

SETTLER'S VILLAGE SUBASSOCIATION, INC.

Managing Agent

Highlands Ranch Community Association, Inc.

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Highlands Ranch, CO 80126

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May 8, 2006

Re: Decks, Patios, Porches, and Window Wells

Dear Homeowner:

Please be advised that you as the homeowner are responsible for all maintenance, repair, and replacement for your front porch and your patio. Additionally, you are responsible for staining, maintaining, repairing, and replacing any deck or balcony attached to your unit. The obligation for maintenance, repair and replacement of the various items, including porches and patios, is established in Article V, Section 4, of the Subassociation Declaration for Settler's Village Subassociation, which states as follows:

*Section 4. Duty to Maintain Exterior of Townhouse Dwelling Units. ... Settler's Village Subassociation, at the expense of the Settler's Village Subassociation (subject to Article IV, Section 15 hereof) shall maintain, repair, paint, replace and otherwise care for all exterior portions of the Dwelling Units, including Party Walls, as subsequently defined, and exterior walls and foundations; roofs; gutters; down spouts; sidewalks; private driveways; lawns, shrubs, trees and other landscaping **but specifically excluding** electrical fixtures and lighting; hardware, glass; **entryways; courtyards, window wells;** air-conditioning units; **balconies; decks;** gardens; flower beds; and fences and similar improvements **which shall be the responsibility of the respective Subassociation Owners** of the Residential Sites. [Emphasis added.]*

The terms "entryways" and "courtyards" as used in Article V - Section 4, above would correlate to "front porches" and "back patios." Therefore, the individual owners are responsible for maintenance, repair, and replacement of the concrete porches and patios, and for staining, maintaining, repairing, and replacing any deck associated with their respective townhomes. While the Association may have stained some decks in isolated circumstances in the past, the Subassociation Declaration specifically assigns this obligation to the homeowners. Therefore, the Association cannot and will not be handling these items in the future.

If for any reason you are unable to get these maintenance items done for yourself, please contact the property manager. To the extent possible, the Association will work cooperatively with the owner to see that the work gets done. However, the Association will charge the owner for any work that the Association performs.

Finally, please be aware that the ACC must approve any staining or other work you do prior to when you start the work. You may find the approval form from the property manager or on the Settler's Village web site (www.settlersvillagehr.com)

Very truly yours,

The Board of Directors
Settler's Village Subassociation