

THE KNOLLS MASTER ASSOCIATION, INC.

knollsmasterhoa.com

October 27, 2025

Subject: Ballot Request – Approval of Amended and Restated Covenants

Dear Neighbor,

Your HOA Board is asking for your **vote to approve the Amended and Restated Covenants, Conditions, Restrictions, and Easements (CCREs)** — a vital step to keep our community legally compliant, well-governed, and protected for years to come.

Why Your “Yes” Vote Is Important

Our current covenants were written decades ago and no longer align with Colorado’s updated state laws. The proposed amendments modernize and clarify the existing CCREs to better serve the Association and its members. Specifically, the revisions:

- **Remove outdated and unenforceable provisions**, including all developer references.
- **Add legally required updates** from recently enacted state statutes.
- **Clarify and simplify language** when possible, to improve understanding and reduce ambiguity.

By approving these updates, you help ensure the Association remains in compliance with the law, reduce the risk of disputes, and continue protecting property values within our community.

You can review both the existing CCREs (including all amendments) and the full proposed Amended and Restated CCREs on our website at www.knollsmasterhoa.com.

Strong Governance Protects Our Property Values

Strong governance depends on having up-to-date, state-compliant covenants. These documents provide the structure that allows your Board to manage responsibly, apply rules consistently, and protect every homeowner’s investment.

The Knolls continues to stand out as one of the most desirable neighborhoods in the area—thanks to engaged homeowners, responsible management, and a dedicated Board. Your participation and approval of these updated covenants help keep our neighborhood beautiful, well-managed, and respected.

How to Vote

Please check “Approved” on your ballot and **return it on or before December 22, 2025**.

You can:

- Mail it using the enclosed stamped envelope.
- Drop it off at 3490 Briar Ridge Way, Grand Junction, CO 81506.
- Bring it to the Annual Meeting – November 3, 6:30 p.m., First Presbyterian Church (Cortland & 27½ Rd).
- Or scan and email it to jeannereporter@bresnan.net.

Every Ballot Counts

Your prompt response helps us avoid additional costs for follow-up mailings and ensures that your voice is heard. Please take just a few moments to complete and return your ballot today!

With appreciation,

The Knolls Master Association Board of Directors

Enclosures: 1) Summary of Proposed Amendments
 2) Ballot with Self-Addressed Stamped Envelope