

Policy Statement
Property Owners Association
Cherry Creek Crossing
August 6, 2012

This Policy Statement is issued pursuant to a vote of the members present at the annual Property Owners' Association ("POA") meeting for Cherry Creek Crossing subdivision, El Paso County, Colorado, held on August 6, 2012.

WHEREAS Article IX of the Declaration of Covenants, Conditions and Restrictions for Cherry Creek Crossing, WATER AUGMENTATION PLAN mandates that every Lot Owner shall belong to the Association with its concomitant financial obligations, and participate individually and also collectively in the Northgate Contract for water augmentation. The failure of the Association or the individual Lot Owners to comply with the terms of the decrees and plan for augmentation may result in an order of the State water administration to curtail or eliminate pumping from individual wells, and

WHEREAS, the Association may elect to bill each lot owner for its pro-rata share of water usage each year, and

WHEREAS, the Association has in past years elected to pay such pro-rata share directly from annual dues received, and


WHEREAS, the Association wishes to continue to pay the water augmentation obligation from dues received for the year 2012 without waiving its right in the future to bill each lot owner directly for his pro-rata share,

NOW THEREFORE:

- The Association will pay each lot owner's financial water-augmentation obligation for the year 2012 from the annual dues received from each lot owner.
- Any resident who fails to report his water usage as shown on his water meter to the POA Board by October 30th of each year or other reporting deadline established and noticed by the POA to the lot owners, shall be sent, by return-receipt mail, a final request to comply. Upon having received such notice, said resident shall, within 10 calendar days thereafter, report his water meter reading, and the date of the reading to the POA Board, or be subject to a fine of \$500.

Adopted and Approved:

CHERRY CREEK CROSSING PROPERTY OWNERS ASSOCIATION



Nathan K. Miller, Declarant & President