



## WEBSITE AND RESIDENT PRIVACY POLICY

Effective Date: May 14, 2026

The King's Deer Homeowners Association (HOA) is committed to protecting the privacy of our members. We respect your privacy and want you to understand how information is collected, used, and protected when you interact with the HOA office, visit our website, or use online services such as ACC submissions and water meter reporting.

### 1. INFORMATION WE COLLECT

#### A. Website Traffic Data (Automatically Collected)

Like most websites, we automatically collect limited technical information to help the site work properly and improve performance. This Traffic Data may include:

- The website or source that sent you to our site
- Your IP (Internet Protocol) address
- Your browser type
- The date and time of your visit
- The pages you visit and how long you stay

This Traffic Data is not used to identify you personally. We use it only to operate, maintain, and improve the website.

#### B. Cookies and Tracking Technologies

Our website may use cookies and similar tools to make your experience smoother and more useful. A cookie is a small file stored on your device that helps the site recognize returning visitors and remember preferences.

##### Types of cookies we may use:

- **Essential cookies:** Needed for basic website features, including online forms.
- **Functional cookies:** Remember your settings and preferences.
- **Analytics cookies:** Help us see how people use the site so we can improve it. These may come from tools such as Google Analytics.

We do not track users across other websites. You can turn off cookies in your browser settings, but some website features, including online forms, may not work as expected.

#### C. Personal Information

We collect only personal information needed to operate the HOA that you knowingly provide, such as when you:

- Submit an ACC request, report a concern, or contact the HOA through an online form
- Submit your annual water meter reading
- Report a covenant violation
- Contact the HOA manager or Board
- Ask to join a King's Deer mailing list
- Pay your annual assessment or other fees

This may include your name, property address, email address, and phone number. We do **not** collect unnecessary personal information

## 2. HOW WE USE YOUR INFORMATION

We may use your information for one or more of the following to:

- Run and improve the website and its online tools
- Process assessments and other payments or direct homeowners to the third-party payment site for dues and assessments
- Review and manage ACC requests
- Collect annual water meter readings
- Respond to covenant violation reports
- Communicate with homeowners about community matters
- Meet legal requirements, including Colorado common interest communities (HOA) laws
- Protect the website from unauthorized access, misuse, or damage

## 3. SHARING OF YOUR INFORMATION

King's Deer does **not** sell your personal information. We only share information when it is needed to run the HOA, work with service providers, or meet legal requirements under Colorado law (including Colorado common interest community law).

- **Sharing with homeowners:** Colorado law gives homeowners the right to review certain HOA records. If we provide a membership list, it may include owner names, mailing addresses we have on file, and voting interests (one vote per property owned).
- **Board and officer information:** We may need to share the names and certain contact information of current board members and officers as required by Colorado law.
- **Service providers:** We may share information with trusted vendors, management providers, or contractors who help us run the website or provide HOA services.
- **Legal or safety reasons:** We may share information if needed to follow the law, respond to legal requests, enforce community rules, protect HOA property, or help prevent fraud or misuse of the website.

## 4. ONLINE PAYMENTS

Online payments for HOA dues and assessments are handled through an independent third-party payment platform. King's Deer does not collect, process, or store payment information through this website. Please review that provider's privacy policy to learn how your payment information is handled.

## 5. DATA SECURITY

**A. Website Data.** King's Deer takes reasonable steps to protect information submitted through this website from unauthorized access, alteration, or disclosure. We also monitor website activity to help detect and prevent unauthorized attempts to misuse, modify, or damage the site. However, no internet transmission is completely secure. While we work to protect your personal information, we cannot guarantee that unauthorized interception will never occur. King's Deer is not responsible for unlawful acts by third parties.

**B. Other Data.** The HOA protects all personal records by:

- Storing records securely (locked storage or encrypted digital systems)
- Limiting access to board members, management, and approved vendors (e.g. accountants and legal counsel)
- Requiring vendors to protect information and use it only for HOA business according to Colorado's data protection laws
- Destroying records securely when they are no longer needed (shredding or secure digital deletion)

### 6. YOUR PRIVACY RIGHTS

As a Colorado homeowners association, King's Deer handles personal information based on Colorado law, our governing documents, and the day-to-day needs of the HOA. That means your privacy rights here may be a little different from the rights you might see on the websites of large businesses.

- **Reviewing HOA records:** Homeowners may be able to inspect or request certain HOA records, depending on Colorado law and the HOA's records policies.
- **Updating your information:** If your contact information changes, you can ask us to update the information you have given to the HOA.
- **Communication choices:** You can ask not to receive optional emails or other non-essential communications from King's Deer. We may still need to send essential notices or other messages required for HOA business or by law.
- **Keeping required records:** In some situations, we may need to keep information to meet legal requirements, follow our governing documents, or handle normal HOA business.

To ask about or exercise these rights, please contact the King's Deer business office at [admin@kingsdeer.org](mailto:admin@kingsdeer.org) or (719) 679-7146.

### 7. THIRD-PARTY LINKS

Our website may include links to third-party websites, such as government agencies, industry associations, and service providers. These links are provided for convenience only. King's Deer does not control or take responsibility for the content, privacy practices, or accuracy of third-party websites. We encourage you to review the privacy policies of any outside sites you visit.

### 8. CHILDREN'S PRIVACY

Our website is not intended for children under 13, and we do not knowingly collect personal information from them. If you believe a child has submitted personal information through our website, please contact us right away.

### 9. CLAIMS OF COPYRIGHT INFRINGEMENT

If you believe material posted or stored on our website infringes your copyright or trademark rights, please email a Notice of Infringement to the address below and send a confirming copy to the King's Deer Board of Directors at our business office. Any notice must comply with the Digital Millennium Copyright Act, 17 U.S.C. § 512(c)(3)(A). A notice that does not substantially comply will not be treated as actual knowledge or awareness of infringing activity.

### 10. CHANGES TO THIS POLICY

King's Deer may update this policy from time to time without prior notice. Any revised version takes effect as soon as it is posted on the website. We encourage you to check periodically for updates.

### 11. CONTACT US

If you have questions about this Privacy Policy or how we handle information, please contact us:

- **Email:** [admin@kingsdeer.org](mailto:admin@kingsdeer.org)
- **Phone:** (719) 679-7146
- **Mail:** King's Deer HOA, PO Box 3143, Monument, CO 80132

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Originally approved by the King's Deer HOA Board of Directors on June 15, 2021

Reviewed and amended by the King's Deer HOA Board of Directors on May 14, 2026