

Country Club Heights Homeowners Association
Notice of Alleged Violation
and
Request for Hearing Form

To: _____

Dear Homeowner,

The Association has received a complaint regarding an action by you (or your tenant) or an alleged violation of the covenants of the Association. The Board has reviewed the complaint and determined that a violation likely occurred. This is a Notice of Violation.

Description of violation:

Means and deadline to cure the violation:

Fine(s):

Refer to the Association's Responsible Governance Policy (Article III – Covenant and Rule Enforcement) for a schedule of fines that may be imposed. The fine(s) that may be imposed for the specific violation described above are as follows:

Please submit the **Notice of Cure** form (included below) upon correcting the violation. If visual proof is included the Board may close this action immediately. If necessary, the Board may need to inspect your property before this action can be terminated.

Date of Notice: _____

Processed by: (HOA Board member name): _____

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(IMPORTANT: Be aware that a timely response is required or your rights may be affected and you may incur a fine. Refer to the Responsible Governance Policy – Article III for more information.)

If you feel that you have not violated the Association's governing documents, or that the board should consider other facts or circumstances regarding this matter, you have an opportunity to be heard on the matter by (a) providing the Board a written response to the notice issued to you, or (b) request a hearing on the issues before the Board, or both. Such a response or a request for a hearing must be received by the Board no later than thirty (30) days from the date of notice to you. Be advised that if you fail to timely respond or request a hearing by the deadline, the Board will determine whether a violation has occurred and if you are responsible for the violation based on the information available to it without any further notice to you or input from you. Whatever information you provide to the Board will be considered. If the Board determines that a violation has occurred, and that you are responsible for the violation, it may demand that you correct the violation, impose fine(s) against you, and/or take any other action allowed by the governing documents and applicable law until the violation is corrected.

Date: _____

To: Country Club Heights Homeowners Association – Attn: Secretary
2692 G ½ Rd
Grand Junction, CO 81506

From: (Property owner's name) _____

(Property address of alleged violation) _____

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I am presenting a written response to the Alleged Violation Notice, for review by the Board of Directors of Country Club Heights HOA, acting as the "impartial decision maker", before making their decision.

Or

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I am requesting a hearing to present my case before the Board of Directors of Country Club Heights Homeowners Association, who acts as the "impartial decision maker".

Written Response:

Signed (Homeowner) _____ Date _____

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Notice of Cure:

Property Address: _____

Owner Name: _____

Please provide your statement of compliance below. Include visual evidence if appropriate. If necessary, a representative of the Association will inspect your property to verify correction of the alleged violation. You will receive acknowledgement of acceptance of the cure. Thank you for your cooperation.

Send to:

CCHHOA
c/o Dolly Daniels - Secretary
2692 G ½ Rd
Grand Junction, CO 81506