

## Dawson Ranch Covenants Reminder

Dawson Ranch is a covenanted community – this means that **All** property owners in Dawson Ranch are covered by and must abide by the covenants. All Dawson Ranch owners receive benefits from the HOA efforts. Whether you are a member or not.

For your convenience we are sending this reminder of some of the covenants that **apply to all property owners** in Dawson Ranch. We are providing this refresher to preserve the high-quality environment we all enjoy.

For a complete listing of the covenants in effect for Dawson Ranch, please visit our website, DawsonRanch-HOA.com.

The following is a list of covenants that affect property owners most frequently:

1. Changes in material or color to your roof or the exterior of your home must be approved by the Architectural Approval (AA) team, prior to starting the work. Please submit the Architectural Approval Form for any changes being contemplated. The form is available on our website.
2. Accessory buildings or structures (such as storage sheds) must be approved by the AA and must match the home in appearance.
3. Owners must maintain the exterior of the dwelling, accessory buildings, fences, walks and driveways in good condition. Property should be kept free from weeds, dead trees and other dead brush.
4. No unsightly objects or materials may be accumulated or deposited outside on the property where they are visible to the neighbors or from the street.
5. Fences must be built of natural wood, brick or decorative block only and are limited to a maximum of six feet in height. Fences constructed of other materials may be approved by the Approving Authority on a case-by-case basis
6. No boat, trailer, camper, mobile home, motor home or commercial vehicle shall be parked between the paved roadway and the front face of the house. These items may be parked on your property but must be behind the front face of the house. RV's are allowed in driveways from May 1 to October 1 for short periods for cleaning, maintenance and preparation for use.
7. No structure will be commenced, erected, placed on a lot, permitted to remain on any lot or altered in any way so as to change the structure's previously existing exterior appearance, except in accordance to plans, specifications and other information submitted to the AA and approved by the AA no more than one year before the start of the construction, alteration or installation.
8. Please be respectful of your neighbors. For example, do not throw/hit balls randomly that may impact other people or their property. In addition, annoying lights, sounds or odors are not permitted.
9. Trash receptacles shall be stored not to be visible from any neighboring property or adjoining street, except during trash collection. Be aware of bears during March to November.

If you need more information, please contact us at [aadawsonranch@outlook.com](mailto:aadawsonranch@outlook.com) or 719-430-5052.

As volunteers, we serve in the AA role to ensure the quality of our community. Thank you for your cooperation in this matter.