

The
Ridges
at Chalet Village

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February 19, 2013

Subject: Right of Entry

Dear Homeowner,

This winter some of our units were damaged when water pipes froze due to lack of heat in the neighboring units. Water pipes run in between units, therefore, if your water is drained down it does not negate your responsibility to maintain heat in your unit. Please be reminded that ALL thermostats must be turned to 55 degrees from Labor Day to Memorial Day.

It is the obligation of the Board of Directors to ensure that each Homeowner in our Community is adhering to the Declaration of Covenants, Conditions and Restrictions (CC&R's) set forth in our Documents. We are all bound to conform to the Articles of our Covenants. The Association maintenance agent conducts weekly unit checks to ensure that each unit is in compliance.

We believe that you are a good neighbor and would not knowingly violate our CC&R's. *Section 5, Right of Entry. Sub-paragraph (d) states: "An Owner shall grant the right of entry to the HOA maintenance agent for heating and plumbing inspection and safety checks.*

Please be advised that right of entry is non-negotiable, leaks from frozen piping will affect other units and common areas, which places our HOA insurance coverage and finances in jeopardy.

Thank you for your understanding and cooperation regarding this matter.

Kind Regards,
Board of Directors
The Ridges at Chalet Village

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Approved by The Ridges at Chalet Village Board of Directors: 02-16-2013