



## NOTICE OF HEARING

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

Dear Neighbor,

You were sent a letter for Demand for Abatement on \_\_\_\_\_. In that letter, you were requested to correct (abate) the violation stated below. As described in the Demand for Abatement, failure to abate the violation within the provided time period could result in the imposition of a sanction after Notice and Hearing.

Your failure to abate the violation stated below within the time period provided now moves your violation into the "Notice and Hearing" phase. In the Notice and Hearing phase, in any case where a violation continues past the time period allowed in the Demand for Abatement or if the same violation subsequently occurs within 24 months of the previous violation, the Board or its agent shall serve the violator with a written Notice of a Hearing to be held by the Board. In compliance with this requirement, you are being given this Notice of a Hearing:

Violation: \_\_\_\_\_  
Date of Demand for Abatement letter: \_\_\_\_\_  
Date of Hearing: \_\_\_\_\_  
Place of Hearing: \_\_\_\_\_  
Time of Hearing: \_\_\_\_\_  
Proposed Sanction to be Imposed: \_\_\_\_\_

You are invited to attend the hearing and produce any statement, evidence, and/or witness on your behalf.

The Board will present any proposed Fines, Individual Assessments or other sanctions to be imposed. The decision of the Board at this Hearing shall be final.

Payment of any Fines or Individual Assessments imposed by the Board shall be made in cash or check, payable to the Reserve at Ute Creek Home Owners Association. If payment is not made by the time imposed by the Board at the Hearing, the Board will levy an assessment lien against a Lot for any assessment levied by the Board of Directors and for Cost of Enforcement levied against such Lot Owners when the Lot Owner fails to pay as required by the Declaration.

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>

The Notice and Hearing process is addressed and provided for in the Bylaws of The Reserve at Ute Creek Homeowners Association and the Rules (the Responsible Governance Policies) of the Association and is required by the Colorado Common Interest Ownership Act (C.R.S. § 38-33.3-101 et. seq.), the Declaration, Bylaws and Rules of the Association.

Sincerely,  
The Reserve at Ute Creek HOA Board of Directors

NOTICE date: \_\_\_\_\_

Lot Address: \_\_\_\_\_

Violation: \_\_\_\_\_

*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*

*Homeowner  
Reserve/Whitehall Dr  
Longmont, CO 80504*