



Karen V. Reutzal

T: (303) 894-4418

kreutzal@fwlaw.com

A careful listener and strategic counselor, Karen finds creative solutions for her clients. Karen brings a comprehensive understanding of the business challenges her clients face to her law practice, which focuses on commercial and mixed-use real estate matters including the technical process of creating new condominium projects and condominium conversions.

Karen focuses in the areas of real estate development and land use law, including community association law, condominium law, land use-related litigation and appeals, commercial property tax appeals, and general real estate matters. Her recent experience includes working with a high-end developer in Cherry Creek North on a new luxury condominium project. She has also recently assisted a commercial owners association along the Front Range with a comprehensive update to their formation documents to allow residential development. In addition to creating new planned communities and condominium projects, Karen also assists her clients in creating alternative structures that avoid creating common interest communities when appropriate.

Clients rely on Karen throughout the real estate development process, and most know her as an easily accessible, efficient partner in their work. Her decades of experience with commercial and mix-use real estate projects as well as her eight years of experience in investment banking allow her to understand the complex business demands her clients are facing. She roots her counsel in the business imperatives they juggle each day.

Education

University of Denver Sturm College of Law, J.D., *Order of St. Ives*, 1994
University of Denver Law Review, Staff
Colorado State University, B.S., Business Administration

Bar Admissions

Colorado
U.S. District Court for the District of Colorado

Practice Areas

Real Estate
Corporate

Representative Experience

- Created numerous new residential planned communities throughout the State of Colorado, including master-planned communities and mixed-used planned communities and condominium projects
- Assists developers with alternative structures to common interest communities using party wall agreements, partial exemptions to CCIOA and other strategies
- Created documentation for several RV/boat/luxury vehicle storage condominium projects and several office/warehouse condominium projects
- Advises existing homeowner associations and commercial owner associations with regard to compliance issues and amendments to their governing documents, and other such matters
- Implemented more than 10 office building conversions to office condominiums and a number of new construction office condominium projects
- Routinely provides general real estate assistance to clients related to the ownership, purchase and sale of property, including purchase and sale agreements, easement agreements, boundary issues, due diligence, title review, post-closing documents and other matters
- Experience representing clients in a variety of land use-related litigation matters in various district courts in Colorado, the Colorado Court of Appeals and the Colorado Supreme Court
- Created rooftop condominium units to allow cell tower leasing and have assisted with cell tower buyout agreements
- Assists commercial landowners with property tax appeals and maintaining agricultural land status

Community Involvement

- Denver Alumnae Association of Kappa Kappa Gamma,
 - President, 2019 - present
 - Member, 1985 - present
- Home Builders Association of Metro Denver, Professional Women in Building, Member
- Kappa Book & Author Dinner Committee
 - Chair, 2009
 - Member, 1995 - 2011
 - Raise scholarship funds for former patients of Craig Hospital and collegiate members of Kappa Kappa Gamma
- Littleton and Heritage High Schools Post Graduate Department
 - Volunteer, 2010 - present
 - Assist high school seniors in making post-graduate plans, including selecting and applying to colleges, writing essays, financial aid and scholarships. Focus is on low-income and first-generation college attendees.
- Town of Bow Mar, Colorado