

# Wildview Documentation

## 1. Articles of incorporation

Wildview Homeowners Assn., in addition to being an association is also a non-profit corporation. The Articles of Incorporation is the document that describes the formation and certain characteristics of this non-profit corporation.

The main reason for incorporating is to provide the protection for the Officers of the corporation, since they are acting on behalf of the corporation.

## 2. Bylaws

This document is the description of the corporate rules that the HOA non-profit corporation must follow. It describes the governing procedures as well as things like meetings, elections, officers and their duties, etc.

All corporations have Bylaws and the Wildview Bylaws are not particularly unique

## 3. Covenants

The Wildview Covenants may be the most important document of all. The Covenants establish the idea that the HOA has the right to establish rules which all homeowners must follow, regarding their property. The Covenants must be filed with Boulder County, and effectively become part of the property's documentation, since they absolutely control the usage of the land.

## 4. Design Guidelines

The Design Guidelines are a set of non-inclusive rules which cover certain specific aspects of the use of the land in Wildview. They are not comprehensive, but do address certain specific considerations, such as building structures and landscaping. The power of the Design Guidelines, even though they are not complete, is based on the Covenants, and their enforcement is also based on the Covenants.

Wildview's Design Guidelines are somewhat unique in that they are very difficult to change. *This means either additions or modifications cannot easily be accomplished.*