

The Highlands at Stonegate North Condominiums

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February 13, 2009

Highlands at Stonegate North Owners and Residents:

As Property Manager for Highlands at Stonegate, I'm writing on behalf of the Board of Directors regarding the section of the Rules and Regulations concerning Pets.

As you are hopefully aware, one of the most prevalent problems in the Community at this time is uncontrolled pets and fecal matter from dogs that is not cleaned up by the dog owners. I know from personal experience that it is difficult to walk in the grassy areas and keep your shoes clean.

This issue is very much the concern of the Board of Directors, and wishes you to be aware of several considerations:

- ❖ The prevalence of dog waste has had a considerable impact on the quality of life of residents and potentially on property values in general.
- ❖ Residents guilty of this violation continue to refuse to comply with the Rules.
- ❖ The Board has been compelled to hire a service to pick up dog waste, which is paid out of the HOA budget. This means that each and every one of you pay for this, whether you are dog owners or not.

In an effort to rectify this situation, the Board has enacted a Resolution, which effectively changes the Rules and Regulations. The change involves the removal of one step in the enforcement process, giving it a shorter timeline, and increases the fine for this particular violation.

Typically, any violation requires two written notices of violation, then notice of and opportunity for a Hearing before the Board of Directors, when the case is reviewed and the alleged violator may plead his or her case. At that time fines may or may not be assessed by the Board to the Owner of the unit. In the case of a renter being in violation, the unit Owner is responsible for their conduct and would be assessed any potential fines. The new Rule removes the requirement for a second notice and increases the fine to \$250, per violation. A third violation may involve the forced permanent removal of the pet from the community.

A copy of the Resolution is enclosed with this letter for your review, and will be posted on the HOA's website: www.highlandsatstonegatenorth.com.

The Board hopes that all of you share their concern about maintaining a clean and healthy environment on the Property. I personally would like to enlist your help in the enforcement of this Rule. If any of you witness an unleashed dog, or a pet owner not picking up after it, please report the violation to me in writing. The complaint must be in writing, and I cannot accept any anonymous complaints. However, the identity of the author of the complaint will not be divulged to the violator. If, after reporting the violation to me, you witness the act once again by the same perpetrator after 10 days, please follow up with a second written notice to me. This will enable me to issue a hearing notice and possible fines. The Board and I believe that this new policy will greatly increase our ability to maintain cleaner grounds, and will benefit all residents.

A note to all non-resident Owners who rent your units: please be advised that you are fully responsible for the conduct of your tenants, and will be assessed any potential fines for any of their violations. You are also required to supply them with a copy of the Rules and Regulations so that they may be equipped to follow them. You can download the Rules free from the HOA website mentioned above.

Thank you for your time and cooperation.

At the Direction of the Board of Directors,
Highlands at Stonegate North CA

Kerry Cantrell
Property Manager

cc: Board of Directors