

January 11, 2016

RE: Proposed Amendment to the Homeowners Association of Wellington South Declaration & Bylaws – APPROVAL NEEDED

Dear Homeowner,

I am writing on behalf of the Board of Directors of The Homeowners Association of Wellington South, who desire to amend and restate the Homeowner Association's Declaration of Covenants, Conditions, and Restrictions, as well as its Bylaws. The Homeowners Association of Wellington South Declaration was originally recorded at the office of the Clerk and Recorder for Larimer County at Reception Number 2003002097 on January 1, 2003.

The main purposes of the amendments and restatements are to: 1) remove mention of the Declarant, who no longer exercises presence or control in the Association; 2) update the Declaration and Bylaws to comply with Colorado law; 3) reduce the power mortgagees have over Owners within the Association's governing documents; and 4) increase readability and clarity of the Declaration and Bylaws where possible. Please note, several areas of the Declaration, such as maintenance and insurance responsibilities, architectural control, and the potable water system, have substantively remained unchanged.

A copy of proposed Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Wellington South, as well as the Amended Bylaws, can be located at the following hyperlink: <http://poudreproperty.com/hoa/the-knolls-at-wellington-south/> Alternatively, if you would like a hard copy of the proposed Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Wellington South, please send a request to Manager Sandra Oldenburg at: soldenburg@poudreproperty.com.

Pursuant to Section XXI(4) of the Homeowners Association of Wellington South Declaration, "This Declaration may be altered or amended at any time by the then record Owners of sixty-seven percent (67%) or more of the Lots" **Please review the proposed Amended Declaration, complete page 2 of this mailing (the Approval Form) indicating your approval of the Amended Declaration, and mail the Approval Form to Ms. Sandra Oldenburg before January 20, 2016 using the enclosed pre-paid envelope. You can also hand-deliver the approval form at the Association's January 20, 2016 Annual Meeting.** If you would prefer that we mail a physical copy of the Amended Declaration or Amended Bylaws, please contact Ms. Oldenburg and she will provide copies.

Pursuant to the Declaration, the Declaration may be altered or amended by the record Owners of the Homeowners Association of Wellington South of sixty-seven percent (67%) or more of the Lots. Please sign and return this approval form to:

Poudre Property Services
Attn: Sandra Oldenburg
706 S. College Ave., Ste 202
Fort Collins, CO 80524

I, _____, a Lot Owner within the Homeowners Association of Wellington South, have reviewed the proposed Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Homeowners Association of Wellington South.

Having reviewed and fully considered the Amended and Restated Declaration, I have NO OBJECTION to such amendments and restatements, and this document shall serve as proof of my permission to so amend the Declaration of the Association.

Alternatively, if you have an objection, please state your objection and return to our office at the above address.

Signed,

(print name)

(sign name)

(date)

If you have any questions, please do not hesitate to contact our office at (720) 542-8724.

Sincerely,

Brian Denlinger
Attorney
WesternLaw Group LLC