



EAGLE PEAK RANCH WEST

PROPERTY OWNERS ASSOCIATION

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August 19, 2023

To The Members
Eagle Peak Ranch West Property Owners association
Via email

Hello friends and neighbors, I trust this email finds you and yours doing well.

As president of your association and on behalf of the board, this letter is to present the new **COVENANT AND RULES ENFORCEMENT POLICY AND PROCEDURE**, unanimously passed and adopted by your Board of Directors at our last meeting on August 17, 2023.

Under the Eagle Peak Ranch West Property Owner's Association Covenants in place, the attached policy, or similar, has been available to every sitting board since the inception of this association. Until now, all previous boards (three of which I have personally been a member) never felt it necessary to activate such a policy. Recent situations on the ranch, however, involving the refusal of certain property owners to adhere to current covenants and/or architectural guidelines presently in place forces the board to take this action.

Implementation of this Covenant and Rule Enforcement Policy and Procedure takes effect immediately.

If you have any questions concerning this action please feel free to contact me or any of the other board members for clarification.

The implementation of this new policy will more than likely never affect the majority of our ranch family, only those who refuse to comply with the very CCR's that make our ranch homes so special.

Respectfully,

Richard R. Gerring
President

Cc: Greg Powell, Powell & Murphy, PC Attorneys at Law
Attachments (1)