

Kissing Camels Townhome History:

Garden of the Gods Club opened in the mid '50s with only about a dozen homes available for residential use. In 1962 Byron Church leased an eight-acre land parcel adjacent to Kissing Camels Golf Club from the Hill Development Company to build apartments. Construction on the first phase was completed in 1964, the second phase in 1966 and the final phase in 1969. The original 49 townhomes were under a Land Lease agreement where the townhome owners paid a monthly amount to the Hill Development Corporation which owned the land the townhomes were built on.

In 1978 Bryon Church sold the apartments to Winston Parker of the Hillcrest Corporation, who converted the apartments to condominiums. The residents were given the first right to purchase their units and the land lease was recast to 60 years to end in 2023. Hillcrest (Winston Parker) transferred all its rights to The Condominium Homeowners Association.

In January of 2008 Kissing Camels Townhomes paid the Hillcrest Corporation \$1,575,000 to purchase the land and remove the Land Lease. The HOA created Kissing Camels Townhomes LLC (Limited Liability Company). The LLC is the owner of the townhome land.

In May of 2011 the Kissing Camels Property Owners Association (KCPOA) initiated legal action against the townhomes as the KCPOA wanted to triple the monthly amount paid for the same services – and the Townhome Owners said NO!

The ruling from this lawsuit established:

- 1) The residents of the townhome are not now nor have they ever been a member of the KCPOA
- 2) The KCPOA has No Covenant Authority over the Townhomes
- 3) The KCPOA has No Lien Authority or any ability to issue a lien against any individual owner within the Townhome community.
- 4) The Townhomes will be required to pay its “proportionate share” for Guard Gate Services and road repair/maintenance from the gate house to the entrance of the townhomes. Currently the Townhomes pay the KCPOA around \$2,000 a month for these services and the amount decreases as more residents join the KCPOA community.

The Kissing Camels Townhome Homeowners Association was incorporated around April 1998 and was formed for the purpose of managing and overseeing the operation, repair and maintenance of the Condominium Project. The HOA was self-managed up until 2011 when they contracted with a management company. In October 2019 the homeowners voted to create a self-managed HOA board. The HOA board of 3-5 volunteers currently manages the day-to-day operations of the townhomes.

All contact information for the HOA board is located on the HOA website Management tab:

<http://www.kctownhomes.net/management.html>

The HOA email address is: kcthoaboard@gmail.com