

September 25, 2017

Lot Owner of Village at Dry Creek Subdivision  
Filing No. 1

Dear Owner:

The Executive Board of the Village at Dry Creek Property Owners Association, Inc. is proposing that the Declaration of Covenants, Conditions, and Restrictions of the Village at Dry Creek Filing No. 1 be amended. The primary purpose of the amendment is to withdraw from the Declaration all property shown on the Dry Creek Village Subdivision Filing No. 1 plat except for the 54 lots and open spaces that have already been platted. The Village at Dry Creek Property Owners Association shall be capped at 54 lot owners. The Association and lots shall continue to have full right, use, and benefit of all easements shown on the plat. The amendment also cleans up a few provisions to be consistent with the withdrawal of the remaining property. What this means is that if there is any further development of "Parcel A" as shown on the plat, it will be subject to its own covenants and will have a separate homeowner's association. You will bear no responsibility to any new association.

Enclosed you will find the proposed Amendment together with the original Declaration as recorded with the Routt County Clerk and Recorder. You will also find a copy of the plat of Dry Creek Village Subdivision Filing No. 1.

When the Declaration is amended, Falcon Logistics Corp. as Successor Declarant will convey Open Space 1 and 3 to the Association. Open Space 2 and Parcels C and D are dedicated to the Town of Hayden.

The Bylaws of the Association allow a vote to be taken by written ballot.

Enclosed please find a Ballot by which you can vote for or against the proposed Amendment. Votes must be received by the Association no later than \_\_\_\_\_. For your convenience, enclosed please find a self-addressed stamped envelope to enclose and mail your ballot.

Please remember that there is one vote per lot even though there may be more than one lot owner. If there is more than one lot owner, more than one owner is welcome to sign the ballot, but the ballot of all owners of the lot must be consistent or the vote will be rejected. Thank you for your prompt attention to this matter. If you have any questions, please call any of the following Board members: \_\_\_\_\_

Sincerely,

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