



December 23, 2024

Owners
South T-Bar Ranch Property Owners Association, Inc.

Denver Office
Maris Davies
Direct 303.991.2040
mdavies@altitude.law

Re: *South T-Bar Ranch Property Owners Association, Inc. Annual Assessment Increase*
Our File No. 6219.0012

Dear Owners:

Altitude Community Law P.C. has been retained by the Board of Directors to provide a written opinion, as required in the Declaration of Protective Covenants for South T-Bar Ranch (the "Declaration"), regarding a 12% annual assessment increase and whether such an increase will cause any additional regulatory or other requirements to be imposed upon the Association or any owner in the community. This letter is in response to that inquiry.

Article XVIII of the Declaration provides that:

All Parcels within the Property shall be subject to assessment for Property Owners Association fees in an amount to be determined by the Association. In no event shall Assessments exceed \$395 per year per Parcel, except that this amount may be increased by the greater of twelve percent (12%) per annum or the percentage increase, if any, in the Consumer Price Index-All Urban Consumers for Denver, Colorado, between January 1 of the year in question and of the preceding year. Any increase in Association dues will also require written assurance that any such increase will not cause additional regulatory or other requirements to be imposed upon the Association, Declarant or any property owner.

The Association is subject to the Colorado Common Interest Ownership Act, the Colorado Revised Nonprofit Corporations Act, and various state and federal laws regarding real property, fair housing, and employment, among others. However, in our opinion, an annual assessment increase of 12%, which is within the permitted increase range, will not trigger any additional regulatory or other requirements for the Association or any Owner in the community based on the above cited laws.

We hope this letter satisfactorily addresses the question presented to us. Should you have any further questions or comments or desire further clarification, please do not hesitate to contact your Association's Board of Directors.

Sincerely,

A handwritten signature in black ink that reads "Maris Davies".

Maris Davies
Altitude Community Law P.C.

MSD/msd
c: Board of Directors