

DEER CREEK FARM HOMEOWNERS ASSOCIATION, INC.

ENFORCEMENT OF COVENANTS & RULES

The following Enforcement of Covenants & Rules policy was adopted by the Board of Directors of the Deer Creek Farm Homeowners Association, Inc. ("Association"), pursuant to C.R.S 38-33.3-209.5, at a regular Meeting of the Board of Directors.

EFFECTIVE DATE: April 20, 2015

The Board will pursue action to address violations of Covenants and rules, once the violation has been brought to the attention of the Board. The Board will conduct an investigation to determine the extent of the violation and determine the actions required to remedy the situation.

The Board will notify the member (homeowner), in violation and the resident, different, by email or US Mail stating the violation, the date of the infraction and the actions to remedy the problem as determined by the Board. The violator has 10 days to respond back to the Board. If there continues to be a dispute on the matter, the Board has up to 15 days to set up a Hearing to consider the dispute. Notices will be sent out regarding the Hearing to allow other members to attend.

The Board may determine that additional time is needed to come to a resolution and may set up to two additional meetings to bring this to a successful conclusion.

Enforcement must be fair and equitable and in compliance to the Declaration and Bylaws of the HOA. They will be applied uniformly and without prejudice, unless there is very compelling circumstances that warrant and exception.

It is noted that the member (homeowner) is responsible for maintaining the covenants, bylaws, policies & procedures affected on the property. Should the residence be rented or leased or loaned to another party, the member is held responsible for any infractions, as well as any other parties that may be occupying or visiting on said property.

The undersigned hereby certifies that the foregoing policy was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 2 day of March, 2015

DEER CREEK FARM HOMEOWNERS ASSOCIATION, INC.

BY: Daniel J Rosales
Daniel J Rosales (Print Name) President (Title)