



**BROKEN TOP
COMMUNITY ASSOCIATION**

December 8, 2020

Dear Broken Top Homeowner:

Recently, the Broken Top Board of Directors voted to approve and record a Restrictive Covenant to help protect open space here in Broken Top. This step was enacted in order to protect the green space commonly thought of as "the golf course" from unwanted development.

For context, within the Broken Top community, there is Broken Top Community Association common land, property owned by individual homeowners, and Broken Top Club land, which was acquired as part of last year's purchase of the assets of Gold Ring Holdings.

Included as part of the asset purchase were the golf course, driving range, putting greens, Charley Berry Lake, Clubhouse, tennis courts, maintenance sheds, pickle ball courts, swimming pool, parking lot, plus several miscellaneous pieces of property. None of the acquired property are considered buildable lots under the current master plan. We've been trying to figure out a way to protect the green space (what you see that looks like playable golf course land) without tying ourselves into knots trying to figure out the other property.

At this time, there is no plan to develop any of this property.

The restriction the Board approved restricts the "golf course playable property" until or unless 75% of the homeowners come together to decide it should be developed. Restricting it in this manner means nothing can be built or developed unrelated to golf course or open space purposes unless a super majority of owner's approve by vote. In 2020, it's difficult to imagine what that might be.

The attached map shows the land that is being protected through the restrictive covenant. Here is the link to the actual Deschutes County recorded document:

<https://recordings.deschutes.org/DigitalResearchRoom/Image/DocumentImage?year=2020&itemId=65826>

The community came together to buy the Gold Ring assets but never really had a comprehensive discussion about what comes next. The purchase decision had a tight timeline or the land was going to be sold to someone else (to whom and at what price and for what purpose is open to speculation). Several ideas were floated during various meetings, but ultimately the direction to the Board seemed to be "Buy the assets and we'll figure it all out later."

Later is here. If it hadn't been for COVID-19, the Board would have tackled this sooner.

Based on the survey of homeowners from last March, the two key things the community wants are Financial Sustainability for the Broken Top Club, and preservation of the open space. How to balance those objectives is part of what we've been tasked with.

The Board viewed the protection of the golf course green space as the first step in a much longer process to ensure the assets acquired in last year's purchase are put to use for the benefit of the entire community. Over the next year(s), our goal is to develop a strategic plan with lots of community input for both the Club and the HOA.

As always, we appreciate your feedback and ongoing support.

**Monica Harrington, BTCA President
For the BTCA Board of Directors**

FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

Legend



Golf Course Restricted by covenant



Common Areas BTCA



No covenant restriction