

2023 Amendment to the
BYLAWS of CHATFIELD EAST PROPERTY OWNERS ASSOCIATION, INC

RECITALS:

- A. The Bylaws of Chatfield East Property Owners Association, Inc. (the Association) include the June 2006 Bylaws amended April 27, 2016 and March 27, 2018; 2015 Amended and Restated Rules of Chatfield East Property Owners Association, Inc.; 2023 Collection Policy; 2023 Covenant Enforcement Policy, and 2023 Conduct of Meeting Policy.
- B. The Board of Directors (the Board) now intends to further amend the Bylaws as follows.

AMENDMENT:

The following numbered sections of the Bylaws are revised as follows:

Article II Offices

REPEAL Paragraph 2.1 in its entirety and SUBSTITUTE the following:

“2.1 Registered Office. The Registered Office of the Corporation is the registered agent of choice, the registered agent address is in the Annual Disclosure Statement posted on the website (www.cepoa.org). The Corporation may have such other or additional offices in the State of Colorado as may be established by resolution of the Board of Directors.”

Article III Membership

REPEAL Paragraph “3.4 Special Assessments” in its entirety and SUBSTITUTE the following:

“3.4 Special Assessments. The Board of Directors may authorize by majority vote a special assessment. Such special assessments shall not in any calendar year exceed the annual assessment given in 3.3 above, unless otherwise authorized by sixty percent (60%) of the members. Special assessments in any calendar year may not exceed three times the annual assessments given in 3.3 above unless authorized unanimously by all members. Special assessments shall be payable upon forty-five days written notice.”

REPEAL Paragraph “3.5 Collection of Assessments” in its entirety and SUBSTITUTE “3.5 Collection of Assessments. See Collection Policy “

ADD “3. 6 The Board has the discretion to waive fees less than \$25.00.”

Article IV Meetings

REPEAL Paragraph “4.4 Notice of Meeting” in its entirety and SUBSTITUTE the following:

“4.4 Notice of Meeting.

(1) Notice of meeting stating the place, day, and hour of the meeting, and in the case of special meetings, the purpose for which the meeting is called shall be delivered not less than fifteen (15) nor more than fifty (50) days before the date of the meeting to each lot owner by mail or hand delivery. The notice shall include the items on the agenda,

including the general nature of any proposed amendment to the covenants, any changes to the bylaws or rules, any budget changes, and any proposal to remove an officer or member of the executive board.

(2) Notices of meetings and agendas shall be posted on the web site (www.cepoa.org)."

REPEAL Paragraph "4.8 Voting by Members" in its entirety and SUBSTITUTE the following:

"4.8 Voting by Members. The owner(s) of each lot shall be entitled to one membership and one vote per lot. Only members whose Assessments have been paid in full at least fifteen days prior to such meeting shall be entitled to vote at any meeting of the members."

ADD "4.11 Conduct of Meetings. See Conduct of Meetings Policy"

Article V Board of Directors

REPEAL Paragraph "5.12 Executive Session" in its entirety.

Article VII Duties and Powers of the Association

REPEAL Paragraph "7.2 Enforcement of Covenants, Bylaws and Rules and Regulations" in its entirety and SUBSTITUTE the following:

"7.2 Enforcement of Covenants, Bylaws and Rules and Regulations.

(a) See Covenant Enforcement Policy.

(b) If an owner or occupant of the community allegedly violates any of the governing documents (other than the requirement to pay assessments), the Architectural Control Committee or any other owner may file a complaint generally in the form of the Covenant Violation Complaint Form posted on the website. The form must be done in writing with submitter's signature attached, anonymous complaints will not be considered. The Board will promptly evaluate and give notice to the owner (and occupant, if a different person) of the apparent violation and deadline for compliance in accordance with its governing documents and the urgency of the situation."

RULES of CHATFIELD EAST PROPERTY OWNERS ASSOCIATION, INC.

REPEAL "Rule 2. Assessment Collection" and the associated "Notice of Delinquency" in their entirety.

REPEAL "Rule 3. Enforcement of Governing Documents" and the associated "CE Covenant Violation Complaint Form," "Alleged Covenant Violation Response Form," and "Complaining Lot Owner Final Response Form" in their entirety.

Rule 4. Association Records

Paragraph 4.3(h) MODIFY to read "A list of the names of its current Board members and officers and a means on the Association's website to contact said Board members;"

Paragraph 4.15 MODIFY 1st sentence to read "Within 90 days after the end of each fiscal year, the Association will give written notice to the owners of the following items by email, first class mail, personal delivery, a binder at the principal place of business, or on the Association's website..."

Paragraph 4.7 (b) ADD "The Association's "Member Contact Information Form" is attached to and made a part of this Rule."

Rule 10. Prohibited Vehicular Structures without Transportation Purpose

MODIFY first sentence to read "In elaboration of Covenant 1 of the Protective Covenants..."

REPEAL "Rule 12. Lots shall be used for single-family residences" in its entirety.

REPEAL "Rule 13. Lots shall not be used for access to land outside of Chatfield East Subdivision" in its entirety.

IN WITNESS WHEREOF

The foregoing bylaws are ratified and adopted on the 15th day of March, 2023.



President



Secretary