

Revised 10/13/2025

Noble Park 2 Home Owner Association
Written Policies for Colorado SB-100 and SB-89 Compliance

NP2 HOA Dues

- The annual dues billing will be sent out each year in September. Included with the annual billing will be the annual NP2 HOA budget statement with an explanation of what expenses the NP2 HOA dues are covering.
- Starting in 2026, the annual dues will have a due date on October 1st.
- The policies related to notifications for dues and late fees is outlined in a dedicated collections document

Annual NP2 HOA Meeting Policy

- An annual NP2 HOA meeting will be held every year, prior to the collection of dues, in July or August
- Notification of the annual HOA meeting will be emailed out about one month in advance
 - The notification will include a summary of the agenda for the meeting
 - The annual financial report and budget for the next year will be made available prior to the annual meeting
- Meeting minutes will be kept and distributed to all HOA homeowners
 - Email distribution will be used for all available email addresses
 - A reminder of NP2 HOA rules and responsibility will be sent annually to all NP2 HOA homeowners as a part of annual homeowner education
- During the annual NP2 HOA meeting, homeowners will be encouraged to speak on any issue raised during the meeting.

NP2 HOA Record Keeping Policy

- The HOA board will maintain the following records in electronic form
 - all original NP2 HOA documents (bylaws, covenants, articles of incorporation)
 - all NP2 HOA written policies
 - annual meeting minutes (starting in 2010)
 - annual budget statements (starting in 2010)
 - notifications mailed or emailed to all HOA homeowners (starting in 2010)
 - official requests to the HOA board on an architecture, landscape, or other covenant issue (starting in 2010)
 - board responses to official requests (starting in 2010)
 - decisions of the architecture & landscape committee
 - a current list of NP2 HOA homeowners – name and addresses
- Any NP2 HOA member may request at any time a copy of specific NP2 HOA documents for HOA related purposes.

NP2 HOA Communication and Privacy Policy

- To improve NP2 HOA communications beyond the annual mailing, every effort will be made to collect email addresses from all NP2 HOA homeowners.
- The email addresses of the NP2 HOA homeowners will be used solely by the NP2 HOA board for HOA communication and will not be distributed to the homeowners.
- All email communications sent to all the NP2 HOA homeowners will use a “blind” distribution (BCC).
- The NP2 HOA board will maintain a current list of the HOA homeowners – name and address, and, if available, phone number and email address.

Xeriscaping

- The NP2 HOA board will take no action which would discourage the use of xeriscaping (low water usage landscaping).
- Designs that follow one of the garden designs posted on the Colorado state university extension Plant Select organization's "downloadable designs" list will be automatically approved
 - Please see the following link for the approved designs
 - <https://plantselect.org/design/downloadable-designs/>
 - Our association will consider a unit owner's use of one of the approved garden designs to be preapproved as complying with the association's aesthetic guidelines and shall allow a unit owner to use reasonable substitute plants when a plant in a design isn't available
 - These examples are provided as possible examples and are not meant to limit the scope of low-water usage landscaping options available to homeowners
 - Homeowners are encouraged to explore other xeriscape and low-water usage landscapes designs as well as incorporate fire-resistance into landscaping projects on their properties

Patriotic and Political Expression

- The NP2 HOA board will not place any restrictions on the placement or timeframe for displaying American flags or political campaign signs.
- Note that the city of Boulder does have regulations related to the placement and timeframe for displaying political campaign signs.