

GRACE PARK FILING 1 OWNERS ASSOCIATION, INC.

Notice of Loss Assessment

Date: June 4, 2026

To: All Grace Park Filing 1 Association Owners

From: The Board of Directors at the Grace Park Filing 1 Homeowners Association

Subject: Loss Assessment for Deductible for Leak at Building 1102. East Carolina Units 9-12

Dear Grace Park Filing 1 Owner(s),

On June 4, 2026, Ute Water shut water off to building 9 -12 due to an active leak. The leak was located in the crawl space and flooded the crawl space with two feet of water. Repairs began and the Association filed a claim with the Master Insurance Policy to pay for the remediation and repairs. The Association's insurance deductible is \$10,000/claim. This means that any/all expenses beyond \$10,000 will be covered and paid by the claim. Total repair expenses are estimated at around \$12,000 +.

This leaves the Association with paying for the \$10,000 deductible. The HOA's budget does not have the money to pay this deductible and the Board voted and approved a Loss Assessment to cover the unfunded deductible.

The Loss Assessment is \$833.33 per owner, due August 1, 2026 (12 owners/\$10,000 = \$833.33).

This is important: Each owner should have Loss Assessment coverage in their personal H06/equivalent homeowner's policy. Each owner can file a Loss Assessment claim with their personal insurance provider. If the homeowner's insurance policy includes Loss Assessment coverage, use this letter to send to your provider to file a Loss Assessment claim for \$833.33. Your personal insurance provider (if Loss Assessment coverage is included in your policy) will make payment to the Grace Park Filing 1 Association.

Assessment Details

- Amount: \$833.33 per owner/unit
- Due Date: August 1, 2026
- Purpose: Pay the deductible for the water damages that occurred on June 4, 2026, at 1102 E. Carolina Building 9-12.

Payment Options

If an owner does not have Loss Assessment coverage with their personal insurance policy, they may pay the assessment in full by August 1, 2026, or, upon request, may elect to pay the balance in four (4) equal installments over four (4) months.

To set up an installment payment plan, please contact the Association's management company prior to the due date: HOAServices — contact@hoaservicesco.com

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Owners who do not pay the assessment in full or establish a payment plan prior to August 1, 2026, may be subject to late fees, interest, and other enforcement actions as permitted under the Association's Collection Policy and C.R.S. § 38-33.3-209.5.

Thank you for your prompt attention and cooperation.

The Board of Directors
Grace Park Filing 1 Homeowners Association