

## **Amendment to the Bylaws of the Ranch Association, Inc.**

### **Amend Guidelines for Use by the Architectural Committee Regarding Home-Building in the Ranch Subdivision in Article XV - ARCHITECTURAL CONTROL GUIDELINES in the Bylaws of THE RANCH ASSOCIATION, INC.**

#### **Previous Language (Amended December 3, 2014):**

8. The Architectural Committee will publish and make current, architectural guidelines available, together with a copy of restrictive covenants and Association bylaws to any Owner or contractor upon request for the cost of photocopies and postage. All Members, Owners, Tenants and contractors are charged with the knowledge of all covenants, bylaws and guidelines. Any applicant intending to commence construction shall submit a check for \$2,500.00 as security for the repair of any roadway or common area damaged in the course of construction. The committee shall not issue approval without receipt of this fee.

#### **Approved change to the amended language (to supercede the original and amended versions) :**

8. The Architectural Committee will publish and make available via electronic file online the current architectural guidelines, together with a copy of restrictive Covenants and Association Bylaws. All Members, Owners, Tenants and contractors are charged with the knowledge of all covenants, bylaws and guidelines (including square footage requirements). Any applicant intending to commence construction shall submit a check for \$10,000.00 as refundable security deposit for/to:

- a. the repair of any roadway or common area damaged in the course of construction, and / or
- b. refundable security deposit to ensure all bylaws and covenants are followed during and for said construction.

The committee shall not issue approval for commencement of construction without receipt of the deposit.

Should the new construction not meet the minimum square footage requirements, the greater of: \$10,000 deposit or \$200 per square foot shortfall shall be imposed as a penalty payable to the Ranch Association, Inc. For instance, if a home's plans are submitted and approved for 2000sqft, but constructed with 1900sqft, a 100sqft shortfall exists; the penalty for such shortfall shall be  $\$200 \times 100 = \$20,000$ . Square Footage shall be calculated based on what is listed in the county records as Square Foot Living Area (SFLA) or a total of all floors that are heated living space.

Return of the deposit is subject to the review by the architectural review committee, HOA President and HOA Treasurer. The deposit does not limit the amount of damages OR legal fees the HOA can seek from the Member, Owner, Tenant or contractor. Non-adherence to the covenants, bylaws, guidelines, or submitted/approved plans shall result minimally, in the forfeit of the deposit, penalty, and possible other actions including legal fees, and/or lien.

Approved and Adopted by the membership via unanimous vote at the 2020 Annual Meeting: June 14, 2020