

KINGS DEER KRONICLES

April 21, 2005

02 - 05

USE OF HOMES FOR BUSINESS This area of understanding our covenants can be subject to interpretation. In an effort to help clarify the intent of the KD Covenants related to this important question, the following discussion is offered. Three covenants address the issue -- " To what extent may a home be used for business purposes ? "

Covenant # 3 ... clearly states that homes are for single family residential purposes. Businesses, which require traffic in and out of the property, parking, storage of commercial vehicles and the like , are not allowed.

The nuisance provision in Covenant # 17, also supports not allowing any business or trades being carried on especially if such activity creates an annoyance to the neighborhood. Noise, noxious or offensive activities are not permitted.

Then there is # 23 which requires vehicles to be parked inside. This obviously eliminates the potential for a business owner, whose business depends on vehicles or various kinds of mobile equipment, from using the lot to store such equipment at the home site.

From the very outset as KD was developing, it was noted that high speed communications was coming and that business conducted from one's home office was "just fine". So how does that square with the covenants ?

First of all, any business conducted from a home office should comply with the covenants *and* with local zoning ordinances. If the residential use falls outside the allowable zoning use, the county would be obligated to take steps to end the violation.

The whole idea is to protect the residential character of the neighborhood. But with the internet, fax machines, and cel phones, "tele-commuting" is a fact of life. Such individual office type businesses or employment, as long as they don't cause a stream of people (clients) flowing in and out of the property, are acceptable. As long as the house doesn't become another NORAD with a bunch of antennae , it is reasonable to expect folks to use their homes as places of business.

However, any business conducted from a home that becomes a detriment to the community would not be acceptable. It would be wise before starting or expanding a home based business, to first discuss with the ACC the potential effects of the business on the neighborhood. For example . . . signs advertising the business and on-site employees not family members, would be very questionable and probably undesirable.

The HOA Board would make decisions regarding businesses at home based on existing covenants and the potential impact on the community. In this manner, the action taken would safeguard the residential nature of the community while allowing residents flexibility in how they might earn their living from home.

FREE PINE BEETLE TRAINING . . . Reminder ! Spring is the time to watch for the impact of pine beetles if you are unfortunate enough to have them. Trees will die rather quickly from the top down. Those trees obviously will need to be removed to prevent infestation of other trees. To learn more about the health of your trees, please plan to attend our Kings Deer Tree Seminar, Saturday, May 14, 10:00am at the Troon Tavern. Jim Woodman, PhD Forester, head of Woodmoor's tree monitoring effort, will be our instructor.

KINGS DEER GOLF CLUB . . . Has a new owner . a coalition of folks from the Woodmoor Pines Country Club bought out the old owners. Jim Hughes, the general manager of the Woodmoor Pines Club is responsible for management of the Kings Deer Course now. Gary Lee is our Pro; Karl Schoffstall is the superintendent, and Matt Call is director of golf. Rates are still about the sameas of May 1,

fees during the week are \$18/ 9 holes; \$32/ 18 holes; \$26 and \$45 on weekends; Cart is \$9/9 holes; \$14/ 18 holes.

MOWING . . . The HOA Board has set July 15 as the date by which owners are expected to have mowed their lots. This is promulgated as a reminder that the covenants require all lots to be mowed at least once a year. It doesn't mean that once is all that's required; you may need to do it more than once to maintain appearance and control those pesky noxious weeds.

ANNUAL GARAGE SALE . . . As most of us know, in KD we have one sale per year for the entire sub-division. Our date in 2005 is Saturday, August 20. The board takes care of advertising and signs. All you do if you want in on the action is place some balloons on your mail box or a sign directing folks to your place.

POLICIES . . . New policies related to snow fences and parking recreational vehicles are soon to be posted on the KD website, kingsdeer.com. Please be aware of them.

WEBSITE In early May, the site will become kingsdeerhoa.org vs .com.

LANDSCAPING . . . If you are considering landscaping additions or alterations, please remember to submit an application for these changes to the Architectural Control Committee (ACC) before you proceed. The form (miscellaneous project app.) is available on the web site at the ACC page. Select "administration" then "ACC". Your plan should include sufficient detail to allow the ACC to clearly understand what it is you wish to do. A key consideration is the total sq. footage of irrigated space when the job is done: Classic properties are restricted to 3000 sq. ft.: Highlands properties may do 4000 sq. ft. Attending the ACC meeting when your project is being reviewed will be helpful to everybody. Check the web-site for meeting schedules.

HOME INSURANCE RATES . . . We think our homeowner's insurance rates might be reduced if our fire department can demonstrate it is able to deliver in a timely manner sufficient water to put out a house fire. This is called a "hailed water rating". The Tri-Lakes Fire Authority is trying to schedule this test which will be conducted by the Insurance Service Organization, which all insurance companies depend on for measurement of such capabilities. The ISO is doing some work for the Larkspur Department this month and our F.D. is trying to piggyback on the ISO being in the area to get our test done at the same time. We'll follow this and let you know the results.

MEN'S BREAKFAST . . . These gatherings are a time for good fellowship with your Kings Deer neighborhood men. All the guys in the area are invited so come on out for a good breakfast and an opportunity to make some new friends.
Second Saturdays, 8:00am, Troon Tavern.

REMINDER Use of ATVs in the subdivision for recreational purposes is not allowed. Owners of ATVs are kindly asked to control such activity as the noise and impact on the terrain are considered nuisances.

SERVICES ...Landscaping - Colo. Custom Landscape & Design 233-4227
Mowing -- Ron Zimmerman 719-510-3571
Tony Verico 481-3380
Al Goodman 488-8105

Kings Deer Newsletter
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