



PINE CONE ACRES
A Covenant Neighborhood

**An Introduction to Policies and Procedures of
Pine Cone Acres Homeowners Association, Inc.**
Adopted October 27, 2014

The State of Colorado now requires HOAs to adopt responsible governance policies as required under the Colorado Common Interest Ownership Act (“CCIOA”). These Policies and Procedures (“Policies”) adopted define the actions of the Board and how Pine Cone Acres Homeowners Association (the “Association”) will enforce their Governing Documents. Acting on the authority granted by the Governing Documents and CCIOA, the Board of Directors of the Association has adopted the attached Policies to address matters that are not specifically detailed in the Governing Documents, including procedures for the fair and efficient enforcement of those documents.

The Governing Documents (which are collectively referred to as the “Governing Documents”) are:

Declaration of Protective Covenants: Changed and Approved September 23, 2006 -
Recorded January 17, 2007 - Recorded Number 207008383;

By-laws: Adopted August 30, 2007;

Articles of Incorporation: Recorded April 13, 1995 - Recorded Number 951050608.

The Policies, including without limitation any design guidelines or community standards adopted by the Association’s Board of Directors can be modified by the Board as needed. These materials can all be found at the website <https://pineconeacres.wordpress.com>

All Owners and occupants shall strictly comply with the Governing Documents, which are incorporated herein by this reference. Each Owner shall make Owner’s guests, tenants, contractors, invitees, or family members fully aware of the Governing Documents and their requirements, and shall incorporate the same into any leases and agreements.