



February 9, 2015

BH Parker, Inc.  
Attn: Jeff Willis  
10630 E. Bethany Drive, Ste. B  
Aurora, CO 80014

**Re: Horseshoe Ridge 2<sup>nd</sup> Amendment – Probationary Acceptance**

Dear Mr. Willis:

A field visit has been conducted on Horseshoe Ridge 2<sup>nd</sup> Amendment. The purpose of this field review was to inspect the condition of the roadway, curb, gutter, sidewalk and drainage improvements for conformance to Town standards and specifications. Based on the recommendation of Mike Waugh, Development Review Engineer, these improvements are hereby granted probationary acceptance by the Town.

Please be aware that you are required to warrant the improvements for a two-year period from this date. Should structural or material failures occur during this warranty period, or if additional deficiencies are detected during this period, you will be required to make repairs, replace defective materials and correct deficiencies prior to the Town granting final acceptance.

Construction BMPs (sediment/erosion control measures) must be implemented and maintained as long as construction remains active in this subdivision filing, or until all disturbed areas have been properly re-vegetated. These and all other provisions of the grading permit will remain the responsibility of **BH Parker, Inc.** even if property within this subdivision is sold, unless, the new owner applies for a new and separate grading permit. As an alternate, the new owner may obtain an assignment of the rights and obligations under the previously issued grading permit. No work shall continue or commence following a change of ownership until assignment has been made or a new grading permit has been issued for the subdivision.

Colorado Business Bank Letter of Credit #1694 may be reduced to \$97,108.44 and must have an expiration date of February 9, 2017 to cover the two-year warranty period.

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If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael E. Sutherland".

Michael E. Sutherland  
Public Works Director

cc: John Fussa, Community Development Director