



HindmanSanchez

Covenant Violation Lien Request

Association: _____

Address of Property: _____

Specific Covenant Violations on the property: _____

Notice of the violation was sent to owner of property on what date: _____
(Copy of letters must be attached)

Property is for sale by realtor: _____
(name of realtor and phone number from sign, if known)

Plans must be submitted within _____ days
Correction of violation to be completed within 30 days after receipt of approval with absolute
drop dead date of _____
Other requests _____

Escrow amount to cover cost of violations to be corrected \$ _____

Board contact for negotiation purposes: _____

- Buyer will have to sign an agreement to cure violation and deposit money into escrow to insure that violation is corrected.
- Agreement will include fee if manager has to use the escrow funds to correct violations.
- A request for all attorneys' fees expended will be submitted to the title company with the agreement. HindmanSanchez will draft.

STATUS LETTER: A note should be included on any status letter advising that there is a covenant violation lien recorded on the property and that the title company must contact HindmanSanchez to resolve it. (Send copy of status letter request to HindmanSanchez so we can contact title in case they do not contact us) Also, let us know of any additional violations that we should address prior to closing.

Board members and manager should refer all calls regarding the covenant violation lien to HindmanSanchez so that multiple offers are not extended and to insure attorneys' fees are fully paid.

HindmanSanchez P.C. Attorneys at Law • Denver & Fort Collins

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