

## 2018 CC&R Committee Survey

The CC&R Revision Committee is seeking member input to prepare proposed changes to Cherry Creek Springs C&Rs and Bylaws that represent the interests and desires of the membership. Your participation in this survey will enable the committee to prepare revised CC&R documents that have a high likelihood of being successfully adopted.

The CC&R Revision Committee is planning to conduct a Q&A meeting about the survey within the community in the first two weeks of October. We'll ask for survey responses two weeks after that meeting.

### *Instructions for completing the survey:*

*Please open the fillable PDF attachment in the email. Once you have completed the survey, save a copy to your desktop with the following naming convention: 2018 CC&R Committee Survey\_Lot XXX (insert your lot number in place of the XXX). [Examples: 2018 CC&R Committee Survey\_Lot 1; 2018 CC&R Committee Survey\_Lot 48; 2018 CC&R Committee Survey\_Lot 115]. Reply to the original email from the BOD and attach your completed saved survey. If you have any questions or technical difficulties, you may reach out to the BOD.*

**Note: You may print off the survey, complete it, and return to any board member. Please **DO NOT** return it to any CC&R committee members as this will violate our confidentiality procedures.**

Lot Number: \_\_\_\_\_

Please Note: Your Lot Number will only be used by the Board of Directors to determine your participation in the survey. The CC&R Revision Committee is attempting to poll all members of the HOA. Once your participation is recorded, all identifying information will be separated from your responses for the purposes of analysis and summary reporting.

Thank you for participating in the survey.

The Cherry Creek Springs community is mandated to maintain a Home Owners' Association by the water court decrees which granted homeowner water rights; requiring the HOA to manage the conveyed water rights and obligations. In addition, the HOA manages commitments to El Paso County related to the three-hundred (300) year water plan and is responsible for maintenance of the owner-shared properties in the "Common Area" (~60 acres) owned by the community.

Questions:

1. Should the CC&Rs and Bylaws of the HOA be restricted to managing only those obligations mandated by the court decrees, El Paso County Stipulation agreement, and related to managing the "common area" lands of the HOA.

Y  N

2. Should the HOA CC&Rs and Bylaws define standards that lots be used exclusively for single-family dwellings, custom built homes, having specified minimum square footage, architectural requirements and coloring?

Alternatively, in the absence of defined community standards in the CC&Rs and Bylaws, El Paso County Land Development Code standards for RR 5: RR5 Principal and Accessory Use Standards (Table 5-1 and 5-2) would apply. Approved uses would include, but not be limited to: Adult Care Home, Animal Refuge, Cemetery, Child Care Center, Two-Family Dwellings, Educational Institution, Emergency Facility, Family Care Home, Golf Course, Group Home, Half-Way House, Veterinary Hospital, Material Disposal Site, Kennel, Library, Manufactured Homes, Mobile Homes, Recreation Camp, Commercial Stables, Tiny House, and Animal Keeping.

Y  N

3. Should the HOA CC&Rs and Bylaws define community standards regarding what animals, and the quantity thereof that may be kept on each lot within the development?

Alternatively, in the absence of defined community standards in the CC&Rs and Bylaws, El Paso County Land Development Code standards for RR 5 for Animal Keeping: [up to 4 dogs and/or cats, no exotic animals, up to 6 beehives, other domesticated animals, horses, livestock (including swine) and chickens (including roosters) with no specific limits and other factors considered].

Y  N

4. If you are of the opinion that the HOA CC&Rs and Bylaws should define community standards regarding what animals and quantity thereof, that may be kept on each lot within the development:

- Should animals other than horses and household pets be permitted in CCS? Y  N
- If yes, what other animals are permitted upon approval of the Board of Directors?

Donkeys Y  N

Mules Y  N

Cattle (Cows, Grazing Stock: no bulls) Y  N

Llamas/Alpacas Y  N

Goats /Sheep Y  N

Chickens (hens: no roosters) Y  N

Ducks /Geese Y  N

Bees Y  N

5. Should members be allowed to use bicycles in common areas and equine easements?

Y  N

6. Should the HOA CC&Rs and Bylaws define standards for the types of vehicles, and how these vehicles are parked within the community?

Alternatively, in the absence of defined community standards in the CC&Rs and Bylaws, El Paso County Land Development Code standards for RR 5 have few restrictions for vehicles.

Y  N

7. If you are of the opinion that the HOA CC&Rs and Bylaws should define community standards for parking and screening of vehicles, what is the acceptable parking environment for the following vehicles on property within CCS?

A: An enclosed building such as a barn, garage, or other approved storage building

B: Behind approved screening (screening to include berms, fences, trees, and/or vegetation)

C: Openly parked on an approved parking surface (concrete, asphalt, gravel, pavers)

Up to two (2) Passenger Vehicles are currently approved for Open Parking

One (1) Horse Trailer/Stock Trailer is currently approved for Open Parking

One (1) Flat-bed Trailer (<16' bed length) is currently approved for Open Parking

i. Travel Trailer

A. Enclosed  B. Screened  C. Openly Parked

ii. Towed Camper, Pop-up Camper

A. Enclosed  B. Screened  C. Openly Parked

iii. Topper, slide in truck camper when removed

A. Enclosed  B. Screened  C. Openly Parked

iv. Enclosed cargo trailer

A. Enclosed  B. Screened  C. Openly Parked

v. Motorhome

A. Enclosed  B. Screened  C. Openly Parked

- vi. Boat, powered or unpowered
  - A. Enclosed
  - B. Screened
  - C. Openly Parked
- vii. Snowmobile, Jet Ski
  - A. Enclosed
  - B. Screened
  - C. Openly Parked
- viii. Tractor, riding lawnmower, ATV
  - A. Enclosed
  - B. Screened
  - C. Openly Parked
- ix. Implements and attachments for tractors and ATVs
  - A. Enclosed
  - B. Screened
  - C. Openly Parked
- x. Other Utility Trailer/Second flat-bed
  - A. Enclosed
  - B. Screened
  - C. Openly Parked

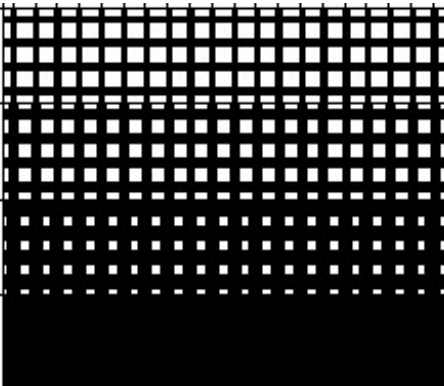
8. Current Architectural Committee policy defines screening as “complete, opaque, year-round visual shielding or obscuring a trailer or vehicle from view utilizing structures, fences, walls, trees, or densely planted vegetation.” Are you in favor of reducing screening requirements to permit a lower percentage of shielding

Y  N

What is an acceptable percentage of screening?

≥40%\_\_    ≥60%\_\_    ≥80%\_\_    100%\_\_

(Examples of coverage are provided below for reference. This scale is representative of trellis-type fencing.)

Ringelmann 2	40% opacity – clearly visible	
Ringelmann 3	60% opacity – somewhat transparent	
Ringelmann 4	80% opacity – barely transparent	
Ringelmann 5	100% opacity – black	

**Figure 2:** The Ringelmann scale