

Public Disclosures

Sun Country Meadows Improvement Public Disclosures

SCMIA 2020 Disclosure Notice of Information

Sun County Meadows Improvement Association is a neighborhood association consisting of a board of representatives voted in by the residents for an allotted time as predefined by the covenants set forth at the founding of the neighborhood and association.

The purpose of this SCMIA is to work together for changes and improvements within the neighborhood involving safety, beautification and social activities. The SCMIA enforces rules and regulation through communication and being neighborly by looking out for each neighbor and the quality of life in this rural setting. Bringing our community together.

Sun Country Meadows Improvement Association does not own any property to maintain. The areas of maintenance paid for by the residents are as follows:

1. Mail house common area and building including lights, cameras and mailboxes
2. Bridle trails
3. Information sign at the entrance of the neighborhood
4. Travel Trailer with approximately 220 chairs and 20 tables
5. Picnic items such as table's cloths, beverage servers, and tents.

The following is a list of public disclosures required by Senate Bill 100

(38-33.3 - 209.4(1-2))

Name of Association: Sun Country Meadows Improvement Association

Physical Address: No Physical Address as there is not a dwelling attached to the HOA

Mailing Address: SCMIA 8514 Lariat Loop Elizabeth Co 80107

Telephone Number: 720-221-9780 E-mail: ccavanagh@ochhoalaw.com;
www.contactus@suncountrymeadows.com

Name of Association's Designated Agent: Candyce Cavanagh

Board Meetings: 2nd Monday of each month at 6:30 PM unless otherwise noted.

Recording information for declaration: Amended and Restated Declaration of Protective Covenants Sun Country Meadows Filing Nos. 1,2 and 3, recorded November 25, 1987 at Reception No. 277478. All pertinent Sun Country Meadows governing documents can be found on the SCM HOA website. www.suncountrymeadows.com

Declarations of Restrictions

· Filing 1 o March 7, 1985 - Declaration of Protective Covenants o May 8, 1985 - Amended Declaration of Protective Covenants o November 20, 1987 - Amended and Restated Declaration of Protective Covenants 1,2,and 3 o February 14, 2001 - Amendment to the Amended and Restated Declaration of Protective Covenants 1,2,3,4 and 5 o February 14, 2001 - Amended and Restated Declaration of Protective Covenants 1, 2, and 3

· Filing 2 o February 13, 1986 - Declaration of Protective Covenants o November 20, 1987 - Amended and Restated declaration of Protective Covenants 1,2 and 3

· Filing 3 o November 20, 1987 - Amended and Restated declaration of Protective Covenants 1,2 and 3

· Filing 4 o June 14th 1989 - Declaration of Protective Covenants o February 14th, 2001 - Amended and Restated Protective Covenants

· Filing 5 o August 5, 1993 - Declaration of Protective Covenants o February 14, 2001 - Amended and Restated Protective Covenants Bylaws: refer to the SCM website @ www.suncountrymeadows.com Articles of Incorporation: refer to the website @ www.suncountrymeadows.com

Rules and Regulations: refer to the website @ www.suncountrymeadows.com

Fiscal Year: January 1st to December 31st

2020 Assessments: \$255.00 per property.

SCMIA is home to 452 lots. Dues each year for each lot are \$80.

- Operating Budget for current year: refer to the website
- Audited Financial Statements: NONE not required
- Financial Statements: Balance Sheets Income/Expense Statements, refer to the website or email your request to contactus@suncountrymeadows.com
- List of Association Insurance Policies: please contact contactus@suncountrymeadows.com for full policies.

- Minutes of Board Meetings: refer to www.suncountrymeadows.com
- Minutes of Annual Meeting: refer to www.suncountrymeadows.com
- Project Permit Process: refer to the SCM HOA website or the Elbert County website

To file a complaint:

please visit www.suncountrymeadows.com and fill out the information pertinent to your complaint. This will be viewed by the board and the following steps will take place;

1. A conversation with the homeowner and 2 board members with which the complaint was filed
2. A certified letter of the complaint, the violation as stated in the covenants; the action that is required to resolve the violation; the timeline the resident must complete the stated action.
3. A second letter of the complaint, the violation as stated in the covenants; the action that is required to resolve the violation; the timeline the resident must complete the stated action.
4. Follow up action with legal ramifications and or fees associated with the action.

The homeowner filing the complaint will receive feedback as necessary, as to the action as best as possible without violating the privacy of any other homeowner. Some complaints will be taken directly to the Elbert County officials as is necessary if there is a violation of law. SCMIA does not take legal or county matters into their hands as this is above the scope of this HOA and its intended purpose.

Educational opportunities through DORA are available for board members and SCM residents, in the form of online forum and webinars, at

www.Colorado.gov/pacific/dora/hoa-information-and-resource-center.com

All board members are listed on the website with contact information.