

**NOTICE TO QUIT
(Repeat Violation of Covenant/Condition)**

TO: _____

Pursuant to Section 13-40-104(e.5), Colorado Revised Statutes, you are hereby notified by the undersigned owner that on _____, 20____, you were served with a Demand for Compliance or Possession by reason of a violation of a covenant or condition under the terms of the Lease, specifically:

You have subsequently violated the same covenant or condition on _____, 20_____.

THEREFORE, your tenancy of the lands and premises described below is hereby terminated as of _____, 20_____, and you are accordingly notified to quit said premises and surrender possession on or before said date.

Street Address _____,
Lot(s) No. _____, Block No. _____, Addition/Subdivision _____,
_____ in the _____ County of _____,
State of Colorado.

Dated this _____ day of _____, 20_____.

Owner

By: _____
Agent

CERTIFICATE OF SERVICE

State of Colorado

_____ County of _____

I certify that I served the within Notice to Quit on _____ (date) by:

delivering a true copy to _____ the tenant other person occupying such premises.

leaving a copy with _____, a member of the tenant's family over the age of fifteen, residing on or in charge of the premises.

posting a true copy in a conspicuous place on the premises (describe) _____

at _____, in the _____ County
of _____, State of Colorado.

Signature

Section 13-40-104, C.R.S. Unlawful detention defined. (1) Any person is guilty of an unlawful detention of real property in the following cases:

(e) When such tenant or lessee holds over, without such permission, contrary to any other condition or covenant of the agreement under which such tenant or lessee holds, and three days' notice in writing has been duly served upon such tenant or lessee requiring in the alternative the compliance with such condition or covenant or the delivery of the possession of the premises so held;

(e.5) (I) When a tenant or lessee has previously been served with the notice described in paragraph (e) of this subsection (1) requiring compliance with a condition or covenant of the agreement, and subsequent to that notice holds over, without permission of the tenant or lessee's landlord, contrary to the same condition or covenant.

(II) A tenancy may be terminated at any time pursuant to this paragraph (e.5) on the basis of a subsequent violation. The termination shall be effective three days after service of written notice to quit.

Note: For a complete definition of unlawful detention, see the entire text of 13-40-104, C.R.S.