



**FILING#:**                      **LOT#:**                      **ADDRESS:**

**DISCLOSURE, ACKNOWLEDGEMENT, RECEIPT AND ACCEPTANCE**

The below signature(s) represent(s) the new owner's acceptance of the following facts, conditions, and documents with respect to CHERRY CREEK SPRINGS and the property being transferred.

Cherry Creek Springs is a covenant-controlled community. As such, many Covenants, Conditions and Restrictions (CC&R's) govern your ownership and enjoyment of your property. CC&R's, Bylaws, Water Court Decrees and Policies and Rules as promulgated from time to time by the Board of Directors and the Architectural Committee (as permitted by the CC&R's and Bylaws) of the Homeowners Association (HOA) shall be binding on parties having or acquiring any right, title or interest in the real property. These CC&R's are in existence for the benefit of each owner, and shall inure to the benefit of and be binding upon each successor in interest of each and all of the owners. (Reception number recorded with El Paso County Clerk and Recorder's offices are given in brackets.)

**Disclosures/Requirements:**

- ☐ CC&R's (Covenants, Conditions & Restrictions). {Reception#97121824 & #201058294 # 202160941}
- ☐ Articles of Incorporation and Bylaws of the Homeowners Association. {Reception #97121825}
- ☐ Water Court Decrees, WD 1 Case No 96-CW-1064 and WD2 Case No. 96-CW-230. **(Decrees place significant restrictions on available water and its use, and impose reporting and augmentation requirements.)**
- ☐ The 2001 El Paso County Stipulation Agreement places additional water use restrictions of Filing #1 lots in aggregate have maximum water usage of 0.67 acre-feet average annual usage, with each lot in Filing #2 and #3 restricted to 0.67 acre-feet average annual usage (maximum approximately 598 gallons per day). {Reception#: 201057616 through # 201057618}
- ☐ Lot owners are responsible to record monthly water meter readings and report to the HOA. Water meter readings for November 1<sup>st</sup> and March 1<sup>st</sup> must be reported before November 10<sup>th</sup> and March 10<sup>th</sup> respectively. Failure to report these readings is a policy violation and fines will be assessed.
- ☐ Final Plat as recorded for the respective Filing with all Easements and notes found thereon.
- ☐ Minimum 600 foot well spacing requirement to wells outside the subdivision.
- ☐ Lot owners are responsible for noxious weed control on their lot per County Ordinances & State Law.
- ☐ Current HOA Annual Dues are \$195.00. HOA Statement Preparation fee of \$100.00 and Architectural Committee Application fees of up to \$100.00 (when necessary) are assessed.
- ☐ Architectural Committee (AC) review and approval is required before any new construction is initiated. The AC can be contacted at [ac@cherrycreeksprings.com](mailto:ac@cherrycreeksprings.com).
- ☐ The Board of Directors can be contacted at [Board@cherrycreeksprings.com](mailto:Board@cherrycreeksprings.com).

As new owner, I/We certify that I/We have received copies of each and all of the above documents and agree to be bound by the covenants, facts and restrictions found therein, as well as by the additional requirements as stated herein.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact Telephone (1): \_\_\_\_\_ Email (1): \_\_\_\_\_

Contact Telephone (2): \_\_\_\_\_ Email (2): \_\_\_\_\_

**SIGNED DOCUMENT AND TRANSFER FEE TO BE RETURNED TO THE HOA SECRETARY.**

**CCSHOA ADDRESS: 7365 Paleo Way, Colorado Springs, CO 80908**

**"CCS HOA Disclosure Statement 170311.pdf"**