

## Frequently Referenced Sections of CCIOA

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### General Provisions: Part 1 - All Sections

(C.R.S. §38-33.3-101 to §38-33.3-124)

#### Frequently Referenced Sections of CCIOA - Part 1

[38-33.3-103. Definitions.](#)

[38-33.3-106.5. Prohibitions contrary to public policy - patriotic, political, or religious expression - emergency vehicles - fire prevention - renewable energy generation devices - affordable housing - drought prevention measures - child care - definitions.](#)

[38-33.3-106.7. Unreasonable restrictions on energy efficiency measures - definitions.](#)

[38-33.3-106.8. Unreasonable restrictions on electric vehicle charging systems - legislative declaration - definitions.](#)

[38-33.3-115. Applicability to new common interest communities.](#)

[38-33.3-116. Exception for new small cooperatives and small and limited expense planned communities.](#)

[38-33.3-116.3. Large planned communities - exemption from certain requirements.](#)

[38-33.3-117. Applicability to preexisting common interest communities.](#)

[38-33.3-118. Procedure to elect treatment under the "Colorado Common Interest Ownership Act".](#)

[38-33.3-119. Exception for small preexisting cooperatives and planned communities.](#)

[38-33.3-120. Amendments to preexisting governing instruments.](#)

[38-33.3-121. Applicability to nonresidential planned communities.](#)

[38-33.3-123. Enforcement - limitation.](#)

[38-33.3-124. Legislative declaration - alternative dispute resolution encouraged - policy statement required.](#)

## **Creation, Alteration and Termination of Common Interest Communities: Part 2 - All Sections** (C.R.S. §38-33.3-201 to §38-33.3.223)

### **Frequently Referenced Sections of CCIOA - Part 2**

38-33.3-201. Creation of common interest communities.

38-33.3-205. Contents of declaration.

38-33.3-207. Allocation of allocated interests.

38-33.3-208. Limited common elements.

38-33.3-209. Plats and maps.

38-33.3-209.4. Public disclosures required - identity of association - agent - manager - contact information.

38-33.3-209.5. Responsible governance policies - due process for imposition of fines - procedure for collection of delinquent accounts - definition.

38-33.3-209.6. Executive board member education.

38-33.3-209.7. Owner education.

38-33.3-217. Amendment of declaration.

38-33.3-218. Termination of common interest community.

38-33.3-220. Master associations.

38-33.3-221. Merger or consolidation of common interest communities.

38-33.3-221.5. Withdrawal from merged common interest community.

## **Management of the Common Interest Community: Part 3 All Sections** (C.R.S. §38-33.3-301 to §38-33.3-319)

### **Frequently Referenced Sections of CCIOA - Part 3**

38-33.3-301. Organization of unit owners' association.

38-33.3-302. Powers of unit owners' association.

38-33.3-303. Executive board members and officers - powers and duties - reserve funds - reserve study - audit.

38-33.3-303.5. Construction defect actions - disclosure - approval by unit owners - definitions - exemptions.

38-33.3-306. Bylaws.

38-33.3-307. Upkeep of the common interest community.

38-33.3-308. Meetings.

38-33.3-309. Quorums.

38-33.3-310. Voting - proxies.

38-33.3-310.5. Executive board - conflicts of interest - definitions.

38-33.3-312. Conveyance or encumbrance of common elements.

38-33.3-313. Insurance.

38-33.3-314. Surplus funds.

38-33.3-315. Assessments for common expenses.

38-33.3-316. Lien for assessments.

38-33.3-316.3. Collections - limitations.

38-33.3-317. Association records.

## **Registration: Part 4 All Sections** (C.R.S. §38-33.3-401)

### **Frequently Referenced Sections of CCIOA - Part 4**

38-33.3-401. Registration - annual fees.