

**CRCP 365 ADVISEMENT**

**PLEASE READ CAREFULLY**

**TO ALL DEFENDANTS:** You have been served with paperwork because your homeowner's association is trying to enforce covenants relating to your property. This document describes your options. You will have to choose one of the options. Time matters. Do one of the things below by the date listed on the Summons you were served with.

**IF YOUR PAPERWORK SAYS "NON-APPEARANCE" YOU DO NOT NEED TO APPEAR IN PERSON BUT YOU STILL MUST SELECT AN OPTION BELOW. IF YOUR PAPERWORK GIVES YOU A TIME TO APPEAR, THEN APPEAR IN PERSON.**

**Option # 1 REACH AN AGREEMENT:** Contact the plaintiff (who is the homeowner's association) to reach a settlement agreement. The Contact information for the plaintiff is listed on the upper left-hand side of the first page of the Summons and Complaint you were served with. If an agreement is reached, it will be put in writing and become a court order. Make sure you understand any agreement reached. **If you and the plaintiff choose to reach an agreement, the agreement must be signed by you and filed by the plaintiff with the Court on or before the date listed on the Summons you were served with.**

**Option # 2 FILE AN ANSWER (choose this option if you dispute the claims against you in the Complaint):** If you dispute the claims in the Complaint, file an Answer. Filing an Answer is how you tell the Court you want the facts and the evidence to be heard by a judicial officer at trial. If you wish to file an Answer, you must file the Answer on or before the date listed on the Summons you were served with. There is a fee to file an Answer. If you cannot afford the fee, the Clerk's Office can waive the fee if you qualify.

**To file an Answer:** Complete the form Answer you were served with. File your answer via U.S. mail addressed to the Clerk of Court at 270 S. Tejon St., Colorado Springs, CO 80903 or in-person in the Clerk's office located in Room S101 of the courthouse. Include with your Answer the filing fee in the form of a check or money order payable to the Clerk of Court or the completed fee waiver application. You can request a fee waiver form from the Clerk's Office or find the paperwork on the court website. You will have to submit the paperwork and documentation for the fee waiver and will be notified if you qualify or are denied. If denied, you will receive a payment request for the filing fee.

**\*INCLUDE A TELEPHONE NUMBER AND E-MAIL ADDRESS ON YOUR ANSWER\***

**Option # 3 DO NOTHING:** Your third option is to do nothing. Should you choose that option, the plaintiff may request that the Court enter orders requiring you to do certain things and/or enter a money judgment against you, along with attorney's fees (if any) and costs of court. If a money judgment is entered, the plaintiff may take steps to collect the amount of the judgment, which may include wage garnishments or bank account garnishments or other legal remedies.

**IF YOU CANNOT READ OR SPEAK ENGLISH, PLEASE CONTACT THE COURT AT [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) OR call (719) 452-5000.**

**SI NO PUEDE LEER O HABLAR INGLES POR FAVOR PONERSE EN CONTACTO CON EL CORTE EN [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) O LLAMAR (719) 452-5000.**

**만약 당신이만약 당신이만약 당신이영어를 사용하다문의하시기 바랍니다법원법원**

**[D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) 또는 전화 (719) 452-5000.**

**rú guǒ nín bù néng yuè dú huò shuō huà qǐng shuō yīng yǔ qǐng tōng guò yǐ xià fāng shì yǔ fǎ yuàn lián xì [D04 Courts DivCVL@judicial.state.co.us](mailto:D04_Courts_DivCVL@judicial.state.co.us) huò zhì diàn (719) 452-5000.**