

EAST TWIN LAKES OWNERS ASSOCIATION

"In the shadow of Colorado's highest peaks..."

Friends and Neighbors,

This letter is to inform you of two important meetings and owners association activities that will bring our association in line with your inputs and Colorado State law concerning common community interest areas. This letter also requests that you submit a modest annual dues payment (\$40) to keep our website operating, and fund our PO Box and the mailing of this annual letter.

A general membership meeting will be held on July 9 starting at 10:00 AM on Rainbow Drive in our community. Election of Board members will be completed for two Board positions – a replacement for Dennis Couture who resigned last fall and one other open position. Proposed changes to the Association Covenants will be presented for a membership vote to approve them.

Additionally, the Board of Directors will meet on June 8 at 4 PM at the home of Jeff Ashby, 10001 Ross Drive, to discuss feedback on the proposed covenants and architectural guidelines in advance of the July meeting. Owners are welcome to attend and provide their comments.

Updated By-Laws were approved at our 2015 general membership meetings, including the right to vote by proxy. If you cannot make the July 9 meeting and wish for your vote to be counted, you may provide a written proxy (email is acceptable) to another member of your choice, including Board members. Your proxy should indicate a specific person to whom proxy is given and any specific instructions on how you wish them to vote on your behalf (if desired). A simple proxy form is included at the bottom of this letter and may be mailed in along with your dues payment.

Please submit your \$40 annual dues payment for each lot, hand delivered to one of our board members or mailed to our PO Box listed below before July 9. You may also pay at the July 9 meeting. Our current financial statement and anticipated expenses are listed on the website for your reference.

Our covenants committee (Christi Wisleder and Laila Dawson) have been steadily working to solicit and post owner feedback, and along with Directors have proposed updated covenants that reflect inputs received at last year's annual meeting and by mail since then. Proposed changes to our Covenants are included with this letter and will be posted on the website to enable your review prior to July 9.

Our community website WWW.etloa.org has been in operation for over a year now and is becoming a primary method of communication for our members. Current governing documents and an address list of members are included on that site. Login for the members list: username **etloa** , password **etloa123\$%^**

To facilitate our electronic communications, we request that you provide a current email address to christi.wisleder@etloa.org.

Dues payment, proxies, and written communications may be mailed to:
East Twin Lakes Owners Association, PO Box 1577, Leadville, CO 80461

We hope to steadily develop our association into one that serves its members with integrity and minimal intrusion on your freedoms. We are working to fully comply with state law and common sense, with a goal of protecting our property values and unique quality of life. **Please join us on July 9!**

Jeff Ashby

Bruce Hix

A note about the proposed covenants included with this letter:

ETLOA is a legal owners association, recognized by Lake County and registered in good standing with the State of Colorado. The association was formed in 1998 with the intention of protecting the natural beauty and privacy of East Twin Lakes area properties. Covenants for the association were published at that time and subsequently amended in 2008. Those are the covenants that are currently recorded with Lake County and the ones under which we operate today – they can be found on the ETLOA website.

The existing covenants are difficult to read, out of date, and do not comply with Colorado law. These covenants suggest a heavy-handed Association that enforces regulations through property inspection and legal action – our owners clearly oppose that model and so does our Association Board. In response, our covenants committee has provided a proposed new version.

The proposed covenants amendment changes the tone of the document to one with a light, helpful touch, to assist owners in voluntary compliance with commonly held neighborhood values and to resolve disputes without legal action. We have seen this model work extremely well in other mountain neighborhoods and believe it is the right one for us to follow.

The Association covenants are extremely important as they represent the expectations of our community to prospective buyers and builders. The proposed new version is included in this letter, and we will present these covenants for member approval at the July 9 meeting. Your feedback and participation in person or by proxy is essential to get this right. We welcome your comments by mail, email, phone call, or personal visit. If you agree with approval of the proposed new covenants, please indicate that on your proxy form.

2016 ETLOA Proxy (This proxy may be withdrawn if present at annual meeting or by request)

We, _____, (please print names), are the
Owners of Lot/tract number(s) _____ in East Twin Lakes Estates.

We hereby give proxy to ETLOA Board of Directors Other _____
to vote on our behalf at the July 9, 2016 General Membership Meeting of the East Twin Lakes
Owners Association.

This proxy is given for General use for issues that come before the meeting Specific issues
listed below:

Signature/date

Signature/date