

**INDIAN SPRINGS LANDOWNERS ASSOCIATION
COVENANT, BY-LAW, AND POLICY ENFORCEMENT (NON-ASSESSMENT)**

1. COVENANT, BY-LAW, AND POLICY ENFORCEMENT – OVERVIEW

- 1.1. Lots within Indian Springs are encumbered by governing documents, including covenants, by-laws, and policies. All buyers of lots within Indian Springs are given a copy of all aforementioned document(s) outlining the requirements set forth in the community at time contract for purchase of a lot. These documents are also available at www.islacol.org.
- 1.2. The Indian Springs Landowners Association (ISLA) Board is assigned the duty of enforcing the provisions of the governing documents on behalf of the parcel owners.
- 1.3. This Enforcement Policy does not apply to the collection of unpaid assessments. For assessment collection, follow the ISLA Collection of Unpaid Assessments Policy.
- 1.4. Parcel owners are encouraged to become familiar with the ISLA governing documents and the Fremont County Zoning Regulations before commencing any activity on a lot. The county zoning regulations are available at www.fremontco.com. If you have questions after review of these documents, ask the ISLA Board members concerning the IS governing documents or the Fremont County Building Department for issues concerning zoning regulations.
- 1.5. A parcel owner who believes that a violation involves only county or other governmental regulations, rules, codes, ordinances, or laws, and not ISLA governing documents shall follow the procedure required by the governing body having jurisdiction. If the county or other governmental regulations are more restrictive than the covenants, they shall supersede these covenants and govern at all times.
- 1.6. Violations of the ISLA governing documents may occur as a result of misinformation, the lot owner being uninformed of the requirement, or by willful choice to commit a violation. Therefore, the following procedure is established as a standard plan for receiving violation information and providing notice of violations to parcel owners in an effort to bring resolution.

2. PROCEDURE

- 2.1. Parcel owners who believe a violation of the ISLA governing documents has occurred shall submit the following information, in writing, to the Board.
 - 2.1.1. The offending lot owner's name and parcel number.
 - 2.1.2. The nature of the violation.
 - 2.1.3. The date the violation was realized.
- 2.2. When the Board receives a letter of an alleged violation, the Board shall verify the existence of the violation. If the nature of the violation is a circumstance that the Board cannot tangibly observe by visiting the site at a given time, the complainant must give ample information about the violation observed (in writing) providing the Board with details, which it can rely upon for further action. If the complainant does not provide sufficient written information, the Board reserves the right to not pursue further action.
- 2.3. Once verification has been made that a violation exists (or reasonable determination that such circumstances occurred), the Board shall follow the Alternate Dispute Resolution (ADR) Policy.

3. PRESIDENT'S CERTIFICATION

The undersigned, being the President of the Indian Springs Landowners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on the 15 day of October, 2022 and in witness thereof, the undersigned has subscribed his/her name.

INDIAN SPRINGS LANDOWNERS ASSOCIATION, INC.

A Colorado non-profit corporation,

By: , President