

Inspiration Metropolitan District — Covenant Enforcement Summary

Purpose

This handout summarizes how the Association handles rule violations and when fines or legal action may occur. The goal is to provide clear steps and cure opportunities for homeowners.

How the Process Starts

- Management conducts 2 monthly inspections of the community to ensure the covenants and guidelines are being followed.
- A written complaint is submitted by a homeowner, resident, Board/committee member, or management.
- The Association investigates to confirm whether a violation exists.

Two Paths

- Safety/Health Risk: You receive a 72-hour cure notice. If not cured, fines of \$50 every other day may apply (up to \$500), and legal action may follow.
- Not a Safety/Health Risk: You receive a 10-day courtesy warning, then a 30-day Initial Notice (\$200 fine if still not cured after the 30-day cure period), followed by a 30-day Second Notice (\$300 fine if still not cured after the 30-day cure period), followed by review by the Board for possible legal action if not cured.

Your Rights & Important Notes

- You can request a hearing after a fine-eligible notice, but contact your managing agent, as most matters can be cleared up without needing a hearing.
- Fixing the issue at any stage ends the process.
- You can request additional time to cure the violation if there are extenuating circumstances or you are waiting on a contractor to complete the work.
- Repeat violations within 90 days can result in additional fines for a repetitious violation.
- Uncured violations and unpaid fine amounts may become a lien and can lead to legal action.

Enforcement Flow (Color-Coded)

