

Revisions Adopted at the January 10, 2009 Meeting of the JLPOA Board of Directors

Board Members: Mike Linton
 Chuck Hickson
 Erin Hart
 Wanda Loney
 Dale Johnson
 Steve Sheaff (Unable to attend meeting)
 Jerry Vaneck

AMMENDMENTS TO THE RESOLUTION OF THE JACKSON LAKE PROPERTY OWNERS ASSOCIATION, INC. REGARDING POLICY AND PROCEDURES FOR COLLECTION OF UNPAID ASSESSMENTS

Amendment to article 8 Collection Process, section (c).

Article 8, section (c) has been changed to read as follows:

(c) After installment of an annual assessment or other charges due to the Association becomes more than 120 days past due, the Association shall turn the account over for collection either by internal means or by utilizing an attorney/collections agency. Upon receiving the delinquent account, the Association shall file a lien and send a letter to the Owner demanding immediate payment for past due assessments or other charges due. Upon further review, the Association may file a lawsuit. If a judgment or decree is obtained, including without limitation a foreclosure action, such judgment or decree shall include reasonable fees together with the cost of the action and any applicable interest.

Addition of article 24.

Addition of article 24 shall read as follows:

24. Collections Handling. The Jackson Lake Property Owners Association Board of Directors will have the choice of utilizing an attorney to handle collections, or to handle collections internally in regards to this resolution.

**VIOLATION LETTER AND FINE STRUCTURE
OF THE
JACKSON LAKE PROPERTY OWNERS ASSOCIATION, INC.
REGARDING COVENANTS AND RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY
(ORIGINALLY ADOPTED 4/29/2006) IN REGARDS TO ARTICLE 5, SECTION 15**

The established Past Due letter shall be used to notify a property owner of their holding vault having a past due status for certification of over 30 days. Upon receiving this letter the Owner has 30 days to come in to compliance. If the property owner fails to come in compliance by the end of the 30 day period, the association may have a qualified professional certify the holding vault and charge any expenses incurred by the association back to the owner including but not limited to the cost of the certification and up to a \$50 administration fee. In addition to sending the property owner the Past Due notification, a copy will be put in the owners file and a copy sent to the Northeast Colorado Health Department.

**JACKSON LAKE PROPERTY OWNERS ASSOCIATION, INC.
ADDITIONAL RESTRICTION TO THE OUTSIDE WATER RESTRICTIONS
(ORIGINALLY ADOPTED JUNE 15, 2007)**

The addition of restriction #4 which may also be subject to the fine schedule for this policy reads as follows.

(4) Manifold Hook-Ups

Summer line manifold hook-ups are to be used from April 1st to October 31st. Any costs resulting from frozen manifolds or hydrents may be assessed back to the party/parties operating their summer manifold hook-up outside the above mentioned dates.