

Selective Enforcement By Board of Directors & TMMC

April 25, 2008

Highline Meadows Condo Association
P.O. Box 1540
Castle Rock, CO 80104
C/O Denise Haas

RE: Fictitious Violation #: V00420080127 Violation: Miscellaneous

Dear Property Manager,

I have received your Courtesy Notice dated 4/21/08 regarding the removal of flower pots from my balcony within the next 10 days, of which you have referred to the Rules and Regulations section 3, Storage.

Upon reviewing these same Rules and Regulations section 3, Storage (and including this paragraph with my return fax), it is apparent that there has been a mistake made on your part. This section does not state anything about flower pots what so ever, whether they are on the railing itself or the balcony at all!

How have flowers in flower pots become a negative aesthetic characteristic? **If anything, flowers have an appealing aesthetic quality, of which hardly anyone will argue with.**

The flower pots located at the President's townhome and Treasurer's condo unit (balcony-railing), [President and Treasurer of Highline Meadows Condo Association, respectively], have not been deemed a negative aesthetic characteristic, so I am left to ponder why MY flowers and flower pots have been labeled in this negative fashion.

Also noted is the specific tailoring of your so called rules about this grievance you have sent me and a neighbor who lives in the very same building.

My neighbor, ~~Bob Tardie~~ who lives next door to me has received a somewhat similar letter. His supposed violation reads: **'Please ensure that you remove all flower pots from the railing on the balcony ...etc.'**, whereas you have quoted the same Rules and Regulations and section 3 as stated above in paragraph one.

The letter in which I have received regarding the supposed violation reads: **'Please ensure that you remove the flower pots from my balcony within the next 10 days'**, in which you again quote the same Rules and Regulations and section 3.

Upon comparing the two letters with regard to the flower pots, it appears that you have attempted to create false violations and have tailored the specifics of these false violations to whatever you choose.

It is very apparent that the supposed violation you have created within these letters have been completely fabricated and that there is no violation here, again I have enclosed a copy of this paragraph to assist in your understanding.

It is also ironic that these letters have come directly after I had made a very polite phone call to you regarding the President's failure to pick up his dog's feces. I have watched the President walk his dogs literally hundreds of times and never have I seen him, even once, pick up after his dogs. In fact, he usually scampers away as fast as possible to stay away from anyone who might catch him of this offense.

My call to you, with a message left on your voice mail, very politely asked that you have a private conversation with the President about this issue and possibly having him lead by example. Picking up after one's pets was mentioned within the last newsletter. Was it so offensive to ask that the President lead by example?

I have lived here going on 8 years now, always paid my dues on time and put up with your rudeness, petty ways of operation & communication, lack of return communication regarding emails with issues, and your lack of maintenance for as many years. Unfortunately, in addition to my current profession, I also have a second night job and am unable to be present at the meetings.

During this same time period of 8 years, I have followed all of your rules. I am a productive member of society and a benefit to the Highline Meadows complex, such as assisting in cleaning up the overgrown vegetation along the property line of the canal and with removal of over 18 large garbage bags of trash.

These latter items were brought to your attention, more than 7 years ago at a meeting and through email, specifically about the dangers of transients who lived within this thicket of shrubs and who broke into and damaged more than 10 car/truck windows. As I mentioned in a earlier email to you, I have friends who did not want to park on the south side of our parking lot (located directly in front of this thicket of vegetation) because of being yelled at by one or more of these transients who appeared to take "cover" there, and with additional safety concerns of being jumped or mugged.

Never once did I receive any return communication from you or any member of the board. After waiting for this extended period of 7+ years and always paying my dues on time, it was apparent that you did not care to address this issue. More than 10 members of the complex assisted in this clean-up of which I appreciate very much.

My friend, who is also an Attorney, has suggested that I communicate to you with this formal and professional letter in hopes of resolving this matter and in hopes of not having to take this to a higher authority. In addition, you are hereby asked to cease and desist of this harassment towards me.

Very Sincerely,

A handwritten signature in dark ink, appearing to read 'James Gold', written over a horizontal line.

James Gold

Certified Residential Appraiser

Highline Meadows Condo Association

PO Box 1540
Castle Rock, CO 80104

April 21, 2008

Robert Faide
139 E. Highline Circle Unit 308
Centennial, CO 80122

COURTESY NOTICE

Unit: 308

Violation #: V00420080128 Violation: Miscellaneous

Dear Homeowner:

One of the advantages of living in a covenant-protected community is that guidelines exist to help maintain the architectural and aesthetic character of our community. At Highline Meadows Condo Association, the covenants protect and enhance the value of all the property in the community and are for every owner's benefit.

During a recent property inspection it was noted that:

- ☐ Please ensure that you remove all flower pots from the railing on the balcony and that you remove the lights from hanging inside your window. Rules and Regulations section 3. Storage.

When you have made the necessary correction(s), please sign and date the bottom of this letter and mail it to the address listed at the bottom of this letter, or if you prefer, fax it to me at (303) 814-8267. If there are extenuating circumstances that will prevent you from correcting this issue within ten (10) days, please contact me by writing to me at denise.haas@tmmc-management.com as soon as possible. We would be happy to discuss ways to resolve this issue with you and avoid further notices and possible fines.

Thank you for your cooperation and participation in making our community the best it can be!

Sincerely,

TMMC Property Management



Denise Haas, CMCA, AMS®
Property Manager

At the Direction of the Board of Directors
Highline Meadows Condo Association

cc: Property File

Date Violation Corrected _____
OWNER CERTIFICATION OF CORRECTION
I certify that the above violation has been corrected.

Signature of Owner

Date

MANAGED BY TMMC PROPERTY MANAGEMENT

PO Box 1540 • Castle Rock CO 80104 • Phone 303-985-9623 FAX 303-814-8267