



THE RESERVE  
AT UTE CREEK

## DEMAND FOR ABATEMENT

Date: \_\_\_\_\_

Dear Neighbor,

Please cease and desist from the following alleged violation:

A violation of the Declaration of Covenants, Conditions, and Restrictions of The Reserve at Ute Creek, the Design Guidelines of the Reserve at Ute Creek or the Rules of The Reserve at Ute Creek Homeowners Association (the Governing Documents) has occurred and/or is continuing to occur with regard to your property. The Board of Directors is responsible to enforce the Governing Documents that govern all of the Lots in The Reserve at Ute Creek and all homeowners agreed to at the time of closing on the purchase of their homes. This Demand for Abatement is being sent to you for the following violation(s) of the Governing Documents:

The activity or status of the Lot complained of is:

\_\_\_\_\_, and this violates  
[Section-Paragraph] \_\_\_\_\_ of the  Declaration  Design Guidelines  
 Rules.

You are requested to correct (abate) the violation to comply with the Governing Documents by following date: \_\_\_\_\_.

If the above violation is not properly corrected or abated as may be determined by the Board of Directors within the time specified above, you will be provided with a Notice of Hearing. In the Notice of Hearing you will be given a date and time to appear before the Board of Directors and have an opportunity present evidence and any other information to the Board of Directors demonstrating that the Lot is not in violation of the Governing Documents and any other defenses or justifications you may have with regard to the violations and the status of your Lot. At the Hearing the Board of Directors will determine if a violation has occurred and/or continues to be occurring and if Fines and/or other appropriate sanctions should be levied against you and your Lot.

If you wish to contact a member of the Board of Directors, please consult the Reserve at Ute Creek Home Owner Association website for a list of current Board members. The website is: <http://reserveute.tripod.com/reserveute/index.htm>

Sincerely,  
The Reserve at Ute Creek HOA Board of Directors

*CERTIFICATE OF MAILING*

*I certify that the under-signed mailed or hand-delivered a true and correct copy of the foregoing document on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, to the following parties as follows:*

\_\_\_\_\_  
*Board Member*

*Owner*  
*Reserve/Whitehall Dr*  
*Longmont, CO 80504*