

Ranch Homeowners Association Filing #3

AMENDMENTS TO GUIDELINES

AMENDMENT TO ROOFING GUIDELINES

Covenant Guidelines "VI. Exterior Additions on Lots/Homes, J., Roofing" (Page 9)
Adopted by the Board of Directors at a regular meeting July 20, 1999.

Approved materials include metal roofing provided it meets the following criteria:

1. Metal roofing must be produced by a high quality manufacturer such as Tasman Roofing, Inc. which makes Decra Roofing or an equivalent product.
2. Manufacturer must offer a warranty comparable to that of Decra Roofing i.e. 50 year warranty against leakage, wind damage and hail along with 25 year warranty for adhesion of stone coating.
3. Limited color selections and profiles (slate, shake or Mediterranean style) all of which must match the architecture of the home will be approved.
4. No roofing material that exhibits a sheen, polish or smooth surface will be approved.

DECKING MATERIAL

Covenant Guidelines "VI. Exterior Additions on Lots/Homes, D., Detached Decks" (Page 8)

Adopted by the Board of Directors, May, 2000

Approved for decking material is Trex for new or existing decks. The composite material and data sheets to show that it weathers very slowly, looks similar to wood, and has a ten year warranty.

WROUGHT IRON FENCING

Adopted by the Board of Directors March, 2001

Covenant Guidelines "Fences & Landscaping Walls, C., Materials" (6)

Wrought Iron fencing material can be approved for fences bordering open space.

FINES FOR COVENANT INFRACTIONS

- A. On August 14, 2001 the Board of Directors voted to establish a system of fines for infractions to the covenants and guidelines pursuant to the Colorado Revised Statutes: CRS: 38-33-302(1)(k) as amended in 1998. (*Impose charges for late payment of assessments, recover reasonable attorney fees and other legal costs for collection of assessments and other actions to enforce the power of the association, regardless of whether or not suit was initiated, and after notice and opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association.*)
- B. Homeowners are notified of an infraction to the covenants/guidelines and asked to have correction made within a specified time period 30 to 60 days as determined by the Architectural Control Committee (ACC) .
- C. If the homeowner has not made the correction in the allotted time, a second letter will be sent giving an additional 30 days for the correction infraction to be made. The letter will state that at the end of 30 days if the infraction is not corrected a fine of thirty-five dollars (\$35.00) for each month the infraction is not corrected will be assessed to the homeowner until the problem is resolved. The second letter will state what appeal may be made to the Board of Directors.
- D. Fines unpaid will be subject to placement of lien on the property. Interest at 6% per annum will apply to the total amount of any lien filed.

Plans for any of the above must be submitted to and approved by the Architectural Control Committee.

OVER

CHANGE TO COVENANT GUIDELINES V.A.4

UPRIGHT FENCES AND WALLS CONTIGUOUS TO THE GOLF COURSE

Pursuant to the homeowner vote taken in July of 2004 the following change is made to the Covenant Guidelines.

Page 6, Item V.A.4 is changed to:

Upright fences and walls contiguous to the golf course will be approved under the following conditions:

1. Only Black, powder-coated steel or aluminum wrought iron for the body of the fence.
2. If pillars/sub walls of brick or stone are part of the structure they must conform to the architecture of the home and the neighborhood.
3. Maximum height of 5' (5 feet) to include both fence and sub wall (if part of the structure). Adjustments for slope will be considered.
4. Homeowners are responsible for adherence to property line, utility set-backs and other city code requirements. The utility locator should be utilized prior to submission of a plan to the ACC.
5. All plans **MUST BE SUBMITTED TO THE ACC** For approval before any contractual obligation is signed.

Addition to guideline on Fines:

Any homeowner who initiates work without obtaining ACC approval for items requiring ACC approval will be subject to a \$35.00 fine. (This addition was approved by the Board of Directors on September 22, 2005.)

Effective 10/2004

Pursuant to the homeowner vote taken in February of 2005 the following change is made to the Covenant Guidelines.

Page 9, Item VI. I. is changed by the addition of Item 3.

3. Fiberglass/concrete siding, soffit and trim made by James Hardie and carrying a 50 year warranty is approved. Other products of the same material and carrying 50 year warranty but by a different manufacturer will be considered. (Plans for siding must be submitted to the Architectural Control Committee.)

Effective 2/2005