

## **NOTICE OF PROPOSED AMENDMENTS TO ROXBOROUGH PARK FOUNDATION RULES & REGULATIONS**

On April 30, 2009 the Board of Directors of the Roxborough Park Foundation voted to amend the Rules and Regulations subject to a thirty day comment period by the Owners.

The proposed changes are noted below. You can also pick up a copy of the changes at the Community Center or they can be viewed on the Foundation web site at [www.roxborough-park.com](http://www.roxborough-park.com).

(shading indicates deletion underline indicates addition)

**7.070 Submission to Owners for approval** - After the Board accepts a bid, the General Manager will mail a ballot by certified mail to each current Owner in the SDA for approval or disapproval of the estimated SDAA. The amount of the estimated SDAA will include the bid costs, estimated consultant, engineer or construction supervisor costs, ~~plus 25%~~ and will be apportioned equally among the lots subject to the SDA. Deadline for the return of ballots will be as specified in the ballot. At the request of any SDA Owner, the deadline may be extended for a reasonable time by the Board of Directors. Approval of the SDAA by 75% of the affected Owners creates the SDA. The Board, by resolution, will formalize the creation of the SDA and will include in the resolution the lots subject to the SDA and the amount of the estimated SDAA. The resolution will be recorded in the Douglas County Recorder's office.

**7.110 Contracts** – 90% of the assessments must be received before bids can be converted into contracts. The due date for the 90% will be included in the ballot language. When 90% of the assessments have been received, the General Manager will convert the approved bids to contracts and hire a general contractor, construction supervisor or civil engineer to supervise the project. The Board may waive this requirement when, because of the nature of the project, independent supervision of the work is not deemed necessary. The 10% balance due on the assessment must be paid prior to the completion of the project. A due date for the 10% will be included in the ballot language.

**7.140 Closing the SDA** - When all work has been satisfactorily completed, all expenses paid, all assessments collected, warranties expired, legal issues settled, and insurance claims collected, the SDA will be closed. Any funds remaining in the SDA account will be refunded to the original SDA Owners. If, after a reasonable effort to locate an owner or owners to whom refunds are due, the Foundation is unable to locate such owners, those refunds will be refunded to the current owner of the property.

Please deliver or mail any comments to the Foundation office at 6237 Roxborough Drive, Littleton, CO 80125; e-mail to [tpeterson@roxborough-park.com](mailto:tpeterson@roxborough-park.com) or fax to 303-979-0624. You may also deliver comments directly to any Board of Directors Member.