

LOCKE MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION
COVENANT ENFORCEMENT POLICY AND PROCEDURE

Adopted April 5, 2001

The following resolution has been adopted by the Locke Mountain Ranch Property Owners Association (“Association”) pursuant to Colorado Law, at a regular meeting of the Board of Directors.

RECITALS

- (a) One of the purposes for which the Association was formed is to use its authority to enforce the protective covenants contained in its Declaration.
- (b) The Association is empowered to exercise all of the powers and privileges necessary, incident, or appertaining to its business, objects and purposes.
- (c) The Board of Directors of the Association (“Board”) desires to adopt a uniform and systematic procedure for providing enforcement of its covenants.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following procedures and policies for enforcement of violations of the Association’s governing documents. The governing documents consist of: the Declaration, the By-laws, the Articles of Incorporation, and Rules and Regulations.

- 1. Informal Action. Any member or agent of the Association has the authority to request that a member or resident cease any act, or correct any omission which appears to be in violation of the Association’s governing documents.
- 2. Notice of Violation.
 - (a) Notice of Violation of any provisions of the Association’s governing documents shall be provided to the applicable property owner as soon as reasonably practicable following receipt of a complaint specifying the violation and the Board’s determination that action should be taken on the complaint. The Board may also, at its option, provide a copy of such notice to any non-owner resident of the property.
 - (b) The notice shall contain the following:
 - (i) Description of the nature of the alleged violation;
 - (ii) A statement that the owner has a specified number of days in which to correct the violation;
 - (iii) A statement that if the owner does not correct the violation within the specified time, that the matter may be forwarded to the Association’s legal counsel for appropriate action as determined by the Board;
 - (iv) A statement that the owner may contact the Board to discuss the matter and request additional time to correct the violation if necessary.

3. Service of Notices. Service of all notices required or permitted to be given shall be made as follows:

If to an Owner and/or Tenant: By personal delivery to the owner and/or tenant; or by U.S. Mail, postage prepaid, addressed to the last registered address of the owner and/or tenant as contained in the Association's records.

If to the Association: By U.S. Mail, postage prepaid, addressed to: Locke Mountain Ranch Property Owners Association, P.O. Box 55, Coal Creek, Colorado 81221; or such other address as the owners may be advised of in writing.

Any notice personally delivered shall be deemed received on the date of delivery, and any notice mailed shall be deemed received on the third day following the date of mailing.

4. Enforcement and Attorney's Fees. In accordance with the Declaration, Bylaws, and Articles of Incorporation, it is the intention of the Association to enforce the provisions of its governing documents by any and all means available to the Association at law or in equity, and to seek recovery and reimbursement of all attorney's fees, Association expenses and costs incurred by the Association in connection such actions.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Association adopts this Resolution regarding procedures and policies for enforcement of violations of the Association's governing documents.

IN WITNESS WHEREOF, the undersigned have executed this Resolution the _____ day of _____, 2001.

Locke Mountain Ranch Property Owners Association,
a Colorado non profit corporation

By: _____
Director

By: _____
Director

By: _____
Director