

Date: **07/01/2023**

FOREST PARK HOMEOWNERS ASSOCIATION DELINQUENT DUES NOTIFICATION

Our records indicate your dues account for ____ is in the late stage of your agreement with the Homeowners Association in the amount of \$____ through _____, which includes assessment(s) and incurred fees as provided by in the Covenants, Conditions and Restrictions as well as the Delinquent Dues (Fees) Procedure of the HOA, which was adopted and ratified on October 9, 2019.

We now make demand for payment of the amount indicated above. A \$15 per month fee for each month your assessment is late, as well as a \$35 cost per certified/return receipt letter we send out to you will be added to your outstanding balance until this matter is resolved.

Within the next two weeks either the full past due amount indicated above must be received by the HOA, or you and the board must agree to a 6-month repayment plan wherein if any payment is missed, all amounts will again be due immediately and payable within 15 days of missed payment date. If not paid in full within the 6-month plan, additional late fees, certified letter fees, court fees and a \$500 special assessment fee may be added to your balance and a lien may be placed against your property, filed with the Elbert County Records Clerk. Your mortgage company will be notified you are not in compliance with your escrow instructions, and they will be asked to call your note due and the balance of your note payable.

Should you fail to send us the full amount due or communicate to us why you believe the amount to be in error, all amounts and fees will be assumed correct. However, dispute of the amount will not stop any legal action taken against you by the Association.

This notice is to collect a debt. Any information obtained will be used solely for that purpose. We sincerely hope legal action will not be necessary and that you will give this matter your immediate attention. However, should you ignore this letter, we will take all legal actions available to us under Colorado laws to collect this debt. Please refer to the Forest Park HOA Delinquent Dues (Fee) Procedure published on our website at www.forestparkco.com for more information.

Sincerely,
Forest Park HOA – Board of Directors

Remit payment to: 4651 Pinon Dr, Elizabeth, CO 80107