



May 28, 2024

Via Regular U.S. Mail

Colorado Springs Office

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Huerfano County Building Department
401 Main Street, Suite 304
Walsenburg, CO 81089

Re: **Covenant Violations: Turkey Ridge Ranch Property Owners Association**
Regarding property owned by Keith Parsons at 1606 Shaymus Court
Our File No: 3493.0021

To Whom it may concern:

Altitude Community Law P.C. is legal counsel for Turkey Ridge Ranch Property Owners Association, Inc. ("Association"). The Board of Directors has requested we write to you concerning the Association's actions against Keith Parsons, as the events relayed to you by Mr. Parsons are not accurate.

Our office initially sent a notification to Mr. Parsons in April of 2021 for two covenant violations. One violation was due to Mr. Parsons extending his fence across a road owned and maintained by the Association. The second violation was that Mr. Parsons was living in a camper on his property which is prohibited by the covenants.

As you know, the Turkey Ridge Ranch Property Owners Association is a covenant protected community. What this means is that there are certain restrictions in the form of the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Turkey Ridge Ranch ("Declaration"), regarding the use of all the owners' property within the community. In addition, the Association has also adopted Rules and Regulations that govern the use of all properties that are binding upon the owners.

The first issue for Mr. Parsons placing his fence across a roadway was resolved in June of 2021 after Roger Mangini and Huerfano County Code Office both met with Mr. Parsons on his property and showed him where he could legally place his fence, and where he had to move his fence. Following the meeting, Mr. Parsons removed his fence off of Association property. That matter was resolved upon Mr. Parsons payment of the attorney fees and the costs of Mr. Mangini.

The second issue for Mr. Parsons was that he was living in a camper on his lot. Owners are only allowed a short window of time to live in their camper and that is while actively building

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their home, but even then, for only a period of six months which he far exceeded. Mr. Parsons refused to comply with the covenants and a lawsuit was filed and judgment entered against Mr. Parsons. The lawsuit was filed March 21, 2022, Case 2022C030013, in Huerfano County Court. Judgment entered March 23, 2023 and the Court issued a Satisfaction of Judgment on that case on April 5, 2024, so it is closed.

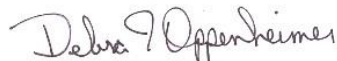
Mr. Parsons did attempt to move his camper back onto his lot to live in it again in February of 2024, and the Association did file a Motion for Contempt of Court for said action, and he then removed the camper.

The Association has filed no other lawsuits against him. As an officer of the Court, I can advise that there are no other lawsuits currently showing in the state court system against Keith Parsons.

The Association has never advised Mr. Parsons that he could not build on his property nor tried to stop his building. The Association has taken action for his repeated attempts to live in a camper on his property, which is not allowed. Obviously, if the County renews his building permit Mr. Parsons will still not be allowed to live in a camper on his lot as he has already exceeded the allowed six months to do that. Additionally, if he tries to simply obtain a camping permit, that will also still be in violation of the covenants for the community.

We trust this addresses the mis-information that the Association is in active litigation against Mr. Parsons and the mis-information that the Association ever tried to stop his building of his home. Should you have any questions or desire to discuss this further, please do not hesitate to contact us.

Sincerely,



Debra J. Oppenheimer
Altitude Community Law P.C.

DJO/djo
c: Board of Directors, Turkey Ridge Ranch Property Owners Association