

Cedar Pass Ranch Residents:

The CC&R Review Committee has been working very hard on updating our CC&Rs. The HOA Board has decided to release 1-3 articles at a time for your review. We realize many of you are very busy and cannot make it to the meetings. We hope by releasing the rewritten articles in increments, you will find time to read them and address any concerns you may have. The final rewrite will hopefully be completed and reviewed by a lawyer late spring/early summer. After that, residents will need to vote on approving the new rewritten CC&Rs.

Why are the CC&Rs being rewritten? Because they are out of date, redundant, too restrictive of your property rights, and in some sections are no longer compliant with Utah Code. The CC&R Review Committee reviewed the CPR Resident Suggestion Survey and has put in numerous hours of research and discussion into the rewrite. We now need your feedback BEFORE The HOA Board sends the rewrite to the lawyer. In the next week or so, you will receive a CC&R Rewrite Newsletter with your annual HOA maintenance dues. Please read the newsletter to understand why you should stay informed, participate, and voice your concerns or appreciation for the changes made. Remember, CC&Rs impact “your” property rights.

Attached are the CC&R rewrite of Articles VI and VIII. You will find two versions of the rewritten articles. One version includes our old CC&Rs and the proposed edits. The second version is the rewritten CC&Rs without edits.

Some highlights are Article VI now includes emerging technologies. Also, you now only need architectural committee approval when utilities are visible from the road or neighboring lots. Article VIII removed sections no longer applicable, have given new construction owners 12 months to complete their front yard, and relocated sections to different articles.

Please reach out to any Board member or CC&R Review Committee member with any concerns/comments. Our HOA Board email is CPR.HOA.BOARD@gmail.com. Attached is a list of upcoming HOA and CC&R Review Committee meetings. You can also find meeting dates/times on cedarpassranch.org and Cedar Pass Ranch HOA Facebook page.

Sincerely,

The CPR HOA Board of Trustees

