

Dear New Property Owner:

Welcome to Black Mountain! The Black Mountain Ranches Owners Association looks forward to meeting you, and hopes you enjoy your property as much as we all enjoy ours.

This letter will share the role of the Owners Association and its Board, how to connect with your fellow Owners and the Board, and some important information about being a Black Mountain Ranch Owner.

Role of the Owners Association and Board:

As an Owner, you are now a voting member of the Black Mountain Ranches Owners Association, established to take actions needed to “maintain property owners’ rights and uphold values.”

The Owners Association is managed by a Board of Directors, whose primary responsibilities are to uphold the Owners Association’s responsibilities, by:

- Enforcing the Bylaws and Declaration of Covenants
- Overseeing road maintenance
- Holding an Annual Owners Association Meeting

Connecting with Owners and the Board:

The Black Mountain Ranch website (<http://www.blackmountainranches.org>) contains valuable owner information.

- There you can list your contact information and locate your neighbors’ information.
- You will also find a list of current Board members, Owner documents, Financials and Meeting Minutes available to you.
- To access the “Members Only” portion you will need to establish a user name and password. In the right upper corner above the members only is a button to enter your data. Please give us your address and phone number when you sign up. Then an e-mail is sent to a board member who will approve your access to this part of the website. All the information about our owners is absolutely secure and not available to the general public.

You are encouraged to meet your neighbors and contribute to the Owners Association’s direction by attending the Annual Meeting and picnic, held the 3rd Saturday of each August. Information about the event is typically mailed in June and posted on the website.

Being a Black Mountain Ranch Owner:

Lots are accessed either by County Roads or by Association-maintained **roads**

- In either case, it is the Owner's responsibility to install and maintain culverts under

their driveways

- It is the County's responsibility to maintain culverts under County roads, and the Association's responsibility to maintain culverts under Association Roads
- Snow removal services are not performed by the HOA for any Association road or driveway.
- Although we are on dirt/gravel roads and you should expect washboard sections, rubble and some rough spots, the Association prioritizes annual repairs to address roads that wash out, gather water or have extreme ruts.
- Annual road inspections are conducted in the late spring to identify and repair road damage caused by winter run-off or spring storms. We ask that you notify any Board member as soon as possible if you note road damage, so that necessary road repairs may be made promptly to mitigate more costly repairs.

Here are a few items to keep in mind **if you plan to build on your lot:**

- Check with Park County for the required permits, which may include a building permit and permits for a driveway and for a well and septic system.
- Be sure to review the Bylaws and “Declaration of Covenants, Restrictions, Easements, Charges, and Liens” which you should have received at closing. Other requirements are contained in “Resolution of the Black Mountain Ranches Owners Association Regarding the Efficient Operation of the Association” and “Black Mountain Ranches Board of Directors’ Guidelines”. In some cases, the Owners Association requirements are more restrictive than the County’s, including:
 - A minimum 100-foot setback from any property line;
 - Repair of damage to Black Mountain Ranch roads caused by construction equipment will be billed back to the homeowner.
- The Covenants also require all structures larger than 400 square feet or greater than 14 feet in height to be approved by the Architectural Control Committee (ACC). The Architectural Submittal Requirements can be found in the website

On the website, you will also find guidance on fishing rights, fencing and other topics.

Once again, welcome to Black Mountain Ranches. We look forward to meeting you at the Annual Meeting, if not before. In the meantime, if you have any questions, concerns or comments, please feel free to contact any of the Board Members.

Cordially,

Black Mountain Ranches Owners Association Board of Directors