

RANCH PLACE HOMEOWNERS ASSOCIATION

**1001 Cutter Lane
Park City, UT 84098
(435) 640-1150
ranchplacehoa@gmail.com**

October 19, 2015

Fellow Members:

Over the past few years, it has become clear to the Trustees of the HOA that our CC&R's are in need of updating. During this recent construction boom, the Architectural Committee ("AC") has been approached with building and renovation plans from several homeowners that the Committee was unable to approve. In most cases, the requests were for mountain contemporary style changes and we believe they would have beautified and updated our community. However, the committee could not approve the plans because of the rigidity of the rules within the CC&Rs. We want to encourage renovation and proper maintenance to keep our neighborhood looking good and supporting our home values. Our CC&R's were also written in an era where most people communicated by US mail, not electronic means. This makes communication with our residents slow, expensive, inconvenient, and outdated.

Changing the CC&R's is no small task. It requires a 2/3rd vote of the Membership — not just those who participate in the vote. However, your HOA board is committed to getting the votes required. Below is a brief outline of the changes we are requesting. Special care was taken to include only changes that were consistently requested, were not controversial, and were consistent with the goals of keeping the neighborhood homes harmonious with our beautiful neighborhood. Every member of the Architectural Committee has approved these changes, as has every member of your board of Trustees:

1. Allowing the AC to consider 3/12 roof pitches
2. Allowing the AC to consider different siding materials other than wood
3. Allowing the AC to consider different garage door materials
4. Better defining paint and stain colors the AC can approve
5. Changes that harmonize our rules to recent changes in state and county statutes (for better transparency)
6. Eliminating general fees for building and renovation applications
7. Giving the Board the ability to notice members and solicit future votes through electronic means

A redlined copy of the pages with proposed changes from the Amended and Re-stated CC&R's is enclosed for your review. The entire redlined and clean copy versions of the Amended and Re-stated CC&R's are also posted on the home page of the Ranch Place website, www.ranchplacehoa.org. Legal counsel was consulted and suggested changes incorporated in the proposed CC&R's. Please return the prepaid postcard ballot with your 'yes' vote on these important changes as soon as possible (but not later than January 19, 2016).

Thank you.

Sincerely,

Ranch Place HOA Trustees
Rusty Martz / Julian Castelli / Craig Primo