

Covenant Enforcement

The Otter Pond Homeowners Association adopted this form for the purpose of handling all concerns or complaints within the association. All such matters will be kept on record and reviewed by the Covenant Enforcement Committee (CEC).

Please consider resolving concerns with your neighbor with a simple phone call and avoiding the use of the complaint form as your first alternative. This is the best and quickest method.

The Covenant Enforcement Committee is made up of not less than three members of the Association. Members may include any property owners of record in the association, and may include members of the ALRB or OPHOA Board. The CEC will provide a forum for homeowners who are cited for rule violations to present their case to a committee composed of their homeowner peers prior to any fines being imposed by the OPHOA Board of Directors. This committee will meet as necessary and report monthly to the OPHOA Board.

Any concern or complaint brought to the Association must be submitted in writing by complainant on the **“Residential Concern/Complaint Form”**. The complaint must include name, date, and a clear statement of the concern or complaint. If the complainant thinks a covenant has been violated, then the specific Article and Section of the covenants must be cited. Mail the form to OPHOA, 1826 Otter Pond Cir., Montrose, CO 81401 or deliver it to any CEC or OPHOA Board member.

The CEC or OPHOA Board will review the complaint and make a determination of violation. The Homeowner shall then be contacted concerning the cited violation and the procedures for a hearing, should they disagree. The Board will then continue to take whatever action is deemed necessary and appropriate under the guidelines of the Covenants and Resolutions to see that the issue is resolved.

Please keep in mind that the Association will only process matters involving the restrictive covenants of the Otter Pond Homeowner Association. Violations of zoning codes or municipal ordinances may instead call for remedies from municipality, city, county, and state government officials.

For complete details of Enforcement Procedures see Policy #5 on the web site.

For Fines and Penalties see Resolution 2016-1 on the web site.