

# Woodmen Hills Covenant Management Board

January 23, 2008

WH174-3272  
Charles R & Bridget A Warne  
11917 Lyne Ct  
Peyton, CO 80831

Unit Address: 11917 Lyne Ct  
RE: Covenant Violation: **FIRST NOTICE**  
Acct Number 174-3272

Dear Charles R & Bridget A Warne:

It has been brought to the attention of the Board of Directors of Woodmen Hills Covenant Management Board that you may be in violation of the *Declaration of Covenants, Conditions, and Restrictions* of the Woodmen Hills Covenant Management Board. During a recent inspection of the community, the following violation was noted:

**VEHICLE - PARKING/STORAGE:**

- **Red vehicle in rear yard**

**REQUIRED CORRECTIVE ACTION**

- **Please park only in approved parking areas**

If you agree that you are in violation of the covenants as set forth above, please rectify the violation. If you do not agree that you are in violation, you have 14 days from the date of this letter to respond in writing and request a hearing. **In accordance with your association, all violation responses must be submitted in writing to Board of Directors. Please submit your response by email, fax or mail.** If you fail to request a hearing in writing within 14 days, you will be deemed to have waived your right to a hearing.

If you request a hearing and are found to be in violation of the covenants, a fine may be imposed against your property as set forth below. Likewise, if you do not request a hearing within the time frame specified, and are found to be in violation of the covenants, a fine may be imposed against your property as set forth below.

- |                                     |          |   |
|-------------------------------------|----------|---|
| <input checked="" type="checkbox"/> | Notice 1 | Warning - Opportunity to Correct                |
| <input type="checkbox"/>            | Notice 2 | <u>\$0.00 fine imposed after notice/hearing</u> |
| <input type="checkbox"/>            | Notice 3 | <u>\$0.00 fine imposed after notice/hearing</u> |
| <input type="checkbox"/>            | Notice 4 | <u>\$0.00 fine imposed after notice/hearing</u> |

Failure to respond or correct the violation may result in legal action that may incur additional costs to you. Please note: at any point in this process, the Board of Directors of the Association have the authority and sole discretion to initiate legal action against you as deemed necessary and appropriate.

The intent of the *Declaration of Covenants, Conditions, and Restrictions* is to provide for the safety, comfort, and security of all residents of the Woodmen Hills Covenant Management Board and to guarantee a quality of life for the community at large.

We appreciate your cooperation in following the covenants of the community. All responses to this letter must be in writing. You may email your response to [iborisov@coloradomanagement.com](mailto:iborisov@coloradomanagement.com) or mail it to Clocktower Square 5, 14241 E. 4th Ave., Suite 300, Aurora, CO 80011.

Sincerely,  
Woodmen Hills Covenant Management Board  
Board of Directors

cc: Homeowner File  
Board of Directors

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