

THE HEIGHTS

At Jackson Creek
Homeowners Association

1042 W Baptist Road #129
Colorado Springs, CO 80921

September 22, 2009

Bob Balink
El Paso County Clerk and Recorder
200 S Cascade Av
Colorado Springs, CO 80903

ROBERT C. "BOB" BALINK
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El Paso County, CO



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Dear Sir:

Please be notified that The Heights at Jackson Creek Home Owners Association is now active. The Heights at Jackson Creek is located in Monument, Colorado. We have 313 home in our Association.

According to our governing documents and Association By-Laws we are required to collect a transfer fee on the transfer of ownership of any property in the jurisdiction of our Association. Our transfer fee is \$150.00. Checks should be made payable to HJCHOA and mailed to the address shown above.

Additionally, we are providing a couple of other services which will be of benefit to the purchaser of a home in The Heights. At the purchaser's request, before closing, we will have our Design Review Committee inspect the property to report on any Condition, Covenant & Restriction violations that might currently exist. Purchasers will not likely want to purchase a home which in violation and will be a problem to them after closing. We will issue a written report to the purchaser. Our charge for this service is \$150.00. We are able to perform this inspection on relatively short notice. Notify Debbie Heredia at 487-1153 and she will get our Design Review Committee to inspect the property and prepare a report.

Additionally, for a fee of \$50.00 we will provide the buyer with a Home Owners Association portfolio which will include the Articles of Incorporation, Declaration of Conditions, Covenants & Restrictions, By-Laws, Governance Policies, Association Rules and Association web site information.

We are a NO DUES Association so these various methods of deriving revenue are our only revenue source and important to our existence and longevity.

Would you please record this notification so that it will be brought to the attention of title companies performing their search and closing functions. I am enclosing a check for \$6.00 for your fee to record this letter. Thank you!

Sincerely

Robert Cottrell