



## Town of Winter Park Planning Division

### NOTICE TO LAND USE APPLICANTS

If your land use application involves a common interest community under the Colorado Common Interest Ownership Act ("CCIOA"), state law imposes certain requirements on the recording of documents with the County Clerk and Recorder that are associated with the common interest community. Failing to comply with those requirements may affect the legal status of your common interest community or have other legal implications.

The Town does not review documents related to developments or land use applications for compliance with the recording requirements or any other requirements of CIOA. Please be sure to review applicable state statutes, C.R.S. § 38-33.1-101 *et seq.*, PRIOR to finalizing any documents required by the Town for approval of your land use application (i.e. plats, declarations, etc.)

If you have questions regarding the recording requirements of CCIOA or whether your development constitutes a common interest community, please consult an attorney. The Planning Division does not provide legal advice.

Thank you,

A handwritten signature in black ink, appearing to read "James Shockey".

James Shockey, AICP  
Community Development Director