



Priority Mail 1 \$9.85
 Window FR Env
 Denver, CO 80228
 Flat Rate
 Expected Delivery Date
 Wed 04/10/2024
 Tracking #:
 9505 5115 1502 4099 6230 40
 Insurance \$0.00
 Up to \$100.00 included
 Total \$9.85
 CTOM - Individual - 1 \$2.00
 Domestic
 Mail Pickup 1 \$0.00
 Tracking #:
 RF340620853US

 Grand Total: \$64.72

 Credit Card Remit \$64.72
 Card Name: VISA

Denver
 Jeremy
 Direct
 jfletcher

March 8, 2024

Via U.S. Mail

Michael Leigh MacGowan
 Kimberly Ann Peer
 PO Box 381
 Florence, CO 81226

Re: **Cease and Desist** Hermitage at Greenwood Village Condominiums Association, Inc.
 Our File No. 8103.0009

Dear Michael Leigh MacGowan and Kimberly Ann Peer:

Altitude Community Law P.C. represents Hermitage at Greenwood Village Condominiums Association, Inc. (the "Association"). The Association is in receipt of your Notice of trespassing, such that it is, and has requested we write to you concerning your conduct in the community and communicate with you the Association's position specifically, as well as in general, with respect to your Notice.

We understand you are claiming, through disparate unrelated "legalese-sounding" jargon, ownership to the Association's property and to the best of our understanding, threatening an eviction action based on your woeful interpretation of 'law.' To that end, you posted copies of that first Notice of trespass on garage doors of individual Owners within the Association on January 10, 2024 forwarding that claim as representatives of the Union Rail Pacific Company. Future trespass, harassment and impersonation will not be tolerated by the Association or the community.

Your conduct falls under second degree trespass under the Colorado Revised Statute §18-4-502 and carries a sentence of six months jail and a fine of up to \$750. Harassment and impersonation are felony violations under the Colorado Criminal Statute that also carry jail time and significant fines, See C.R.S. § 18-9-111 and §18-5-113. Your conduct may further constitute as grounds for an intentional infliction of emotional distress on individual members as well as various other causes of action.

In light of the above, demand is hereby made that you **immediately cease and desist** from all such types of activity in the future. Please be advised, should any of this conduct ever occur again, the Board may authorize us to take appropriate legal action against you, criminally and civilly. In addition, the Greenwood Village Police Department has been alerted to your activities.

We hope you will give this matter the serious attention it deserves. Should you wish to discuss the matter further, please do not hesitate to contact this office.

Sincerely,

Jeremy Brett Daz Fletcher
 Altitude Community Law P.C.

JF/jf
 c: Board of Directors
 07750022.DOCX