



BROOKWOOD HOMEOWNERS ASSOCIATION

Website: brookwoodhoa.net Email: brookwoodhoagi@gmail.com

Brookwood HOA, PO BOX 40416, Grand Junction, CO 81504

Date: _____ Address: _____

First Notice _____ Second Notice _____ Fine _____

Date Homeowner notified _____

Violations: Article VIII-Covenants, Conditions and Restrictions

_____ **Section 8.10** Maintenance of lots/landscaping

_____ **Section 8.9** Storage of vehicles/RV/Trailers/Parking

_____ **Section 8.4** Restriction on walls, fences, planters, and hedges

Notes:

Section 8.10 Maintenance of Lots: All lots shall be kept at all times in a sanitary, healthful, safe and attractive condition. The owner or occupants of all lots shall keep all weeds and grass cut (to the standards set by any applicable local government, or if none, as reasonably set by HOA rules) and shall in no event use any Lot for storage of materials and equipment visible to the street. All equipment, wood piles or storage piles shall be concealed from the view of the street. Owners or occupants will not permit the accumulation of garbage, trash or rubbish of any kind.

Section 8.11 Enforcement: The Board may impose a reasonable fine on the part of the owner or any lot, in the event of noncompliance of the Declarations 2011 or violation of current local, city or Federal laws. A ten (10) day notice will be given to the Lot owner prior to a fine being imposed after continuing violation(s).

The Board of Directors of the Brookwood Homeowners Association is obligated to enforce the CC&Rs of the association. In order to maintain the community, inspections are performed regularly. During our last inspection, the item(s) noted above were found to be in noncompliance. Violations must be corrected within 10 days of receipt of this letter. If you believe the violation did not occur, you have 10 days to respond **in writing**, to the Board of Directors. Requests must be in writing to our email address within 10 days of the receipt of this letter. The full CC&R listings may be found on the HOA website.

Respectfully,

Brookwood HOA Board of Directors