

Southlight Homeowners' Association Enforcements of Covenants and Rules per Colorado HB13-1276, SB05-100

If an incidence of failure to meet the HOA's standards of property maintenance or failure to comply with properly applying to the Architectural Committee for approval of improvements, a written notice will be sent to the owner(s) requesting that it be addressed in a timely fashion.

Upon notice of violation, it is expected to be resolved within these time frames:

An front yard overgrown with tall grass and unsightly weeds:	7 days
Unapproved Structural/Landscaping Improvements:	45 days
Structural Maintenance Deterioration:	45 days

If there is a time frame concern, contact the Board to request additional time providing the reason for an extension.

If it is a matter of yard work and not taken care of, the City of Aurora will be notified and will step into handling the matter at a cost to the homeowner (~\$250 for the first offense, increasing for each subsequent offense)

The covenants for our HOA allow the Board to establish and enforce penalties and set up fines and levies for violations.

If a building improvement/maintenance violation is not resolved in the time given, the HOA with legal counsel will record a Notice of Covenant Violation with Arapahoe County. All legal charges incurred will be paid by the homeowner.

If this fails to resolve the violation, a lawsuit will be filed in Arapahoe County Court. Again, all legal fees will be paid by the homeowner.