



Property Owners Association

Jackson Lake P.O.A. • 25402 MCR 3 • Weldon, CO 80653

Date ____/____/____

RE: Lot Cleanup – Lot # _____

Dear Mr. or Mrs. _____

Pursuant to the following JLPOA Covenant:

Article V, Section 5.6 Maintenance of Lots and Improvements. Owners are responsible for the maintenance, and repair of the property and improvements located within their lot boundaries including removal or replacement of dead or diseased vegetation and removal of weeds and debris. The Association, and its agents, shall have the authority, after giving the owner 30 days written notice, to enter, and clean up Lots which do not conform to the provisions of this Section, and to charge and collect from the Owners thereof all reasonable costs related thereto as an Assessment hereunder.

After recently receiving a complaint, from a JLPOA property owner, your lot(s) are out of compliance with regard to the excessive overgrowth of any weeds, tumbleweeds, leaves and or debris. Other conditions that may have caused this letter to be sent also include, but are not limited to, more than 1 unlicensed or inoperable motor vehicle on your property, construction or demolition debris, dilapidated or failing structures, and any unsafe or hazardous conditions that may exist. We are hereby notifying you with this 30 Day Notice requesting your assistance in cleaning up and bringing your property into compliance with above Covenant with a Due Date of ____/____/____. Property must be in compliance on or before the 30 Day Notice Due Date. If you come into compliance before the due date, you will need to notify a board member as to the date of compliance in order to avoid having the property cleaned and you being billed. Below is a list of possible non conformance conditions, if checked this condition exists on your lot and should be corrected within 30 days of receiving this letter.

☐ Overgrowth of weeds or foliage.

☐ Excessive accumulation of dead leaves or tumbleweeds.

☐ More than 1 inoperable or unlicensed motor vehicle.

☐ Dilapidated or failing structure/structures.

☐ Construction or demolition debris.

☐ Unsafe condition: _____

☐ Other: _____



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This will be the only notice you receive and if your lot is not within compliance on or before the 30 Day Notice Due Date, the association may contract to clean the lot on that date and charge a minimum of \$75.00 per lot back to you as the property owner without any subsequent notice (per the JLPOA Covenants and Bylaws) Article V Sections 5.6.

Thank you in advance for helping us keep Jackson Lake Village clean and inviting.

JLPOA Board of Directors