

DISCOVERY

In October and December 1972, the Deld Corporation submitted plans to the City Planning Commission for Discovery filings 1 and 2 (the area on Buckeye Drive). Members of the Corporation were David Sellon, Ed Rudolph, Leonard Kraushaar, and David Barber. The first letters of their names made the DELD in the corporation's name.

The developers intended for Discovery to preserve the natural environment and create a distinctive residential community. Streets were designed to follow natural contours and miss special trees, clumps of scrub oak, and rock formations. Wooden light posts and street signs were installed. Hundreds of Ponderosa Pines infected with Pine Beetle and Mistletoe were removed and hundreds of new trees planted. They gave the City 11.7 acres to create Discovery Park. Covenants were written to provide control over design, quality, and environmental compatibility of the homes to be built. No house would be permitted to be constructed on any lot at a cost of less than **\$25,000** and had to be at least **1,400** square feet.

By 1974 the lots were ready for sale, a bad time for selling real estate. Colorado Springs was in the middle of a gas moratorium which limited new construction. By then only Ed Rudolph and David Sellon were left in the Corporation. Most of the lots were listed at \$8,000 to \$10,000. It's interesting to also note that City utility tap fees (for water, sewer, gas, and electricity) were about \$1,700. Today tap fees for similar property would be about \$12,000.

Filing 3 (Wintery Circle and part of Carved Terrace) was completed in 1976 and the Deld Corporation was awarded the "Parade Of Homes" that year. The Parade Of Homes included all of Wintery Circle and most of the lots were sold in one week end. Other filings were quickly developed and, in 1977, the Deld Corporation was again awarded the Parade Of Homes in filing 6 (Wintery Loop). The last filing, number 9, was completed in 1978.

By 1977, all of the lots in filings 1 and 2 had been sold and architectural control was turned over to the property owners. Each filing had its own Covenants. In December 1980, the Covenants were amended to place all 9 of the Discovery filings under one Covenant. The new Covenants also named six people to an Architectural Control Committee and a Board of Directors who incorporated the Discovery Home Owners Association as a nonprofit corporation. The initial Board of Directors also provided the By-laws of the Association.

In April 2012, the Covenants were updated to reflect current architecture, materials, ordinances, and laws. There are 332 lots in Discovery, four of which are vacant and owned by adjacent property owners. In the last 40 years Discovery property value has greatly increased. Some credit for this can be given to the Discovery Homeowners Association.

