

Dear Homeowner,

As you are aware, the property you own within the Hawthorn Metropolitan District No. 2 (the "District") is within a covenant protected community. This means that there are certain legally binding restrictions in the form of the covenants/declaration, rules and regulations and improvement guidelines regarding the use and maintenance of your property and the required architectural review process when implementing landscaping and improvements (collectively, the "Governing Documents"). Copies of these Governing Documents may be found at <https://www.hawthornmetrodistrict.org/>.

The District's covenant enforcement resolution outlines the steps the District may take when there is a violation of the Governing Documents. This resolution provides that an alleged violation is investigated and, if it is believed to exist, is then identified as either a continuous or repetitious violation. A continuous violation is one that is ongoing and uninterrupted by time and may take time to cure. Examples include faded paint on a home or failure to properly maintain landscaping. A repetitious violation is one that occurs at a set point in time and does not require time to cure. Examples include the parking of a restricted vehicle in the community or leaving trash cans out beyond the time allowed.

After a determination is made of the type of violation that exists, the District may send a series of letters to the homeowner notifying him/her of the violation, the potential for fines or other sanctions and a one-time opportunity for a hearing on the merits. When a violation is not cured, fines are then imposed based on the schedule in the covenant enforcement resolution. These fines are progressive and any violation that remains uncured may be turned over to legal counsel to take appropriate legal action.

We hope this sheds some light onto the covenant enforcement process in the community and your obligations as a homeowner to maintain your property in compliance with the Governing Documents as well as the requirement to seek written approval prior to proceeding with an improvement on your property. The Governing Documents are for every owner's benefit and, if followed and enforced, protect and enhance the value of all of the properties in the community.

If you have any questions regarding the Governing Documents or the covenant enforcement process, please contact Susie Ellis at 303-422-4473 or ccompliance@comcast.net.

Sincerely,

The Board of Directors of the Hawthorn Metropolitan District No. 2