Statement of Objection

You have received a second ballot regarding a change to our Covenants, Conditions, and Restrictions (CC&Rs) to extend from 24 hours to 72 hours the time a resident may park a trailer of any kind, truck > 1 ton, recreational vehicle, or boat in our driveways and streets.

As a member of the Board of Directors, I would like you to be aware of the logistical difficulties that this extension would pose for enforcement. Since photographic evidence is required by state law to begin enforcement action, the HOA would have to identify vehicles that have been parked > 3 days, photograph them, and then wait for at least 3 more days to re-photograph to document that they exceeded the 3 day limit. Once additional sources of delay are considered, such as in processing and mailing of noncompliance letters, enforcement times could easily stretch into weeks.

I ask that before you vote to extend, you will consider why many other gated communities comparable to ours have maintained a 24 hour or shorter limit. Arrowcreek, Mountaingate, Saddlehorn, Villagio, and Montrêux all have 24 hr policies nearly identical to our existing policy. I would encourage you to review their CC&Rs as posted on their websites as I have done.

Gated communities have a distinction that other neighborhoods do not offer. It is my belief that the reason to maintain a 24 hour limit is to protect property values. Please consider if you are willing to compromise the beauty and risk the equity you have invested in your home and this community. We have paid a premium for the privilege to live in such a beautiful community with these protections.

I respectfully ask you to vote "no" to extend the timeframe. Thank you for your time and consideration.

Connie Duncan

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