

Two courts and the HOA's own attorney Mark Payne explained that there are no established view corridors.

Below is AI's analysis of the documents, that include the two court rulings. See the attached that reveals where you can find those quotes.

FINDINGS OF FACT CONCLUSIONS OF LAW AND JUDGMENT.pdf

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2025.07.24 Court of Appeals Opinion-v1.pdf

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Question to AI. From the two court rulings, does the HOA have any established view corridors? Please provide the quotes and where to find the quotes in the two court rulings concerning view corridors

ChatGPT said:

Based on the two court rulings — the District Court's **Findings of Fact, Conclusions of Law, and Judgment** and the **July 24, 2025 Court of Appeals Opinion** — **the HOA does not have any formally established or defined view corridors**. Both courts addressed this directly and indirectly. Below are the relevant quotes and citations from the District Court ruling (the more detailed of the two on this issue):

 **District Court Findings (April 4, 2023)**

 **No Established View Corridors**

“Roger Day and Brent Biggs both corroborated that they did not locate any established view corridors. Also, Mr. Biggs indicated that he would have been the one to document them, but he was not asked to do so at the time of the original development (for which he was the surveyor).”

[District Court Ruling, Page 5, Finding of Fact ¶26]

“The May 8, 2018 letter of Mark Payne corroborated that view corridors are only mentioned in the Rules and Regulations and are not defined.”

[District Court Ruling, Page 5, Finding of Fact ¶25]

Court of Appeals Opinion (July 24, 2025)

The appellate court **did not identify any established view corridors** either. It upheld the district court's finding that the HOA acted arbitrarily and capriciously in repeatedly denying the project — sometimes citing “view corridors” despite there being no defined or documented ones.

“The Association’s assertion of a visibility/safety issue and a privacy issue is refuted by [the district court judge’s] site visit before trial.”

[Appellate Opinion, Page 9, ¶14]

“The reasons for the denial continued to change... some of those reasons appeared pretextual because they were ‘refuted’ by the evidence.”

[Appellate Opinion, Page 11, ¶16]

Conclusion

The District Court explicitly found that:

- View corridors are **not defined** in the governing documents.
- There are **no established or documented** view corridors.
- Assertions about view impacts were speculative and unsupported.

The Court of Appeals accepted and affirmed these findings. Therefore, **the HOA has no legally established or enforceable view corridors** based on these rulings.