

*Mike Connolly – Chairman  
Luke Landin - Secretary  
Tim Triggs – HOA Representative*

*John Hess  
Ben Bowen  
Neil Patel*

10/24/09

William Strahn  
3025 Broadway # 26  
Boulder, CO 80304

Re: 1204 North Cedar Brook Road

Dear William:

This letter is to notify you that the property at 1204 North Cedar Brook Road is out of compliance with the Pine Brook Hills Covenants and subject to legal action by the Pine Brook Hills Homeowners Association and any individual or group of owners within Pine Brook Hills Unit 4, including but not necessarily limited to injunctive relief, suit for recovery of damages and recordation against the property of a notice of non-compliance.

The property is currently in violation of the following provisions in the covenants:

**ARTICLE THREE: LAND USE RESTRICTIONS**

**3.1 Land Use and Building Type.**

- (a) Each lot at all times shall be kept in a clean, sightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, or other building materials shall be permitted to remain exposed upon any lot so they are visible from any neighboring lot or street, except as necessary during the period of construction or remodeling.
- (b) In the event any structure is destroyed, either wholly or partially, by fire or any other casualty, said structure shall be promptly rebuilt or remodeled to conform to these restrictions or all remaining portions of the structure shall be removed. All debris shall be promptly removed from the property.

**3.1 Temporary Structures.**

- (a) No structure of a temporary character, trailer, basement, shack, or outbuilding shall be used on any lot, at any time, as a residence, either temporarily or permanently.
- (b) During the actual construction or alteration of a building on any lot, necessary temporary buildings may be erected and maintained by the person doing such work. The work of construction, altering or remodeling any building or any part of the property shall be prosecuted diligiently from the commencement thereof until the completion thereof.

**3.4 Nuisances.**

- (a) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

The original Pine Brook Hills Unit 4 covenants further state:

"...The dwelling must be completed within one year from date of commencement of construction...."

I urge you to rectify the situation by all means and as soon as possible in order to avoid legal action. Please feel free to reach me or any of the Architectural Review Committee members to discuss any proposed solutions.

Thank you for your prompt attention to this matter.

Sincerely,

Mike Connolly, Chairman

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CC: Yvonne Patten, ARC, HOA