

Hey Rob...

Thanks for all your hard work on the STRs for Buckhorn! We know it hasn't been an easy process...

Rob, it seems the more vocal folks in this process have been folks that don't live in their homes and don't want limitations on their ability to short term rental their homes. As a local family that built, and has now lived in Buckhorn full time for 5 years now, we are in complete agreement with the other local homeowners that these restrictions are a much needed step. We commend you guys and the board for the fair STR policy you are proposing. We believe you have come up with a great plan going forward, and are fully in support of implementing this new STR policy.

Thanks so much,

Rob, et al,

Is there a current and serious problem of nuisance coming from STR's in Buckhorn? How many properties are involved? I would like to know the extent of the problem, or is the concern about STR's more about what may happen in the future?

My family owns a house on the corner of [REDACTED]. We are second homeowners. As a neighbor, I have observed the large house on [REDACTED] which has been utilized exclusively as an STR for most of the last decade. We consider its use to be an unfortunate annoyance, but it has not caused us significant inconvenience to us. I do not know if its use has diminished the value of our property. I believe that it contains 6 or 7 bedrooms, and therefore it occasionally is rented out to large groups, which I am sure is a more serious nuisance to the immediate neighbors than it is to us. There are also safety concerns with small children.

I understand that there are about 250 lots in Buckhorn Ranch, and that Colorado Law requires 67% of the lot owners to change the covenants. Is this accurate? Do you have a legal opinion about this? Could the proposed restrictions and rules actually be approved by such a majority? Are you expecting the owners of undeveloped lots to limit the usage rights of their property?

As a property manager, could you advise the HOA on a realistic amount of net income that a homeowner might be able to realize from offering their home for STR, taking the number of bedrooms into account. For example, \$20K/ BR/yr? Without renting one's home full time and especially during the peak seasons, it does not appear to be economically justified to me. Because Buckhorn is not in CB or MCB, I would guess that most STR's in Buckhorn would be rented to families and that disruptive renters would be occasional as they are on Earhart. 3-5 times per year?

The rules and regulations as proposed appear to be unenforceable, too cumbersome and complicated, and very likely legally unsupportable. Property owners in general are litigious by nature, especially when their rights are threatened, or appear to be threatened. Moreover, property owners who are inclined to break rules will not be cooperative even if you manage to change the covenants.

I believe that our covenants provide that virtually all of the lots are limited to single family use. Could this existing covenant be used to restrict STR's to single family usage? If the STR of the house at [REDACTED] was limited to single family, it would become less of a nuisance.

Thank you for your consideration.