

CEDAR PARK MULTI-FAMILY UNIT OWNERS ASSOCIATION, INC.
&
CEDAR PARK OWNERS MASTERS ASSOCIATION, INC.

C/O Heritage Property Management
2650 North Ave STE 116, Grand Junction, CO 81501
Phone: 970-243-3186 | Email: info@hpmgj.com

Explanation of the 2024 HOA Vote – Transfer of the 10 Duplexes Documents

October 15, 2026

Dear Cedar Park Masters and Cedar Park Multi-Family Homeowners,

In 2023 and in 2024, a vote was held regarding the transfer of the 10 duplexes currently within the Cedar Park Multi-Family HOA to the Cedar Park Masters HOA. The purpose of this change was to transfer the 10 duplexes from the Multi-Family HOA to the Masters HOA, as approved through the 2024 voting process.

This letter is intended to clarify the decision and help ensure homeowners in both Associations understand the outcome and its implications. Since the previous manager of both communities reverified the vote, documentation is needed to make this transfer official.

The Owners will sign acknowledging that they are now subject to the Masters Association Membership and Multi-Family Assessments for irrigation service only (if they chose to stay connected to the pumps owned and maintained by the Multi-Family Association). Please note that the Owners of the transferred Lots have been switched over in the software used by Heritage Property Management.

The Masters Association will now have 40 units in total. The Multi-Family Association will now have 24 units in total. There is a color-coded map included with this notice.

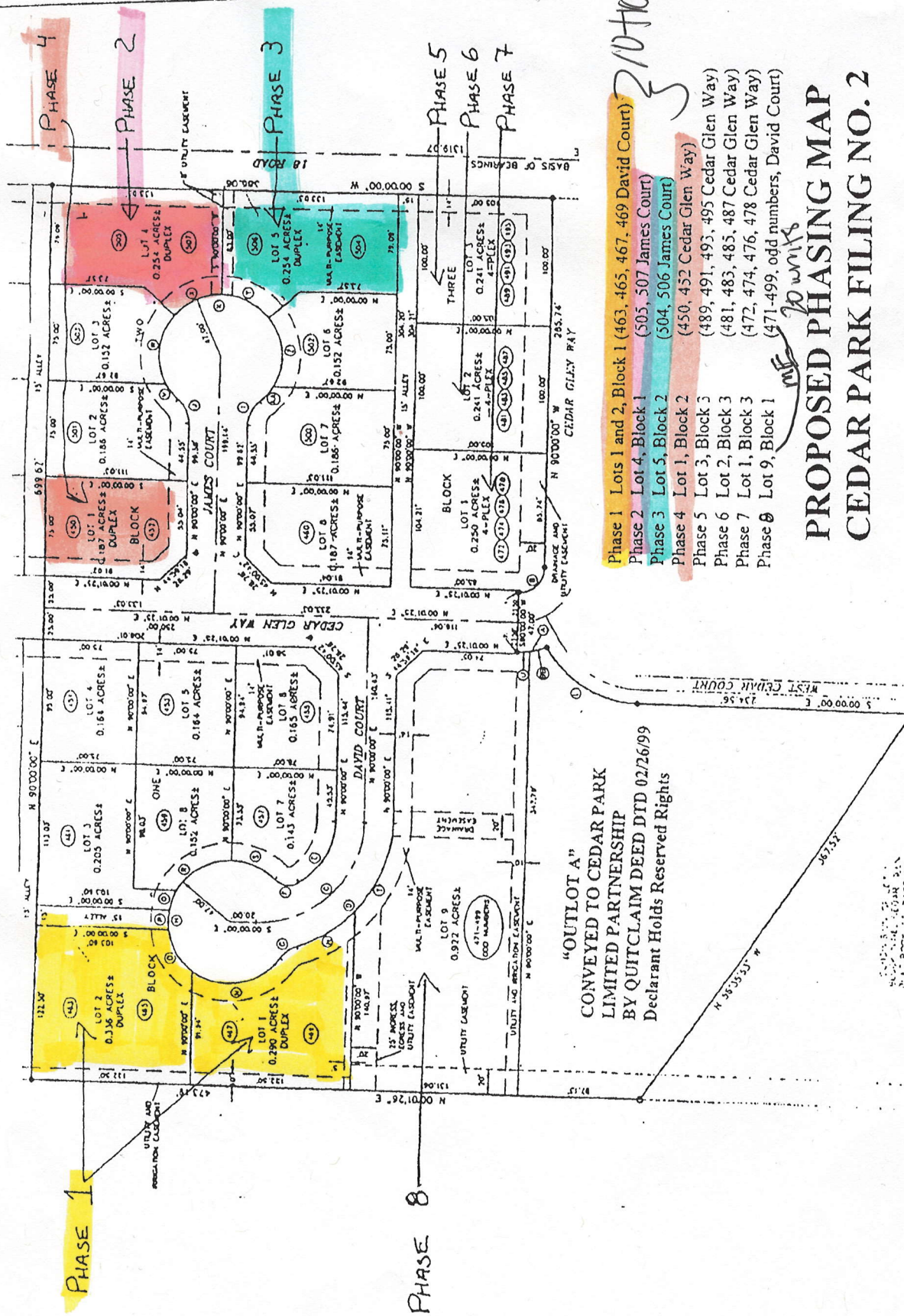
A copy of the recorded amendments will be available on www.hpmgj.com under both Associations' Covenants, Conditions and Restrictions after they are filed with Mesa County Clerk and Recorder.

We appreciate your continued cooperation and involvement in the Cedar Park communities.

Please contact us at 970-243-3186 or info@hpmgj.com for any further questions.

Sincerely,

Heritage Property Management Agent for the Board of Directors



- Phase 1 Lots 1 and 2, Block 1 (463, 465, 467, 469 David Court)
- Phase 2 Lot 4, Block 1 (505, 507 James Court)
- Phase 3 Lot 5, Block 2 (504, 506 James Court)
- Phase 4 Lot 1, Block 2 (450, 452 Cedar Glen Way)
- Phase 5 Lot 3, Block 3 (489, 491, 493, 495 Cedar Glen Way)
- Phase 6 Lot 2, Block 3 (481, 483, 485, 487 Cedar Glen Way)
- Phase 7 Lot 1, Block 3 (472, 474, 476, 478 Cedar Glen Way)
- Phase 8 Lot 9, Block 1 (471-499, odd numbers, David Court)

PROPOSED PHASING MAP CEDAR PARK FILING NO. 2

"OUTLOT A"
CONVEYED TO CEDAR PARK
LIMITED PARTNERSHIP
BY QUITCLAIM DEED DTD 02/26/99
Declarant Holds Reserved Rights

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