

RESULTS OF THE 2009 VOTE ON PROPOSALS TO CHANGE THE COMSTOCK VILLAGE COVENANTS

Members of the Comstock Village Homeowners' Association were asked to vote on changes to the Comstock Village Covenants that were proposed by members and the Board of Directors earlier this year. Voting closed on May 22, 2009, and the ballots were counted on June 6, 2009. One initiative passed in part: the proposal to amend Article VI, Section 8, paragraph 13 (Article VI, Section 7, paragraph 13 in the Phase 2 version of the Comstock Village Covenants) to allow homeowners to use brick and stone to construct mailbox posts. None of the other initiatives received the required number of votes to pass and those provisions of the covenants will not be changed.

We have 595 properties in Comstock Village and the Covenants require a vote of 60% of all homeowners to change a provision of the Covenants. We received 382 ballots, or 64.2% of ballots from all homeowners, so those who voted had to vote overwhelmingly in favor of a proposed change for it to pass. If a homeowner did not return his or her ballot it was counted as a vote against all proposals. Here are the results:

BALLOT MEASURE ONE:

Shall the Board of Directors approve requests to use plain white as a color on garage doors, front, back, and/or side doors, and as trim on a house?

	For	Against
Approve the color white for house trim.	47.2%	52.8%
Approve the color white for garage doors.	42.5%	57.5%
Approve the color white for front doors, back doors, and side doors.	44.8%	55.2%

NOTE: you can vote in favor of or against one, two, or all three proposals in any combination.

BALLOT MEASURE TWO:

Shall Article VI, Section 8, para. 13 of the Comstock Village Covenants (Article VI, Section 7, para. 13 in the Phase 2 version of the Comstock Village Covenants) be changed to read:

"All free standing mailbox posts will be constructed using wood, [brick], [stone], [stucco], or [metal], as approved by the Architectural Control Committee and will use a mail box that is approved by the U.S. Postal Service."

For the change: Against the change:

If you voted for the change, place a check mark or an "x" next to the type of material you want to see included in the new paragraph:

	For	Against
Brick	61.5%	38.5%
Stone	61.1%	38.9%
Stucco	56.6%	43.4%
Metal	28.1%	71.9%

BALLOT MEASURE THREE:

Shall Article VI, Section 8, para. 6(a) of the Comstock Village Covenants (Article VI, Section 7, para. 6(a) in the Phase 2 version of the Comstock Village Covenants) be changed to read:

"All fences shall be constructed of wood, [composite material], [powder-coated wrought iron], [vinyl], or other material used to cover the side of the house. The Architectural Control Committee must approve requests to paint or stain a fence."

For the change: Against the change:

If you voted for the change, place a check mark or an "x" next to the type of material you want to see included in the new paragraph:

	For	Against
Composite material	58.8%	41.2%
Powder-coated wrought iron	49.5%	50.5%
Vinyl	24.3%	75.7%

BALLOT MEASURE FOUR:

Shall Article VI, Section 8, para. 5(g) of the Comstock Village Covenants (Article VI, Section 7, para. 5(g) in the Phase 2 version of the Comstock Village Covenants) be changed to read:

“All exterior walls shall be constructed of wood, stone, stucco, [metal], [vinyl], or the following types of brick:

Sand brick, clinker brick and brick without sheen appearance, brick of a color that blends with natural surroundings. Standard red brick is an example of a disapproved material.

Only two combinations of the allowed materials may be used unless prior approval of the Architectural Control Committee is obtained.”

For the change: G Against the change: G

If you voted for the change, place a check mark or an “x” next to the type of material you want to see added to the new paragraph:

	For	Against
Metal	14.5%	85.5%
Vinyl	19.6%	80.4%

BALLOT MEASURE FIVE A

Shall Article VI, Section 8, para. 20(a) (Article VI, Section 7, para. 20(a) in the Phase 2 version of the Comstock Village Covenants) of the Comstock Village Covenants be amended to read:

“No motor vehicle owned, leased, or used by Owners or other residents of Lots in the Properties shall be parked or maintained overnight on any street within the Properties. Overnight parking of vehicles that are not owned, leased, or used by Owners of Lots in the Properties may be permitted only on certain portions of the street within the Properties as designated by the Association as guest parking.”

For the change: 33.4% Against the change: 66.6%

BALLOT MEASURE FIVE B

Shall a sentence be added to Article VI, Section 8, para. 20(a) of the Comstock Village Covenants (Article VI, Section 7, para. 20(a) in the Phase 2 version of the Comstock Village Covenants) which states:

“The Board of Directors will develop a parking regulation as part of the covenants which includes provisions to enforce this paragraph, and that provision may allow the Board to ticket illegally parked vehicles and fine violators.”

For the change: 22.5% Against the change: 77.5%

BALLOT MEASURE FIVE C

Shall Article VI, Section 8, para. 20(a) of the Comstock Village Covenants (Article VI, Section 7, para. 20(a) in the Phase 2 version of the Comstock Village Covenants) be deleted in order to allow homeowners, renters, and other residents to park their vehicles on public streets within Comstock Village in accordance with the City of Colorado Springs’ parking ordinances?

The paragraph **should** be deleted: 22.5% The paragraph **should not** be deleted: 77.5%

BALLOT MEASURE SIX

Shall Article VI, Section 8, para. 20 of the Comstock Village Covenants (Article VI, Section 7, para. 20 in the Phase 2 version of the Comstock Village Covenants) be amended to add a subparagraph (d) which reads:

“(d) Vehicles parked at the home site must be parked on approved driveway materials, i.e., asphalt, concrete, or another material approved by the Architectural Control Committee.”

For the change: 45.8% Against the change: 54.2%

