

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 are three complaints that pertain to 763 Kio Court:

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.

2) Easement encroachment and maintenance of grade and drainage: The fence built into the equestrian easement from this property encroaches far into the easement beyond that of all of the surrounding neighbors. The drainage alteration that has occurred over a series of months requires a plan submitted to the ARC. Affected covenants under heading number two (2) below.

3) Vehicular Parking, storage, repairs, unsightly conditions, lots to be maintained/ landscaped: The parking of vehicles, construction equipment, boats etc. far exceeds any interpretation of existing covenants or drafted covenant clarification to date in the Watkins Farm Community. Affected covenants under heading number three (3) below.

3. Residence address of alleged Violation: 763 Kio Court

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) Equestrian Easements and Maintenance of Drainage (Article VIII section 3, Article IX section 17, 19a, 19b, 20, 21, 22, Article X section 1, 2, 2a)
- 3) Vehicular Parking and Unsightly Conditions (Article IX section 1, 2, 3, 6, 9a, 9b, 9c, 15a)

5. Good Neighbor Policy:

Did you use the Good Neighbor Policy and attempt to resolve the issue in a friendly, non-conflictive manner? Yes, from our understanding the good neighbor policy has been attempted on several occasions.

Describe the outcome: The outcome of these encounters was less than desirable.