



LONE TREE HOMEOWNERS' ASSOCIATION

Serving The Charter Neighborhood

March 1, 2025

Dear Charter Homeowner,

The Board of Directors of the Lone Tree Homeowners' Association (LTHOA), aka The Charter HOA, would like to address a misunderstanding stemming from local realtors suggesting that homeowners can disregard The Charter's governing documents. While the LTHOA is a non-mandatory, administrative entity for the neighborhood, compliance with the governing documents is mandatory, as they are legally binding for all property owners.

On December 9, 1981, the Lone Tree Homeowners' Association officially filed and recorded the "Declaration of Covenants, Conditions, and Restrictions of Lone Tree Filing No. 1" (referred to as the "Covenants") in Douglas County public records. This filing established the Covenants as the governing documents for The Charter. The set of standards the Covenants uphold remain in effect to this day and continue to preserve the value, integrity, and desirability of The Charter neighborhood.

The Covenants govern all exterior aspects regarding your property. It is your responsibility as a homeowner to familiarize yourself with the Covenants and how they pertain to your property. The Architectural Control Committee (ACC) is charged with ensuring all homeowners adhere to the Covenants. In this capacity, the ACC has the authority and responsibility to oversee all exterior changes, including those that may require permitting from the City of Lone Tree.

A copy of the Covenants was included in the paperwork you received at closing for the purchase of your property. If yours has been misplaced, you can find a copy on our website under the 'Documents' tab or you may request an emailed copy from the Board. Additionally, you can find the Exterior Property Change request form under the 'Documents' tab. It is required for homeowners to submit this form to the ACC for all exterior changes to their property to remain in compliance with the Covenants. Please note that the ACC has 30 days to respond to property change requests.

We appreciate your partnership in helping us maintain The Charter as an attractive and desirable place to live.

Respectfully,

Lone Tree Homeowners' Association Board of Directors

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