

February 22, 2018

Wissler Ranch HOA

Amended and Restated Declaration of Covenants, Conditions and Restrictions - **Summary**
Proposed Draft Final dated February 22, 2018

Purpose:

The current Declaration of Covenants, Conditions and Restrictions, dated May 19, 1996, has never been amended since the Wissler Ranch development began. The purpose of this Revision is to remove outdated references, and to incorporate current relevant information.

Please review the entire proposed Final document for detailed changes. The proposed changes, as well as the original/current document, can be found at the Wissler Ranch HOA website.

(wisslerranch.com) Summary of main proposed changes:

1. References to the original landowner (MLC Development, LLC/Declarant) and original start-up conditions have been removed.
2. First Sentence: Added applicable Colorado Laws to correspond with WR By-Laws
3. Section 1.1: addition of (O.) Livestock definition.
4. Section 4.4 Primary Structure: Additional clarifications supporting only one residential structure.
Section 4.6 Rentals: Entire section revised per attorney recommendation. Additional requirements for Owners who rent or lease an entire residence.
Section 4.7 Barns and Livestock Housing: Removal of repetitive requirements.
Section 4.17 Energy Creation Devices: Revised to incorporate devices approved by Wissler Ranch Design Review Committee, and by Colorado State Law.
Section 4.18 Landscaping: Removal of non-compliance procedures addressed elsewhere.
Section 4.20 Animals and Pets: Revised to simplify section.
Section 4.21 Nuisance: Added requirements for rain barrels and relocated sentences from Section 4.22 Trash.
Section 4.24 Utilities: Additional clarifications regarding FCC and OTARD requirements.
Section 4.25 Sewage: Additional requirements for submittals to the Design Review Committee (DRC), and revised for replacement systems.
Section 4.28 Common Area: Added restrictions for motorized vehicles.
Section 4.29 Wildfire Mitigation: Deleted detailed requirements, which will be addressed in a separate document. Clarifications added.
5. Article V: Design Review: Section 5.1 and 5.2: Removed non- relevant Declarant requirements, and added clarifications.
6. Section 7.4 Special Assessments for Capital Improvements: Paragraph C added for Restricted Reserves.
Section 7.7 FHLMC Restriction: Changed 75% to 67% per Colorado Law, and removed the First Mortgagee approval.
Section 7.17 Subordination of Lien to First Mortgagee: Entire section revised per attorney recommendation.
7. Article VIII: General Provisions:
Section 8.2 Notices: Addition of Covenant violation notices requirement.
8. End of Document: Official HOA approval signatures and appropriate notarizations added by HOA attorney.