

Shadow Run Townhomes Association
607 S 7th St, Grand Junction, CO 81505

Proxy Deadline: May 27, 2026

Dear Shadow Run Townhomes Association Owners,

On behalf of the Board of Directors, a meeting is scheduled at the Bray Ed. Center at 640 Belford Ave. on May 27, 2026 at 3:30 PM to discuss, vote and amend the Association's Declaration of Covenants, Conditions and Restrictions.

Owners do not need to attend the meeting to vote to amend the Declaration. If you cannot attend the meeting, it is the responsibility of each owner to review this summation and respond by filling out the attached proxy and returning to HOAServices, Inc. or the Board of Directors no later than May 27, 2026 to vote to amend the Declaration of Covenants, Conditions & Restrictions.

At the 2025 Annual Meeting, the membership approved moving forward with a proposed amendment to the Declaration to address annexation language for certain lots that were originally intended to be included within the Association but were not formally annexed.

The absence of clear annexation language has created potential legal and governance concerns that must be resolved to protect the integrity of the Association and ensure consistent application of covenants, assessments, and responsibilities. After review, Association legal counsel has advised that the appropriate course of action is to formally annex the affected lots through an amendment to the Declaration.

Under the governing documents, approval of this amendment requires the affirmative vote of sixty-seven percent (67%) of all eligible owners. Please note that approval is calculated based solely on the number of affirmative votes received. Owners who do not return a proxy or ballot will be counted as not approving the amendment. Therefore, failure to respond effectively has the same impact as voting against the proposed amendment.

This notice is provided for your review and consideration. In the coming weeks, each owner will receive a proxy/ballot to vote on the proposed amendment. We strongly encourage every owner to participate in this important vote to ensure the Association can properly resolve this matter.

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Below is a summary provided by Association legal counsel, Andrew Teske of Hoskins, Farina & Kampf, outlining the legal basis and recommended process for the amendment.

The Shadow Run Townhomes Homeowners Association, Inc., seeks proxies from homeowners for a vote regarding the adoption of the proposed Thirteenth Amendment (the “Amendment”) to the Declaration of Covenants, Conditions and Restrictions of Shadow Run Townhomes recorded on October 4, 2006, at Reception No. 2341446 in the records of the Clerk and Recorder of Mesa County, Colorado, as amended (the “Declaration”). The Amendment will add those properties described as Lots 7 and 8 of Shadow Run at the Ridges, located at 366 & 368 Cliff View Drive, Grand Junction, CO 81507, into the community, ensuring that they are subject to the covenants contained in the Declaration. Your proxy helps ensure sufficient participation to allow a decision to be made and guarantees your vote on this important issue is counted if you cannot attend the meeting in person. Please complete and return the attached form by May 31, 2026.

If you have questions or want to return proxy via email, please contact the Board or management at contact@hoaservicesco.com.

Sincerely,
Shadow Run Association Board of Directors &

Andrew H. Teske
Hoskin, Farina & Kampf, P.C.
200 Grand Ave., Suite 400
Grand Junction, CO 81501
(970)986-3400 (office)
(970)589-9367 (cell)

Return Proxy to Shadow Run Townhomes Association
C/O HOAServices 607 S. 7th St. Grand Junction, CO 81501
contact@hoaservicesco.com

SHADOW RUN TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

PROXY

Print Owner/s Name: _____, as an owner and member of the Shadow Run Townhomes Homeowners Association, Inc. (the "Association"), hereby appoints (Leave Blank Unless Appointing Other) _____, as agent and proxy to vote my membership interest with respect to the question of whether to approve the proposed Thirteenth Amendment to the Declaration of Covenants, Conditions and Restrictions of Shadow Run Townhomes recorded on October 4, 2006, at Reception No. 2341446 in the records of the Clerk and Recorder of Mesa County, Colorado (the "Clerk"), as amended and restated on June 22, 2007, at Reception No. 2387105 in the records of the Clerk (the "Declaration"), as further amended thereafter.

Unless sooner terminated, this Proxy shall terminate automatically upon the final adjournment of the meeting for which it is given or eleven (11) months from the date below, whichever occurs first.

Regarding the amendment, I direct my proxy to vote as follows:

- Yes (in favor of amendment)
- No (against amendment)

If none of the above options are selected, I direct my proxy to vote my interest as my proxy may determine. I revoke all proxies I may have given prior to the date hereof.

DATED this _____ day of _____, 2026.

Print Name: _____

Association Property Address:

**THIRTEENTH DECLARATION OF
ANNEXATION OF ADDITIONAL PROPERTY TO
AND AMENDMENT OF
THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
SHADOW RUN TOWNHOMES**

THIS THIRTEENTH DECLARATION OF ANNEXATION OF ADDITIONAL PROPERTY TO AND AMENDMENT OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SHADOW RUN TOWNHOMES (“Amendment”) is dated this ___ day of _____, 202__.

- A. The Declaration of Covenants, Conditions and Restrictions of Shadow Run Townhomes was recorded on October 4, 2006, at Reception No. 2341446 in the records of the Clerk and Recorder of Mesa County, Colorado (the “Clerk”), as amended and restated on June 22, 2007, at Reception No. 2387105 in the records of the Clerk (the “Declaration”).
- B. The Declaration was subsequently amended on numerous occasions to add real property to the Project including by that certain First Declaration of Annexation of Additional Property recorded on August 7, 2007 at Reception No. 2394846, Second Declaration of Annexation of Additional Property recorded on August 27, 2007 at Reception No. 2398221, Third Declaration of Annexation of Additional Property recorded on December 26, 2007 at Reception No. 2417555, Fourth Declaration of Annexation of Additional Property recorded on February 27, 2008 at Reception No. 2426001, the Fifth Declaration of Annexation of Additional Property recorded on March 17, 2008 at Reception No. 2429102, Sixth Declaration of Annexation of Additional Property recorded on April 7, 2008 at Reception No. 2433006, Seventh Declaration of Annexation of Additional Property recorded on April 30, 2008 at Reception No. 2437054, Eighth Declaration of Annexation of Additional Property recorded on May 23, 2008 at Reception No. 2440862, Ninth Declaration of Annexation of Additional Property recorded on July 8, 2008 at Reception No. 2447850, Tenth Declaration of Annexation of Additional Property recorded on October 17, 2008 at Reception No. 2462106, Eleventh Declaration of Annexation of Additional Property recorded on December 17, 2008 at Reception No. 2469064, and Twelfth Declaration of Annexation of Additional Property recorded on February 23, 2011 at Reception No. 2563727.
- C. Pursuant to §12.6 of the Declaration and C.R.S. § 38-33.3-217, the Declaration may be amended with the affirmative vote or written consent of the Members to whom at least sixty-seven percent (67%) of the votes in the Association are allocated and is effective upon the date of recording in the Clerk’s records. All the

capitalized terms used in this Amendment have the same meaning as the defined terms in the Declaration unless specifically provided otherwise.

- D. The then-owners of all record title interests in and to the real property in Mesa County, Colorado (the “Annexed Property”) legally described as

Lots 7 and 8,
Shadow Run at the Ridges

according to the plat thereof recorded on October 4, 2006, at Reception No. 2341444 agreed in with the Association by instrument dated September 13, 2024, to permit the Association, by proper vote, to annex the Annexed Property to the Project and subject it to the Declaration.

- E. Pursuant to the applicable provisions of the Bylaws of the Shadow Run Townhomes Homeowners Association, Inc., a Colorado non-profit corporation (the “Association”), C.R.S. §7-127-109, and C.R.S. §38-33.3-308, the Members of the Association were given written notice of a meeting of the Members to be held on _____ (the “Meeting”), for the purpose, among other things, of considering and voting on this Amendment.
- F. At the Meeting, a quorum of the Members was present in person or by proxy and votes representing at least sixty-seven percent (67%) of the total votes in the Association as allocated in the Declaration voted in favor of the following amendments.

NOW THEREFORE, the undersigned certifies the following amendments to the Declaration:

1. The Annexed Property is hereby annexed to the Project and made subject to the Declaration. All of the provisions of the Declaration shall apply to the Annexed Property, and the Annexed Property shall be and constitute Lots under the terms of the Declaration.

2. The Proportionate Interest (as defined by the Declaration) of the Annexed Property shall be calculated pursuant to the formula set forth in Section 1.20 of the Declaration. An amended Table of Proportionate Interests is attached hereto at Exhibit A and is incorporated herein by this reference. The attached Exhibit A amends and replaces in its entirety Exhibit C (Owner's Proportionate Share) attached to the Declaration, and any supplements and amendments thereto.

3. Except as amended above, all provisions of the Declaration remain in full force and effect.

DATED this _____ day of _____, 202__.

Shadow Run Townhomes Homeowners
Association, Inc.

By: _____
_____, its President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of
_____, 202__, by _____ as President of Shadow Run
Townhomes Homeowners Association, Inc.

Witness my hand and official seal.

My commission expires: _____

Notary Public

Exhibit A
(Owner's Proportionate Share)

Phase No.	Lot	Proportionate Interest	Votes
1	17	1/26 th	1
1	18	1/26 th	1
2	15	1/26 th	1
2	16	1/26 th	1
3	21	1/26 th	1
4	13	1/26 th	1
4	14	1/26 th	1
4	20	1/26 th	1
5	24	1/26 th	1
6	19	1/26 th	1
7	12	1/26 th	1
8	11	1/26 th	1
9	9	1/26 th	1
9	22	1/26 th	1
10	31	1/26 th	1
11	23	1/26 th	1
12	10	1/26 th	1
12	25	1/26 th	1
12	26	1/26 th	1
12	27	1/26 th	1
12	28	1/26 th	1
12	29	1/26 th	1
12	30	1/26 th	1
12	32	1/26 th	1
13	7	1/26 th	1
13	8	1/26 th	1
Total	26	1	26