

Property deeds

The office and your board need to know "who" the owner(s) are as required by Covenants, Conditions and Restrictions for Campground of the Rockies (CC&Rs) Article 1 of the Definitions: "**Owner**" shall mean and refer to the owner(s) **holding recorded interest** to a Lot. A "**Member**" shall be an Owner of a Lot.

1. The Campground of the Rockies "Governance Policies page 13 # 3; states, A record of Members in a form that permits preparation of a list of names and addresses of all Members. To be in the office file. **Since many of our lots or lots with Recreational Vehicles are sold by the owner (s) without the services of an attorney or title company, CORA is never notified of any change of ownership. Because of this fact, the Board nor Staff have any way of being sure that any notice sent out is being received by the Owner(s), That is the reasoning behind the request of a copy of the deed (recorded proof of ownership) the staff and board need to be sure that all of the office records are up to date and correct. The Board and Staff need to have a complete file on each lot, and they will in the future be checking the files to be sure that they are complete. This was one of many things that in the past was not done and there are files that have no contact information, addresses or phone numbers; so I ask how would anyone on site be able to contact the Owner(s) should something arise that they need to contact someone. The charge for ownership change was increased from \$ 30.00 to \$ 50.00 and is to be paid by the New Owner of Record. (not the seller) and this fee will not be charged to all present owners who supply us with the requested information, but if CORA has to hire the services of a Title Company or ask the CORA Attorney to do a property search for us they will charge us more than our charge of \$ 50.00. Should an owner give permission for someone other than the owner the right to use their property ,the office file should have a written copy of this right to use in the file with the person(s)name and phone number.**

2. Governance Policies page 13 # C Restrictions on Use of Membership List. Cannot be used to solicit money or property unless such money or property will be used solely to solicit votes of the Members in an election held by the Association, Cannot be used for any commercial purpose; Cannot be sold or purchased by any person; Cannot be used for any other purpose prohibited by law. Should any Member request a Membership list shall be required to sign an agreement indicating that he/she will not use the list for the purposes stated above. (**Your information will not be Sold**)

3. In regards to requiring the information on any recreational vehicle that is brought into CORA in Article 1 of Definitions; "Camping Vehicle" shall mean any recreational vehicle meeting and complying with all specification required or imposed by the Recreational Vehicle Industries and United State Government Regulations. Or such alternate requirements as may be established from time to time by the Board of Directors. **The Board and Staff want to be sure that CORA continues to be a pleasant and enjoyable place for everyone to be safe and secure in. When a RV is found parked in the overflow lot without a storage permit, records can be checked by using the completed lot files and the owner can be notified that it must be moved or paperwork completed.**