

The Vistas at Nor'wood Townhome Association, Inc.
2019 Survey on Covenant Amendment to Regulate Leases
19 August 2019

The Board of Directors decided (25 Jul 2019) to conduct a survey to see if there's significant interest among owners to amend The Covenants regarding leases. This will help the Board determine if there's enough interest to warrant the legal expenses of drafting a formal amendment and conducting a formal vote. This is merely a survey – not an actual amendment being offered for a vote. There is no minimum number of responses required before the Board can use survey results. The Board is not required to take a certain action based on survey results. For additional information about this survey and rental regulation, go to vistasatnwa.com and click “Amendment Survey” on the left.

Please respond by Wednesday, 28 August 2019 to:
Mr. Darren Burns, Property Manager, Darren@ZandRMgmt.com
Fax: (719) 594-0473
6015 Lehman Drive, Suite 205 Colorado Springs, CO 80918
The HOA may ring doorbells or call to get maximum response rate.

QUESTIONS:

1. Do you think the rental of townhomes in our TA causes problems? _____ (YES or NO)
If NO, you may stop here, but feel free to address any other questions.

2. What problems exist at our HOA which are definitely due to rentals (vs. resident Owners in general)?

3. Do you want the HOA to pursue a covenant amendment regarding leases? _____ (YES or NO)
If YES, what should the amendment address? Check any options you support:

- Specify maximum percentage of units allowed to be rented, with waiting list?
What would you want as the maximum percentage? _____
- Should the HOA require a minimum lease length?
How many days or months would you want as the minimum lease term? _____
Presently, there is no minimum.
- Other (please specify: _____)

4. What is your unit address (so we can ask follow-up questions, as necessary, to understand your preferences): _____

Note: Depending on survey responses, the Board may determine that some problems can be solved with a change to Rules and/or their enforcement (without a covenant amendment). Such enforcement would apply uniformly to all residents (owner, family, guest, renter).