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Nancy C. Cruz, Clerk & Recorder

Huerfano County, CO

11-25-2019 02:40 PM Recording Fee \$18.00



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Book 1160 Page(s) 217-218

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Doc Fees \$0.00

\$13.00

Patricia M. Vigil, COUNTY RECORDER  
Filed for Record in LAS ANIMAS, CO

NOTICE

**NOTICE OF ADDRESS OF ASSOCIATION  
AND  
NOTICE OF DUES INCREASE**

**BLACKHAWK RANCH PROPERTY OWNERS ASSOCIATION, INC.**

Las Animas County  
Huerfano County

**Address and Governing Documents**

NOTICE IS HEREBY GIVEN to any parties seeking to acquire an interest in any property in any of the Subdivisions described below, who need to contact the Blackhawk Ranch Property Owners' Association, Inc. (the "Association"), for reasons that may include but are not limited to the reasons described in C.R.S. § 38-33.3-209.4, § 38-33.3-316, § 38-35-123, and § 38-35.7-102, as well as requests for architectural approval, that the address of the Association is Blackhawk Ranch Property Owners Association, Inc., c/o Pikes Peak PMI, 965 Pico Point, Colorado Springs, CO 80905. Those Subdivisions are as follows:

Blackhawk Ranch Filing Nos. One through Ten,  
located in Huerfano County and Las Animas County, Colorado.

As noted above, the Association includes real properties located in both Las Animas County and Huerfano County, pursuant to the following documents, which shall collectively be referred to as the "governing documents":

- A. Declaration of Protective Covenants for Blackhawk Ranch recorded in Book 410 at Pages 0628-0630 of the records of Huerfano County, Colorado, on March 28, 1996, and the Amended Declaration of Protective Covenants recorded in Book 936 at Page 730 of the records of Las Animas County, Colorado on November 4, 1996;
- B. Amendment to Declaration of Protective Covenants for Blackhawk Ranch recorded on May 16, 2014, in Book 1117 beginning at Page 984 of the records of Las Animas County; and
- C. Amendment to Declaration of Protective Covenants for Blackhawk Ranch recorded on May 22, 2014, at Reception No. 400488 of the records of Huerfano County.

Both the Association or its registered agent will have information about property in the Subdivisions that is subject to continuing lien claims for unpaid assessments and/or have covenant violations that must be corrected, because the lien rights and covenant violations (if any) run with the land and should be resolved by anyone who seeks to acquire any interest that is free of such claim or encumbrance.

