

Ballot Measures – Updated 04-26-24

Shall the Santa Fe Trail Ranch Property Owners Association’s “Declaration of Protective Covenants, Conditions, and Restrictions” dated 7 June 2017 be amended as follows:

No.	Amendment	Yes	No
1	Revise Section 3.5.1.9 to clarify procedure (highlighted words added) - Adjourning an Owners Meeting. 51% of the Owners present may vote to adjourn the meeting from time to time without notice other than announcement at the meeting, for a total period or periods not to exceed thirty (30) days after the date set for the original meeting. The location of the reconvened meeting shall be announced at the meeting prior to adjournment.		
2	Add a new clause to Article 5 – <u>5.1 Owners are Responsible for all Parties.</u> Any covenant violation by a guest of an owner is the responsibility of that owner.		
3	Add new clause to Article 5 – 5.8.6 Owner’s Responsibility During Construction Process. Owner is responsible for self and responsible for any contactors utilized on their property regarding the following requirements: 5.8.6.1 Sanitation. During any construction process, on site sanitation is required, using a portable toilet facility or the Owner’s other sanitation facilities. 5.8.6.2 Trash removal. The Association’s trash facilities are not allowed to be used for any construction refuse. This includes all construction debris generated by the Owner or a Contactor. Owners and Contractors can either use an on-site dumpster or haul their trash off the ranch for disposal. 5.8.6.3 Permits. Owners are responsible to have a copy of their issued permits on site and available for inspection by county officials, the Covenants Committee or Board member(s), as requested.		
4	Add new clause to Article 8 – 8.6.2.3.4 No Employment, Sub-Contracting or Equipment Rental. It is a policy of the Association that at no time shall any director accept employment with a contractor employed by the association, nor shall any director perform work as a paid contractor for the association. At no time shall any director seek reimbursement for use of their personal equipment in support the association’s activities. However, the board, at it’s sole discretion, may provide a waiver, in advance, for this clause if the requirement for the association so warrant that a board member is deemed to be qualified and has appropriate liability insurance to perform said services.		