

Mountain Valley Homeowners Association
PO Box 11155
Aspen, CO 81612

To: Mountain Valley Homeowners
From: Board of Directors
Mountain Valley Homeowners Association

Date: February, 2010

Dear Fellow Homeowners,

At our recent Board of Directors meeting, one of the main topics was illegal parking on Mountain Valley streets. This has become a major problem in the subdivision.

The Board of Directors has the obligation to deal with this problem. It is a tough issue to tackle and this is a hard letter to write. But unfortunately it has to be written. This letter is being sent to all Homeowners via email and will be posted on our website at www.MountainValleyHOA.com.

The Covenants of Mountain Valley as well as Pitkin County regulations prohibit parking on Mountain Valley streets.

Here is the legalese, which we all have lived by for the past few decades:

ARTICLE IV

Restrictions and Protective Covenants

8. Rental of Units. Owners shall be permitted to rent their units within the subdivision. No residence in the subdivision used for rental purposes may be occupied by more persons than there are available off-street parking spaces for the residence. No residence shall be rented as a dormitory nor shall any residence be rented to such a large number of people as to generate unreasonable amounts of noise or create any nuisance to surrounding residences.

ARTICLE VI

3. Enforcement Actions. The Association, acting by and through its Board of Directors, shall have the right to prosecute any action to enforce the provisions of all of these Covenants by injunctive relief on behalf of itself and all or part of the Owners of the lands within Mountain Valley Subdivision. In

addition, each Owner of land within Mountain Valley Subdivision, including the Association shall have the right to prosecute any action for injunctive relief and for damages by reason of any violation of these Covenants. The Association in any enforcement action shall be entitled to an award of its reasonable costs and attorney's fees.

The Colorado Common Interest Ownership Act, section 38-33.3-302, paragraph k authorizes the Association to levy fines for violations of the Covenants.

(k) The Association may impose charges for late payment of assessments, recover reasonable attorney's fees and other legal costs for collection of assessments and other actions to enforce the power of the Association, regardless of whether or not suit was initiated. Also, after notice and an opportunity to be heard, the Association may levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the Association;

The Board will contact any and all Homeowners and Tenants in violation of the Covenants. That will be the first warning. If the violation is not resolved, the car will be towed and retrieving the car will be at the owner's expense. Please inform your Tenants about this policy.

If you wish to respond to this letter, please write to the Board at Info@MountainValleyHOA.com, or go to our website at www.MountainValley.com.

Sincerely,

Board of Directors
Mountain Valley Homeowners Association
www.MountainValleyHOA.com
Info@MountainValleyHOA.com