

Covenant Violation Form

Watkins Farm Home Owners Association

The following procedures are to be followed by any Watkins Farm HOA homeowner(s) that have an issue with another Watkins Farm HOA homeowner(s).

The homeowners are expected to use the 'Good Neighbor Policy' and attempt to resolve the matter in a friendly, non-conflictive manner. If the issue is not resolved, the homeowner has the option of filing a Covenant Violation Form and submitting it to the Watkins Farm HOA Board for investigation and remedy.

Please mail to:

Watkins Farm HOA Board

PO Box 328

Watkins, Colorado 80137-0328

Or Email:

wfhoaboard@watkinsfarmcommunity.org

(To be filled in by WF HOA Board)

Date Received: _____

Date Acknowledged: _____

Date Resolved: _____

Date Notified: _____

1. Submitted by:

Name: (Please print) __ Greg Lewallen, Terry Lewand

Address: 989 Inyokern Court and 865 Imboden Mile Road

Phone number: Greg 303-902-0883, Terry 303-360-0121

Email Address: group@watkinsfarminvolved.org

2. Description of Complaint: There is one complaint that pertain to 34542 E. 7th Ave:

1) ARC approval and County permits: The beginning of any improvement project needs to be preceded by a permit from Arapahoe County and ARC approval of the submittal. At this time the fire place flue attached to the side of this home has not had ARC approval. From our understanding the ARC denied approval on the design and suggested that the flue be enclosed to better resemble the architecture design of the homes in this community. Affected covenants under heading number one (1) below.

3. Residence address of alleged Violation: to 34542 E. 7th Ave

4. Covenant affected in alleged violation:

1) ARC approval and County Permits prior to beginning a project (**Article V section 2a, 2b, 3, 4, 5**)

2) **Article IX Section 8 Subsection C** (No types of refrigerating, cooling or heating apparatus shall be permitted on a roof and no such apparatus shall be permitted elsewhere on a lot, except when appropriately screened from view, and except for residential solar systems approved by the Architectural Review Committee or as otherwise permitted in guidelines, rules and regulations promulgated by the association)

5. Good Neighbor Policy:

Did you use the Good Neighbor Policy and attempt to resolve the issue in a friendly, non-conflictive manner? There was no opportunity to do so. The fireplace flue appeared before any intervention could be done. Describe the outcome: Another pipe hanging off the side of a house.