



Education Corner

The HOA is required annually to provide HOA education to homeowners. This year the Board has chosen to educate homeowners on the importance maintenance of lots and homes, trash cans, neighborhood safety, and solar panels.

Article 7, Section 7.3 of the covenants state: Approval — No Residence, building, fence, wall or other structure shall be erected, placed or altered on any Unit until plans and specification, along with plot plan have been approved by the Architectural Control Committee.

It is important to remember that solar panels must be submitted for approval prior to installation. The ACC cannot restrict the installation of solar panels however they can request certain specifics for location of the conduits and panels. The ACC can also request the location of the panels to be placed as to not be obtrusive to the surrounding neighbors and possibly painted to match the home.

Article 8, Section 8.6 of the covenants state: Maintenance of Units and Improvements.

Owners of Units shall keep or cause to be kept all Residence, fences, and other structures and all landscaping located on their Units in good repair. Rubbish, refuse, garbage, and other solid, semi-solid, and liquid waste shall be kept within sealed containers, shall not be allowed to accumulate on any Unit, and shall be disposed of in a sanitary manner. No Unit shall be used or maintained as a dumping ground for such materials. ***All containers shall be kept in a neat, clean, and sanitary condition and shall be stored inside a garage or other approved structure.*** No trash, litter, or junk shall be permitted to remain exposed upon any Unit and visible from adjacent streets or other Units.

The Board would also like to remind homeowners to wear light colors when walking the neighborhood at night. It is difficult to see individuals who are wearing dark non-reflective clothing.

If you see a street light out , please contact Xcel Energy directly. You can fill out a request online at <https://www.xcelenergy.com/>



It is the goal of the Rolling Hills Ranch Master Association to preserve the value of the properties of the Association. Your cooperation is necessary to attain this goal. If you have any questions, or ideas for next year's education corner, please contact PPS at soldenburg@poudreproperty.com or 970-224-9204.