

Dear Fellow BMR Owners –

I hope you are enjoying autumn, whether you're in Fairplay or elsewhere.

As you may remember from the BMR Annual Meeting in August, the HOA Board will once again be submitting for owner approval the "AMENDED AND RESTATED DECLARATION OF COVENANTS, RESTRICTIONS EASEMENTS, CHARGES AND LIENS FOR BLACK MOUNTAIN RANCHES" ("Amended Declaration").

Approval of the Amended Declaration is crucial because the 1983 Declarations are no longer in compliance with current state law and no longer reflect how the HOA operates.

The schedule for the approval process is as follows:

- All owners are urged to review the latest version of the Amended Declaration, which has changed only slightly from the version mailed to all members last year. It can be reviewed, along with a set of frequently Asked Questions, on the BMR website at <https://www.blackmountainranches.org/documents> in the red box labelled "Proposed declarations". **Please provide questions or comments to the BMR Board President, Stuart Morse, at smorse26@comcast.net by February 2, 2026.**
- All owners will receive an email reminding them of the upcoming mailing on or about February 16, 2026.
- The official mailing including the Amended Declaration, one ballot per lot, and a stamped and addressed return envelope, will be sent via USPS by KC & Associates on or about March 2, 2026.
- Owners will be asked to return their ballots within 30 days of the mailing, either in the envelope provided or by scanning them and emailing to the address provided in the mailing.

Approval will require affirmative votes from 65% of BMR owners. The HOA Board sincerely urges you to vote "yes" once you receive your ballot, whether or not you have been active in BMR affairs in the past.

Thanks, and have a wonderful Holiday Season!

Beth Boaz, BMR HOA Board Secretary