

**Membership in  
HOMESTEAD IN THE WILLOWS HOMEOWNERS ASSOCIATION, INC.  
and  
Access to Facilities and Activities**

Adopted June 14, 2016

**Purpose:** To clarify membership benefits regarding HOA facilities and activities.

**Membership:** Every person or entity who is a record owner of a detached home or townhome which is subject to assessment by the Association is a member of the Association.<sup>i</sup> Owners, whether one or more persons or entities, have voting rights and are entitled to one vote per home or townhome property.<sup>ii</sup>

The Board of Directors has established a classification of associate membership that applies, under certain conditions, to persons who are not eligible as members, and to tenants of members. Associate members pay a fee each year for the privilege of participating in Association activities such as swim and tennis teams, swim lessons, and pool parties. Associate members have no voting rights. Associate members must reside within the boundaries of Arapahoe Road, Quebec Street, Dry Creek Road, and Holly Street.<sup>iii</sup>

Every member has a right to use the Common Properties.<sup>iv</sup> Any member may delegate his right to the members of his family and his tenants.<sup>v</sup>

**Membership rights:** The right to use the common properties shall be subject to the following:<sup>vi</sup>

- A. The Association may limit the number of guests of members.
- B. The Association may charge reasonable admission and other fees for the use of any recreational facility situated on the Common Properties.
- C. The Association may suspend the enjoyment rights of any member for any period during which any assessment or fee remains unpaid and for any period not to exceed thirty days for any infraction of its published rules and regulations.

The Association may also establish rules and policies regarding use of the Common Properties and participation in activities within the common areas. For example: Tennis Rules; Pool Rules; Pool Parties; etc.

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<sup>i</sup> This does not include a mortgagee. Articles of Incorporation of Homestead in the Willows Homeowners Association, Inc. (1974). Article V.

<sup>ii</sup> Declaration of Restrictions of Homestead in the Willows Homeowners Association (1974). Article III, Section 2.

<sup>iii</sup> By Board resolution.

<sup>iv</sup> Declaration of Restrictions of Homestead in the Willows Homeowners Association (1974). Article IV, Section 1.

<sup>v</sup> Article IV, Section 4.

<sup>vi</sup> Article IV, Section 2.