



El Dorado Acres Association, Inc.  
P.O. Box 2471  
Monument, CO 80132-9998

January 3, 2020

Douglas County Board of County Commissioners  
100 Third Street  
Castle Rock, CO 80104

Commissioners,

The El Dorado Acres Association has been made aware of issues with the naming/encumbrance associated with Tract A. Tract A is regarded the same as other lots in our subdivision, and we were not aware of any public land encumbrances or promises by the developer. Our Bylaws state:

*ARTICLE III – Membership, Section 1. Each and every lot or tract owner of record in the area shown as El Dorado Acres, as more fully described in the plat on record in the office of the Clerk and Recorder of the County of Douglas, State of Colorado, is a member of this Association by right of ownership of the lot(s) or tract in the aforementioned subdivision ...*

Our covenants refer to lots and tracts interchangeably. In fact, the introductory statement in the Covenants describes all properties as tracts as recorded by Douglas County on February 25, 1969 (*Tracts One (1) through Thirty-One (31) and Tract A Inclusive*). The same Covenants allow only a single family residence to be constructed on Tract A:

*4. BUILDING TYPE AND USE: All lots or tracts shall be used only for single family residential homes.*

Our members have regarded Tract A the same as every other lot and eventually expect to see a single family residence consistent with our architectural standards and maintained in accordance with those same standards. The HOA assesses dues to Tract A the same as any other lot. We would appreciate your resolving the confusion surrounding the designation of this tract/lot in favor of the way we have governed the property as a residential lot from as far back as we have records.

Sincerely,

A handwritten signature in blue ink that reads 'Paul Chizzo'. The signature is fluid and cursive, with a large initial 'P'.

Paul Chizzo  
EDAA President

<http://www.eldoradoacres.org/default.aspx>