

POUDRE OVERLOOK

FIRST NOTICE OF VIOLATION

01 June 2023

Andrew & Deborah Mowery
1350 Bubbling Brook Court
Fort Collins, CO 80521

Violation: Conducting a commercial business with customer visits

Dear Homeowner:

It has been brought to our attention that you are conducting a commercial business on your property with customer visits in violation of the Association's Rules, Regulations and/or Covenants.

In case you are not aware of your neighborhood's Rules, Regulations, and Covenants, below is the pertinent language of the sections which are relevant to your violation(s). For complete versions of the Association's documents visit <http://poudreoverlookhoa.com>.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

ARTICLE X. USE RESTRICTIONS

Section 8: Home Occupations

d: Only those home occupations which require no visits from customers and no parking at or near the Residence in connection with such occupation shall be allowed.

Section 20: Nuisance. Nothing shall be done or permitted on any Lot which is or may become a nuisance. No obnoxious or offensive activities or commercial businesses or trades, except home occupations as hereinabove defined, shall be conducted on any Lot.

You have 30 days to cure the Violation by immediately ceasing your commercial business and customer visits on your property.

Once the Violation has been cured, please provide written notice, which shall include visual and/or written documentation, to the Association that the Violation has been cured. The Association may perform an inspection of your Lot where the Violation has occurred after the 30-day period expires to determine if the violation has been cured. If the Violation has been cured within the 30-day period, the Association will not issue a fine for the Violation.

If the Violation has not been cured within 30 days of receiving this Violation Notice, then the Association shall have the right to levy fines, not more frequently than every other day, pursuant to the Association's Covenant Enforcement Procedure Policy. Should the Violation remain uncured after a second 30-day period, the Association can continue levying fines and/or pursue legal action against you.

You have the right to request a hearing related to this matter. Your request for hearing must be submitted within the initial 30-day period. If you request a hearing, you will be notified within seven (7) days when such a hearing will occur. Please direct correspondence to the PO Box below.

Kindest Regards

Poudre Overlook HOA Board of Directors

Poudre Overlook HOA of Fort Collins
PO Box 101
Laporte, CO 80535
atftcpoudreoverlook@gmail.com

Via Certified Mail Return Receipt Requested