



July 20, 2026

Owners

Glen-Vista Property Owners Association, Inc.

Colorado Springs Office

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Re: *Glen-Vista Property Owners Association, Inc.*
Our File No. 2195.0009

Dear Owners:

Altitude Community Law represents the Glen-Vista Property Owners Association, Inc. ("Association"). The Board of Directors has requested we write to you to provide an update regarding the annexation of properties within the community and the applicability of the Declaration of Covenants, Conditions, Restrictions, and Lien of Glen-Vista Property Owners Association, Inc. ("Declaration") and the assessments described therein.

As you know our firm conducted a comprehensive review of all documents recorded in the Fremont County real property records relating to the creation and expansion of the community.

Following that review, we confirmed that every lot within the community was validly bound by Covenants against their Property. Although done filing by filing, each home is bound to comply with the same Protective Covenants. All Owners were given the opportunity to also be part of Association.

In order to be part of the Association and not just bound by the Covenants owners within Filings 1-8 needed to be annexed into the Association. While different annexation methods were used over time, including protective covenants, annexation agreements, and supplementary declarations, each method is legally sufficient under Colorado law and is authorized by the Association's governing documents.

In reviewing the recorded documents filed with Fremont County we determined that the plat maps filed and approved by Fremont County prior to 1974 provide that the Declarant dedicated the roads in Filings 1-8 to Fremont County. The County accepted the dedication of said roads, but advised the County would not maintain the roads in Filings 2-8 until said roads were improved to County standards in effect as of the time of dedication. The County made no delay notation to road maintenance for Filing One.

The plat maps filed and approved by Fremont County in and after 1974 provide that the Declarant dedicated the roads within Filings 9-16 to Fremont County. The County accepted the dedication of said roads but advised the County would not maintain the

roads in Filings 9-16 until said roads were improved to County standards in effect as of the time of dedication. The Declaration filed in 1974 required the Association to maintain the roads in Filings 9-16 until such time as the County accepted said roads and began maintenance.

At no time did the Declarant deed any roads in any of Filings 1-16 to the Association, however Fremont County has been directing the Association to maintain the roads. That was the reason the association sought to require all owners to pay assessments. We have located no valid legal reason for the demand by Fremont.

Given that the roads are not owned by the Association, and the plat maps do not require the Association to maintain them, the Association moving forward will only maintain the roads in Filings 1-16 as required by the Declaration. No road maintenance of any kind will be done on Filings 1-8 until 100% of a Filing has agreed to annexation.

As you may or may not know 59 Lots Owners sued the Association demanding that they stop assessing all unannexed Owners. The Association will stop those assessments that started in 2026 to the unannexed Owners. If you paid assessments in 2026 you will receive a refund for your lot if it is not annexed to the community.

If you live within Lots 1-8 your Lot remains bound to comply with the Covenants recorded against your Lot. Any other owner within the same filing may demand you comply with the covenants and sue you to force compliance. If you are a Lot Owner within Filing 1-8 and are annexed you may request the Association assist you with enforcement. The Association can only assist you against other annexed properties.

Moving forward in 2027 annexed Lots from Filings 1-8 will not pay for road maintenance but will continue to pay a percentage of the POA dues. This will remain unless all Lots within the filing are annexed into the community. Unannexed owners will not have access to future board meetings nor Association activities as those will be open only to those owners who have joined the Association through annexation.

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The Board and Altitude are sorry for the confusion created by the prior letter which conflated valid covenants with membership in the Association.

Should you have any questions regarding the above information, please feel free to reach out to the Board of Directors for further clarification.

Sincerely,

Debra J. Oppenheimer
Altitude Community Law P.C.