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THIS IS WHAT'S HAPPENING WITH YOUR DAWSON RANCH HOA

JULY 28, 2025

Tips to Ensure Covenant Compliance



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.

For your convenience, this is a reminder of some of the covenants that apply. 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 at 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 [here](#).
2. Accessory buildings or structures (such as storage sheds) must be approved by the AA and must match the home in appearance.

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. RVs 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.



WHAT HAS YOUR HOA BOARD BEEN UP TO?

- Thank you to all the people who participated in hosting the Firewise Trailer that visited Dawson Ranch 6 times in June! We also want to thank the residents of Dawson who came to visit the trailer and learn more about being Firewise!
- We offer friendly encouragement to have **visible house numbers** that are reflective in case of emergency. Feel free to reach out to the Fremont County Emergency Mgmt. Office at 719-276-7422 for a low-cost effective house number sign.
- **Mark your calendars** for the Dawson Ranch HOA Annual Meeting that is scheduled for **Thursday, November 13, 2025**. The planning

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for this annual member meeting will be starting soon and as we have more details, they will be shared.

TO see WHO your BOARD members are [CLICK Here](#)

**Friday
August 8, 2025
10 AM to 12 PM**



ANNUAL COMMUNITY SHREDDING EVENT

UAACOG

3224 Independence Road, Cañon City

Shredding of personal and financial documents.
There is a limit of two boxes per household.

Sponsored by:



**For more information,
please call 719-269-7687**



For anyone looking for secure shredding, there is an upcoming option on Friday, August 8.

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