

MCA



NOTICE OF FAILURE TO MAINTAIN LANDSCAPING CONSISTENT WITH SECTION 7.6 OF THE STAPLETON COMMUNITY DECLARATION

Date

Property Owners Name
Property Address
Denver, CO 80238
Dear Property Owner,

You are receiving this letter because the Stapleton Master Community Associations has reviewed the condition of the landscaping of the property listed above and have determined that it does not meet the community standard outlined in the community covenants (CC&R's) in which this property is subject too. Failure to rectify landscaping violations in a timely manor will result in fines being assessed to the property owner consistent with the established fine schedule.

Section 7.6 Landscaping Requirements of Owners/Restrictions and Maintenance Covenants. All portions of a Unit not improved with a residence, building, driveway, walkways, patios or decks (referred to as the unimproved area or landscaped areas of a Unit) shall be landscaped by the Owner thereof or a builder other than the Declarant. Any portions of the Unit that are not landscaped by the Builder, must be fully landscaped by the Unit Owner, no later than one (1) year after the first occupancy of any portion of the Unit. The landscaping of each Unit, having once been installed, shall be maintained by the Owner, or the applicable owner association (in the case of multifamily parcels), in a neat, attractive, sightly and well-kept condition, which shall include lawns mowed, hedges, shrubs, and trees pruned and trimmed, adequate watering, replacement of dead, diseased or unsightly materials, and removal of weeds and debris.

You will have **10** days from the date of this notice to remedy the violation. Failure to remedy will result in the assessment of an initial **\$50** fine and the termination all Stapleton Membership cards assigned to this property. If you have any questions in regards to this notice, please contact me directly at 303-388-0724

Sincerely,

A handwritten signature in black ink that reads "Keven A. Burnett".

Keven A. Burnett
Executive Director

Enclosures: Photos of current conditions as of XX/XX/20xx. Copy of Stapleton covenants violation fine schedule.