

Trail Ridge Association, Inc.
c/o Dolan Associates
1250 S. Buckley Rd. Unit I #230
Aurora, CO 80017

To:
Russell Thomas
5705 S Quatar Ct
Centennial, CO 80015

April 22, 2025

Re: First Courtesy/Warning Notice Concerning 5705 S Quatar Ct

Dear Homeowner,

This letter is to let you know that the Architectural Committee has found the following deficiency of your home:

* Vehicle, white utility trailer, parked behind the fence in view of the road

For repairs or maintenance, submit an Improvement Request Form with colors, description of work, plans, specifications, and a schedule to correct the problem. Even if you select to paint or repair your home in the same color or appearance as it is now.

Please remember that the committee tries to be impartial and consistent to enforce our covenant. Enforcing the covenant by identifying the tangible deficiencies, after reviewing the neighborhood for deficiencies with the intent to keep our home values up. The subjective problems have mostly been to keep our neighborhood clean or maintenance type repairs that not only keep our homes looking good but also prevent further and more costly damage.

Review what we have found and develop your own plan to fix the problem areas. The deficiency in your home may be small compared to similar problems in other homes, but for us to be consistent, we must note all the homes with the same problems.

Please don't delay in your response, we must all be pro-active to keep the neighborhood looking good. If this is not taken care of by May 5, 2025, a fine will be issued with a second warning.

Sincerely,

Alyssa Vandeventer
Dolan Associates
720-280-9472
Community Association Manager
Trail Ridge Association, Inc.