



Country Club

Homeowners' Association

Dedicated to the protection

quality of neighborhood living

www.countryclubestateshoa.org

To: All Highland Acres Block 1 Owners

Subject: Highlands Acres Covenants

The Country Club Homeowners Association (CCHOA) has been advised that (1) the Declaration of Protective Covenants for Highland Acres Subdivision recorded on April 11, 1956 at Reception No. 996886, and (2) the Modification of Declaration of Protective Covenants recorded on March 26, 1962 at Reception No. 228692 (collectively, the "Original Covenants") only addressed Highland Acres Block 2 Lots 1-3, and did not apply to Highland Acres Block 1 Lots. A search of the Clerk and Recorders records revealed no digitally recorded Covenants for Highland Acres Block 1 Lots.

The 2018 vote to amend the Original Covenants with a new set of Covenants was approved by a majority of the Highland Acres Block 2 owners, but was not approved by a majority of the Highland Acres Block 1 owners. Therefore the Original Covenants were amended and the new Covenants recorded, still covering only Block 2 Lots. **Block 1 Lots remain with no Covenants.**

A clarification will be recorded with the El Paso County Clerk and Recorders Office that identifies the affected Highland Acres Subdivision addresses and Lots subject to the amended covenants.

The effect of this is the CCHOA has no authority to resolve any Block 1 neighbor issues. Any such issues must be resolved with neighbor to neighbor interaction and/or City Code Enforcement.

The information contained in this letter has been reviewed and verified by the CCHOA Board of Directors and the law firm of Orten, Cavanagh & Holmes LLC.

Sincerely Yours,

 *Nancy Rothkopf* President.

Board of Directors
Country Club Homeowners Association