proposed documents as compared to the currently in-force versions:

- Updated provisions required or allowed by CCIOA. Because CCIOA has updated how HOAs can enforce their rules, there is a new section on enforcement (Declaration, Article X), along with other changes.
- Clarified that Zoom meetings and email can be used for meeting announcements and meetings, and that votes can be taken electronically (Bylaws, Articles III, V and VI)
- Relaxed the process for amending our architectural rules (Declaration, Article V)
- Clarified that owners are responsible for ensuring that guests and tenants follow OOHA rules (Declaration, Article IX)
- Clarified insurance obligations (Declaration, Article XII)
- Made it easier to remove a Board member; added Board qualification requirements & standards of conduct (Bylaws, Article IV)
- Added an option for the Board to require arbitration if two neighbors who share a driveway cannot agree on maintenance (Declaration, Article VIII)
- Clarified requirements for homeowners to maintain exterior property and landscape (Declaration, Article VI)
- Established provisions limiting leases to 30 days or longer, thus prohibiting short term rentals, but subject to a grandfathering clause for those houses with current Boulder County STR licenses (Declaration, Article XI).
- No changes were made to how the neighborhood raises dues, although we considered this idea. The proposed documents have clarifying changes only (Declaration, Article IV).

