

# 699 Properties, LLC

31 N. Tejon St., Suite 500

Colorado Springs, CO 80903

Telephone: 719-287-7777

Email: jeyeb@yahoo.com

September 30, 2017

Dear Paint Brush Hills Residents:

You live in a covenant-protected community with Covenants designed to protect your property values while also being relatively unobtrusive. There is no homeowners association so our Covenants are enforced either by an Architectural Control Committee (the "Committee") formed pursuant to the Covenants or by the homeowners themselves, who have the same rights to enforce the Covenants as does the Committee.

Our company, 699 Properties, LLC, has served as the enforcement Committee since we bought property here in 1999. As of now, however, we no longer own property in Paint Brush Hills and won't be serving as the Committee after October 31 of this year. A Committee isn't required, but enforcement may be best when done by a Committee.

Therefore, this letter is designed to not only let you know that we won't be serving as the Committee after October 31 but to also ask if you would like to serve on a successor Committee to enforce the Covenants. Whether or not anyone steps forward to serve as the Committee, all homeowners will continue to have the right to enforce the Covenants. If you might be interested in serving on a successor Committee, have any questions, or just want more information, please contact me by email at [jeyeb@yahoo.com](mailto:jeyeb@yahoo.com) or by phone at 719-287-7777. I'd be more than happy to discuss anything regarding the Covenants with you. The Covenants, as well as this letter and any later developments, are available online at [www.kvisit.com/WQ/pOymAQ](http://www.kvisit.com/WQ/pOymAQ). Just click on the item or items you want to download from the PBHCovenant list on that website.

If you want to serve on a successor Committee, we would work closely with you for a reasonable time to ensure a smooth transition. We'd be happy to form a successor LLC for you and provide estimated funding for, say, the next year. Our Covenants apply to Paint Brush Hills Filings 4 through 13A, but not to the Scenic View subdivision nor to any land yet to be developed. In fact, the Committee has little to do now that our area has matured, all lots have homes on them, and new home plans don't need to be approved.

Thank you, and we look forward to hearing from you.

  
Jay Bartz, on behalf of  
699 Properties, LLC