

NOTICE OF ASSESSMENT LIEN
Park River West Declaration Section 16

DATE OF NOTICE:

TO: HERE NAME UNIT OWNER(S) AS SHOWN ON ASSOCIATION RECORDS

ADDRESS: USE ADDRESS ON ASSOCIATION RECORDS

TO YOU AND EACH OF YOU NOTICE IS HEREBY GIVEN UNDER THE TERMS OF DECLARATION SECTION 16 THAT YOU ARE DELINQUENT AND IN DEFAULT OF AMOUNTS DUE TO PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION") FOR ASSESSMENTS, FINES, FEES, AND OTHER SUMS ATTRIBUTABLE TO UNIT 6XX AS SPECIFIED IN THIS NOTICE. THE ASSOCIATION SHALL FILE A STATUTORY LIEN UNDER THE TERMS OF C.R.S. Sec.38-33.3-316.

The amount of the unpaid Fines (if any) and Assessments, accrued interest and any costs and charges to date, and an interest per diem are as follows:

The total balance due is \$_____. The total Common Expense Assessment balance due is \$_____. The balance is broken down to show you how the total was determined.

For Assessment Year 2025 - Assessment for year 2025_____, Late Fees_____, Collection Fees_____, and accrued Interest_____.
Interest Per Diem for Assessment calculated from date of this Notice: \$_____

For 2025 unpaid Fines_____, Fees_____, Charges_____, associated interest_____, and Collection Costs_____.
Interest Per Diem for Fines calculated from date of this Notice: \$_____

The Unit Owner has thirty days subsequent to the date of the delivery or mailing of the Notice of Assessment Lien within which to pay the Fines and Assessments and associated penalties, fees, and costs.

This Notice of Assessment Lien is deemed to be effectively received five (5) days from the date of such mailing, irrespective of whether or when the letter is claimed, receipted for or otherwise delivered or received. If the delinquency and associated fees and interest is not cured and paid in full within the thirty (30) day period, the Association may (i) record a Statutory Assessment Lien upon the land records of Larimer County Colorado against the Unit and (ii) pursue any other remedy available under the Declaration or Colorado law, including suit against the Unit Owner and foreclosure of the Assessment Lien and sale of the Unit (except those items statutorily excluded from foreclosure).

The Unit Owner is liable for all court costs, attorneys' fees or other costs of collection which together with all unpaid Fines and Assessments, Late Fees, Collection Fees and interest are secured by the Assessment Lien against the Unit Owner and the Owner's Unit. All Unit Owners should be aware that, where enforcement and collection is required, the Unit Owner will be liable for substantial costs and attorney's fees of enforcement.

PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (A COLORADO NON-PROFIT CORPORATION)

BY: _____

TITLE: _____ [must be PRW President, Vice President, Treasurer, or Secretary]

Certificate of Service

The undersigned hereby certifies that on _____, 2026 the above and foregoing Notice of Intent to File Lien together with all attachments was sent by Certified Mail – Return Receipt Requested to (here insert name of owners(s) and by physically posting a copy of the notice at the Unit __ 6XX __.

I further certify on the same date I also informed the **Owner (s)** on behalf of the Association by (check as applicable-must do at least TWO):

____(A) Telephone call to a telephone number that the Association has on file because the unit owner or designated contact has provided the number to the Association. If the Association attempted to contact the unit owner or designated contact by telephone but was unable to contact the unit owner or designated contact, the Association did, if possible, leave a voice message for the unit owner or designated contact.

____(B) Text message to a cellular number that the Association has on file because the unit owner or designated contact has provided the cellular number to the Association;

____(C) Email to an email address that the Association has on file because the unit owner or designated contact has provided the email address to the Association; or

____(D) By regular mail, IF THE UNIT OWNER OR DESIGNATED CONTACT HAS NOT PROVIDED A TELEPHONE NUMBER, CELLULAR NUMBER, OR EMAIL ADDRESS AS ADDITIONAL MEANS BY WHICH TO RECEIVE NOTICES.

I Further certify that I searched the records of the Association in advance of Notice and did not discover a demand for notice in any language other than English or any other designated contact, person or agent to whom duplicate notice is required.

Print Name