

RANCH CONDOMINIUM ASSOCIATION ALTERATIONS RULES SUPPLEMENT

The following information is provided to owners and residents for reference purposes only. It is the intent of management to address some of the questions with regard to exterior alterations. For a full and complete understanding of exterior alterations restrictions please refer to the Covenants, Conditions and Restrictions. For a complete list of the rules and regulations, as established by the Board of Directors, please refer to the Rules and Regulations packet dated May 25, 2015. Please remember that **all exterior alterations require Ranch Condominium Association approval** prior to installation. The following are common exterior alterations requests:

SATELLITE DISH INSTALLATION – In general satellite dish installation is allowed provided the Owner submits a request for satellite dish installation to the Association for approval. The Association will guide the owner on the permitted locations for dish installation on the building exterior. The color of the dish must be approved by the Association. All damage and holes placed in the building to accommodate dish installation shall be repaired at Owner expense when the dish is removed. Tenants are not allowed to install a satellite dish without the unit Owners and Ranch Association approval. All satellite dishes installed without Ranch Association approval are subject to immediate removal at the unit Owners expense.

WINDOW COVERINGS – Owners must receive approval from the Ranch Association before changing any window coverings. The Association requires the color observed from the building exterior be neutral, i.e. beige, off-white, etc. The color facing the interior of the condominium can be whatever the owner desires. Please contact the Ranch Association before changing your window coverings.

DECK EXTENSIONS – The Ranch Association has approved standard deck extension plans. Owners must submit a request to management for a copy of the plans. Owners shall strictly adhere to the standard plans approved by the Ranch Association. Owners must submit the plans, and receive approval from the Sun Valley Elkhorn Association and the City of Sun Valley before construction begins. Please contact management office for more information.

LANDSCAPE ALTERATIONS – No landscape planting may be done by the unit owner without Ranch Condominium Association approval. All landscaping installed without first receiving approval is subject to removal by the Association at the unit owner's expense.

INTERIOR ALTERATIONS – Any interior alteration that affects a common wall or ceiling and/or alters the original electrical, plumbing and gas supply must first be approved by the Ranch Association. Keep in mind the interior walls may be considered common area property and any alteration to common area must be approved by the Association. Gas fireplace installation is permitted with Association approval.

CRAWL SPACE ENCROACHMENT – Owners are not permitted to encroach in the crawlspace of the condominiums without Association approval. Please refer to Crawlspace Policy dated July 1, 2013.

ENTRY DOOR & SCREEN DOOR REPLACEMENT - The Ranch Association has approved standard entry and screen doors. If you plan on replacing either or both of these doors please contact the Ranch Association for the preapproved standards with which owners must adhere.