

THE OAKS

ASSOCIATION POLICY REGARDING THE ENFORCEMENT OF COVENANTS

WHEREAS: The Oaks Owners Association incorporated on September 25, 2002 and recorded with the State of Colorado under 20021265502. Bound by Federal Laws, State Statutes and the Declaration of Covenants recorded in the Clerk and Recorder of Douglas County on November 13, 2002 under 2002121333.

WHEREAS: The Colorado Common Interest Ownership Act mandates a policy regarding the adoption of Rules and Regulations effective January 1, 2006

WHEREAS: The Declaration of Covenants Section 3 Paragraph 7 authorizes the Board of Directors to adopt, amend or repeal Rules and Regulations affecting, concerning and governing the Lots, Common Elements and or the Community.

COMES NOW: A policy to enforce the covenants in effort to enhance the effective governance of the Association.

- First contact with home in violation will be a Courtesy Notice
- Second contact will be a Violation Notice with 10 day deadline to cure the violation
- Third contact will be an Invitation to a Hearing before the Board or a committee duly appointed where a fine of \$100.00 will be considered
- Fourth contact will be an invitation to a Second Hearing before the Board or a committee duly appointed where a fine of \$200.00 will be considered
- Fifth contact will be an invitation to a Third Hearing before the Board or a committee duly appointed where a fine of \$400.00 will be considered

Notices will be mailed to the owner and the resident will be copied on the correspondence. Owners are responsible for the behavior of their tenants and guest. If imposed, fines are applied to the homeowner account and the owner is notified of the decision within 10 days of the hearing.

This policy will be in effect until such time it is amended or repealed through a vote of the Board at a meeting duly called for such purpose.

The policy is hereby adopted by majority vote of the Board on April 25, 2016 and will become effective on June 1, 2016.