

**FOREST PARK ESTATES CONDOMINIUMS, INC.
AMENDMENT TO ENFORCEMENT POLICY**

PURPOSE:

Pursuant to the authority granted by the By-Laws of the Forest Park Estates Condominiums, Inc. (the "Association") the Board of Directors hereby adopts Amendment to its Enforcement Policy with the specific intent of compliance with C.R.S. Section 38-33.3-209.5 and C.R.S. Section 38-33.3-316.3 and to ensure fairness to Unit Owners with respect to enforcement of the provisions of the Association's governing documents consistent with the laws of the State of Colorado.

POLICY:

Notwithstanding any prior Policies of the Association, provisions of the Forest Park Estates Condominium Declaration, the Association By-Laws, or any other governing document of the Association, the Board of Directors amends its Enforcement Policy as set forth herein. In the event of any conflict between Policies of the Association, provisions of the Forest Park Estates Condominium Declaration, or any other governing document of the Association, the provisions of this Amendment shall prevail.

**Section 1.0
General Provisions**

1.1 A Unit Owner may notify the Association if the Unit Owner prefers that correspondence and notices from the Association be made in a language other than English. If a preference is not indicated, the Association shall send the correspondence and notices in English.

**Section 2.0
Violations That Threaten Public Safety or Health**

2.1 With respect to any violation of Forest Park Estates Condominium Declaration, the Association By-Laws, or any other governing document of the Association, that the Association reasonably determines threatens the public safety or health, the Association shall provide the Unit Owner written notice of the violation informing the Unit Owner that the Unit Owner has seventy-two hours to cure the violation or the Association may fine the Unit Owner.

2.2 If, after an inspection of the Unit, the Association determines that the Unit Owner has not cured the violation within seventy-two hours after receiving the notice, the Association may impose fines on the Unit Owner every other day and may take legal action against the Unit Owner for the violation; except that, the Association shall not pursue foreclosure against the Unit Owner based on fines owed.

Section 3.0

Violations That Do Not Threaten Public Safety or Health

3.1 If the Association reasonably determines that a Unit Owner committed a violation of the Forest Park Estates Condominium Declaration, the Association By-Laws, or any other governing document of the Association, that does not threaten public safety or health, the Association shall, through certified mail, return receipt requested, provide the unit owner written notice of the violation informing the unit owner that the Unit Owner has thirty days to cure the violation or the Association, after conducting an inspection and determining that the Unit Owner has not cured the violation, may fine the Unit Owner; however, the total amount of fines imposed for the violation may not exceed five hundred dollars.

3.2 The Association shall grant a Unit Owner two consecutive thirty-day periods to cure a violation before the Association may take legal action against the Unit Owner for the violation. The Association shall not pursue foreclosure against the Unit Owner based on fines owed.

3.3 If the Unit Owner cures the violation within the period to cure afforded the Unit Owner, the Unit Owner may notify the Association of the cure and, if the Unit Owner sends with the notice visual evidence that the violation has been cured, the violation is deemed cured on the date that the Unit Owner sends the notice. If the Unit Owner's notice does not include visual evidence that the violation has been cured, the Association shall inspect the Unit as soon as practicable to determine if the violation has been cured.

3.4 If the Association does not receive notice from the Unit Owner that the violation has been cured, the Association shall inspect the Unit within seven days after the expiration of the thirty-day cure period to determine if the violation has been cured. If, after the inspection and whether or not the Association received notice from the Unit Owner that the violation was cured, the Association determines that the violation has not been cured:

- (a) A second thirty-day period to cure commences if only one thirty-day period to cure has elapsed; or
- (b) The Association may take legal action if two thirty-day periods to cure have elapsed.

3.5 Once the Unit Owner cures a violation, the Association shall notify the Unit Owner:

- (a) That the Unit Owner will not be further fined with regard to the violation; and
- (b) Of any outstanding fine balance that the unit owner still owes the association.


Section 4.0 Notice of Violation

4.1 A notice of violation must state the nature of the alleged violation, the action or actions required to cure the alleged violation, the timeline for the fair and impartial hearing process as set forth under the heading "Hearings Before The Association" in the Association's Enforcement Policy, and specify the interval upon which fines may be levied .

ADOPTION:

The undersigned hereby certifies that the foregoing Amendment to Enforcement Policy was duly adopted by the Board of Directors of the Forest Park Estates Condominiums, Inc. on ____December 10th_____, 2022.

Forest Park Estates Condominiums, Inc.,
A Colorado non-profit corporation,

By: __Andrew Valentine__ 

Its: __FPE HOA President_____