

**COLORADO'S TIMBER RIDGE METRO DISTRICT(CTRMD)
COVENANT AND RULE ENFORCEMENT POLICY AND PROCEDURE**

Effective Date: August 4, 2026

This policy is adopted to comply with the terms of C.R.S. 1004, 1004.5 and HB24-1267 which is required for CTRMD to provide Enforcement of Declaration of Covenants for Timber Ridge Subdivision and this policy will control over any conflicting provisions in the governing documents.

1. Enforcement Procedure. The CTRMD will not impose fines or commence legal action for violations of the governing documents until after CTRMD has followed the procedures set forth below.
2. Complaints. Any Owner may send the CTRMD a written complaint by email or first-class mail, with as much information as is known of a covenant or rule violation. Complaints may also be initiated by any member of the Board of Directors, or of the Improvement Review Committee. Complaints that cannot be independently verified by a Board member must be in writing. CTRMD has no obligation to consider oral or anonymous complaints. The Board may determine whether a written complaint is justified before continuing with any enforcement action or the notice and hearing procedures.

3. Notice of Violation.

A. CTRMD will send a written notice of any asserted violation of any provisions of the governing documents to the Owner in accordance with this policy. The Board may also, at its option, provide a copy of the notice to any non-Owner violator. The notice will describe: (i) the nature of the violation; (ii) the action or actions required to cure the violation; (iii) any fines that may be imposed; (iv) the right to request a hearing to contest the violation or possible fine; and (v) if a hearing is requested, a date by which such request must be received and a timeline for the hearing process ("Notice of Violation").

B. Notices from CTRMD will be sent in English; provided, however, that the Owner may send written notice to the CTRMD with an alternate language preference. The CTRMD will attempt to provide an accurate translation of the original English version, but due to nuances in translating to a foreign language, slight differences may exist.

C. An Owner may send written notice to CTRMD identifying another person to serve as a designated contact for the Owner for notices and correspondence. The CTRMD will send the same written communications to the designated contact that it sends to the Owner. If the Owner wishes to change or cease the designated contact, the Owner must send the CTRMD written notice.

D. For the purpose of this policy to comply with Colorado law, a notice is deemed received when sent by and according to the following timelines:

- i. Email or text – Upon successful transmission of electronic mail or text;
- ii. ii. Certified Mail/First-Class Mail – 3 business days after deposit for delivery;
- iii. iii. Posting – Upon physical posting at the Owner's Lot; or
- iv. iv. Actual Notice – Upon hand-delivery.

4. Violations That Threaten Public Safety or Health. If CTRMD reasonably determines that a violation threatens the public safety or health, CTRMD will send the Owner a written Notice of

Violation informing the Owner that the Owner has 72 hours to cure the violation, or CTRMD may impose a fine.

The written notice may be sent by any of the following means: first-class mail; certified mail; email; text message to a cellular number that CTRMD has on file because the Owner has provided the number to CTRMD ; or hand-delivery.

A. After 72 hours from receipt of notice, CTRMD will inspect the Lot and determine whether the violation has been cured. If the Owner has not cured the violation, CTRMD may impose fines on the Lot Owner every other day in accordance with the fine schedule below and/or commence legal action to enforce the governing documents and cure the violation.

5. Violations That DO NOT Threaten Public Safety or Health.

A. If the CTRMD reasonably determines that a violation occurred, other than a violation that threatens the public safety or health, the CTRMD will send the Owner a Notice of Violation informing the Owner that the Owner has 30 days to cure the violation, or the CTRMD, after conducting an inspection and determining that the violation has not been cured, may impose a fine. The Notice of Violation must be sent by certified mail, return receipt requested. The CTRMD may send additional copies of the notice by first-class mail, email, text message to a cellular number that the CTRMD has on file because the Owner has provided the number to the CTRMD, and/or hand-delivery.

B. After 30 days, if the CTRMD has not received notice from the Owner that the violation has been cured, the CTRMD will inspect the Lot within 7 days of the initial 30-day cure period. After inspection, if the CTRMD determines that the violation has not been cured, the CTRMD may impose the fine stated in the Notice of Violation and will send a second Notice of Violation with a second 30-day cure period.

C. After the second 30-day cure period, if the CTRMD has not received notice from the Owner that the violation has been cured, the CTRMD will inspect the Lot within 7 days of the second 30-day cure period. After inspection, if the CTRMD determines that the violation has not been cured, the CTRMD may impose a second fine in accordance with fine schedule below, send additional notices and opportunity to cure, and/or commence legal action. The CTRMD may not commence legal action until a second 30-day cure period has elapsed.

D. If an Owner cures the violation within the required cure period, the Owner may notify the CTRMD in writing, including visual evidence that the violation has been corrected. If the Owner provides visual evidence of the cure, the violation will be deemed cured on the date the Owner sends the notice. If the Owner does not provide visual evidence of the cure, the CTRMD will inspect the Lot as soon as practicable to determine if the violation has been cured. If the visual evidence provided is insufficient for the CTRMD to determine if a violation has been cured, at the CTRMD's sole discretion, the CTRMD can provide notice to the Owner that it intends to inspect the Lot to verify the violation has been cured.

6. Additional Required Notices. If an Owner cures a violation, the CTRMD will notify the Owner: (i) of any outstanding fine balance owed to the CTRMD, and (ii) that the Owner will not be further fined with regard to the violation.

7. Request for Hearing. If an Owner desires a hearing to contest any alleged violation and possible fine or to discuss any mitigating circumstances, the Owner must request the hearing, in writing, prior to the deadline stated in the Notice of Violation. The request for hearing should describe the grounds and basis for challenging the alleged violation or the mitigating circumstances. If a timely request for a hearing is not made, the right to a hearing is deemed forever waived. If a hearing is not requested by the deadline, the hearing board will determine if there was a violation based upon the information available to it, and if so, assess a fine as set forth in the fine schedule upon expiration of any applicable cure period(s).

8. Hearing Board to Conduct Hearing. The hearing board, which may be the Board of Directors, will hear and decide cases set for hearing pursuant to the procedures set forth in this policy. The hearing board may appoint an officer or other Owner to preside at any hearing.
9. Conflicts. Any Owner who desires a hearing will be afforded a fair and impartial fact-finding process by “impartial decision makers” (persons with authority to make a decision on a claimed covenant, rule, or architectural violation and without a direct personal or financial interest in the outcome of the hearing). Any decision-maker who is incapable of objective and disinterested consideration will disclose this to the presiding officer prior to the hearing, if possible. If advance notice is not possible, the disclosure will be made at the hearing, and the decision-maker will be disqualified from all proceedings related to the hearing. If disqualification of any decision-maker results in an even number of individuals eligible to hear a case, the presiding officer may appoint an CTRMD Member, in good standing, to serve as a voting member of the hearing board.
10. Hearings. The CTRMD Board will inform the Owner of the scheduled time, place, and date of the requested hearing by first-class mail and may also send notice by certified mail; email; text message to a cellular number that the CTRMD has on file because the Owner has provided the number to the CTRMD; or hand-delivery. Hearings may be conducted during or subsequent to any applicable cure period(s). The presiding officer may grant continuances for good cause. At the beginning of each hearing, the presiding officer will explain the rules, procedures, and guidelines by which the hearing will be conducted. The complaining parties and the Owner will have the right, but not the obligation, to attend the hearing. Each party may present evidence, testimony, and witnesses. The decision will be based on the matters set forth in the notice of alleged violation, request for hearing, and evidence as may be presented at the hearing. Unless otherwise requested by the Owner, all hearings will be conducted during executive session. If a complaining party is unable to attend the hearing, the complainant may submit a letter to the hearing board explaining the basis of the complaint.
11. Decision. After all testimony and other evidence has been presented to the hearing board, it will render its written findings and decision, and impose a fine, if applicable, upon expiration of any applicable cure period(s). A decision, either a finding for or against the Owner, will be by a majority vote of the hearing board.
12. Fine Schedule.
 - A. Limitation on Fines. With the exception of violations that threaten public safety or health, the total amount of fines imposed for each violation of the governing documents may not exceed \$500. CTRMD has adopted the following schedule of fines. These fines supersede and replace any existing fines greater than \$500 adopted prior to the date of this policy.

B. General Fine Schedule.

Unless otherwise specified in the governing documents, the following fines may be imposed for each violation of the governing documents occurring within a one-year period:

First violation:	\$ 50
Second violation:	\$100
Third violation:	\$150
Fourth violation:	\$200

A Notice of Violation may be sent for any first violation. Additional or subsequent violations of the same provision occurring within one year from the date of the first Notice of Violation will be considered repeat or recurring violations, subject to additional fines as set forth above. After the one-year period, any subsequent occurrence of the same violation will be treated as a new first violation.

C. CTRMD is explicitly prohibited from foreclosing on a Timber Ridge Homeowner's property based on delinquent fees or other district charges.

13. Suspension of Right to Vote. An Owner's right to vote as per Declaration of Protective Covenants, Conditions and Restrictions for Timber Ridge Subdivision may be suspended without notice of hearing if the Owner is in violation of the governing documents for up to 60 days.
14. Failure to Enforce. The CTRMD's failure to enforce the governing documents is not a waiver of the right to enforce for any subsequent violations.
15. Administrative Expenses. Enforcement costs, imposed by the CTRMD or its managing agent, related to covenant and rule enforcement will be the obligation of the Owner and may be posted to the Owner's account. Examples include but are not limited to, certified mailings or costs to translate a notice to a language other than English.

This Covenant and Rule Enforcement Policy and Procedure was adopted by the Board of Directors on this 4th day of August 2026.

Colorado's Timber Ridge Metro District

By: _____
Its President

Printed Name: _____

ATTEST: _____
Its Secretary

Printed Name: _____