

# Pine Meadow Ranch CC&Rs



This is an informational newsletter about the PMROA CC&Rs update process. We encourage you to submit questions and comments to us at [ccrs@pinemeadowranch.org](mailto:ccrs@pinemeadowranch.org)

## Congratulations to all Pine Meadow Ranch Owners

Completion of the CC&Rs document represents a historic step for Pine Meadow Ranch, as it the first CC&Rs document ever to be written and voted on by owners in the ranch's nearly 50 year history. Our current CC&Rs were simply declared back in the early 1970s when the ranch was so primitive that the early owners had no deeds to their land!

It is time to bring our CC&Rs up to date and in compliance with Utah law, while addressing rapid growth on Pine Meadow Ranch.

The CC&Rs were updated by volunteer owners who share the same interests of all owners on the ranch. They are written to maintain the unique character of Pine Meadow Ranch and *increase owner rights and protections*.

The language in the document reflects hundreds of comments and suggestions received from ranch owners during the past 15 months. **This is *your* document.**



The "vision statement" on the last page of this newsletter and on the cover page of the CC&Rs Declaration defines the overall spirit of the CC&Rs and were used to guide the preparation of the document.

**Please review the document carefully.**

It took many months to prepare the document and it may take you an hour or so to read it. It is a fair and thorough Declaration. We ask that you read it carefully, while keeping in mind your own *and* your neighbors' best interests.

**What's in the proposed CC&Rs?**

The majority of the document updates and clarifies our existing rules, with added language that complies with current Utah law, some of which did not exist when our current CC&Rs were written. The proposed CC&Rs will correct these vulnerabilities AND better protect owners. It is the main purpose of the proposed CC&Rs and represents about 80% of the document. The rules have also been clarified to enable owners

to better enforce them and avoid costly litigation that can result from some of our now conflicting and poorly defined CC&Rs.

There are three new initiatives that were requested by owners to address present and potential issues that could dramatically change the character of the ranch, as stated in the vision statement.

1. Common sense vehicle safety rules to improve winter road driving conditions, which did not exist in the 1970's.
2. Protect the ranch from unlimited and unregulated short term rentals (as it is now) until the community chooses how to properly manage them, including developing ways to cover related administrative and enforcement costs to the Association. NOTE: There is a second voting document called "First Amendment to PMR CCRs Short Term Rentals Voting Document" that allows owners to vote in favor of nightly rentals. Owners must vote to approve the main document in order to vote for the Amendment to allow short term rentals.
3. Limit exceptionally large homes being built on the ranch, not only to maintain the character of the community, but also to manage potential developers from buying up lots and building very large spec homes on the ranch.

Much of the proposal is "boiler-plate" language—it is the legalese that is required under the Utah Code of the Community Association Act. Some owners have expressed concern about the length of the document. It is not designed for casual reading but provides iron-clad legal protection for owners, which requires sufficient legal language. Judging the CC&Rs document by its length is like buying a car by the pound, instead of by its performance ability, reliability and long term durability.

The CC&Rs committee will post a video that simply explains the proposed CC&Rs document and the reason for each article and section. Please take time to watch it, to better appreciate the meaning of the proposed rules and the importance of voting on them for the future of the ranch. The video will be posted on the PMROA Website and the Official HOA CC&Rs Facebook page. A link to the video will be emailed directly to you as soon as it is ready in the coming days. Please use it to better understand the rights that the document will give to all ranch owners.

## How the vote will work.

The vote to approve the proposed CC&Rs will be done by ballot and start at the annual meeting on November 12 at 6:30pm at the Sons of Utah Pioneers, 3301 Louise Ave, Salt Lake City, UT 84109. The HOA annual budget



will also be discussed and voted on, and candidates for the vacant positions on the HOA Board will be introduced. Don't miss what could be the biggest gathering in ranch history to honor Pine Meadow Ranch!

## Why every owner needs to vote.

67% of owners must vote "yes" to approve the proposed CC&Rs, a tall order that requires every owner's participation to succeed. This costly and massive effort will not be attempted again soon, so now is the time to get our legal house in order. Otherwise, we will be left at where we started, with inadequate, 50 year-old CC&Rs that are now in force.

## We can do this!

The ranch—*itself*--brings us together as a cohesive community. Cabin, home or lot, part-timer or full-timer, brand-new owner or long-time owner, retired or working, old or young, male or female--

for all the differences that separate us, the Ranch brings us together. All of us are here for the same reasons--the clean air, the open spaces, the wind in the trees, the glimpses of moose, elk, deer and rare birds. We are here because this is how we want to live. Otherwise, we would be living in the city where we are still subject to laws and rules—where we are still required to give a little in order to get along. And we wouldn't be nearly as happy.

We should let the “specialness” of the ranch lead us to come together and be stewards of our mountain, its wildlife and forests.

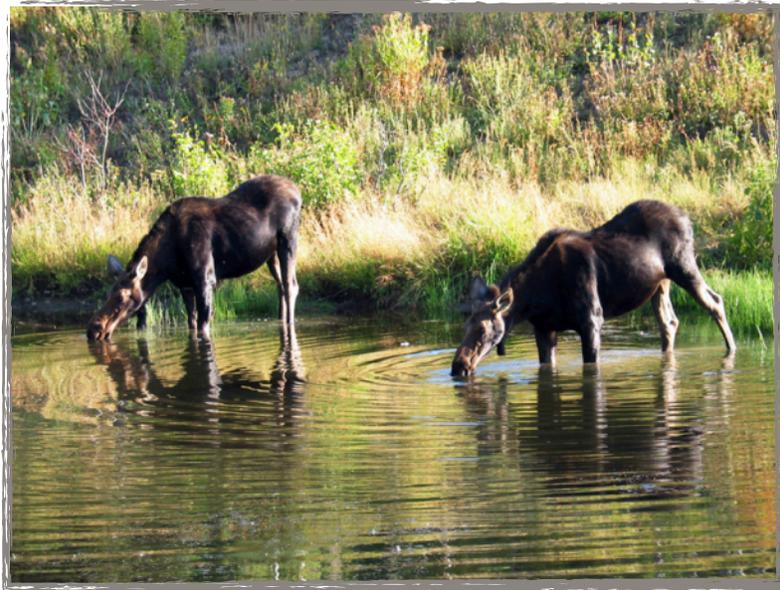
### Remember...

No one is going to be 100% satisfied with 100% of the “Declaration”--- the new CC&Rs. We are individuals with individual ideas and thoughts. But for the long-time protection and preservation of this area we all hold so dear, can we be willing to sacrifice some of our individual ideas and thoughts for the “Ranch”—the mountain that feeds us every day?

## PINE MEADOW RANCH VISION STATEMENT

This Declaration [*the CC&Rs*] is created for the purpose of:

- maintaining the harmonious balance of wilderness and human impact of Pine Meadow Ranch,
- enhancing and protecting property values, and
- preserving the ranch's natural environment and long-term sustainability of wildlife.



**THERE MUST BE A 67% MAJORITY VOTE TO APPROVE THE CC&Rs.**

**PLEASE VOTE! AND PLEASE VOTE TO “APPROVE.”**