

**Petition to Amend the Covenants of Pinon Ranch Homeowners’
Association, Inc. Granting a One-Year Waiver of the 10% Limit on Annual
Dues Increases to Implement Neighborhood Trash Service**

Please sign on the following pages to cast your vote in favor of amending the covenants to waive the limit on yearly dues increases for the year 2020 only, so that dues may be increased by approximately \$188 dollars to pay for one year of trash service at your property in Pinon Ranch Subdivision. This measure requires approval of 2/3 of property owners to pass.

The exact language of the amendments to the covenants are as follows:

1. In section 1.8, which is a list of items that can be considered “Common Expenses”, the following statement will be added:

“(d) beginning in the year 2020, the costs of providing and administering neighborhood trash service to all residences in Pinon Ranch Subdivision;”

2. In section 5.4 Maximum Assessments, the following statement will be added:

“In the year 2020, the limitations in section (b) above, concerning the maximum percentage of annual increase to the assessment, shall be waived for the sole and specific purpose of implementing neighborhood trash service. The costs of providing and administering the service, which shall begin in 2020, shall be included in the annual assessments, and may be collected in one or two installments as the Board or Manager directs. In 2021, the limitations on annual increases outlined in section (b) above shall be reinstated.”

3. In Article 6, Architectural Control and Living Environment Standards, the following section will be added:

“Section 6.27 Trash Service. Beginning in the year 2020, the Association will provide neighborhood trash service to all residences in Pinon Ranch Subdivision. Service will continue as long as the program is financially viable. For so long as the Association provides trash service, all residents must pay for such service, the costs of which shall be included in the annual assessments. Property owners shall be responsible for any damages, theft or loss of the receptacles provided by the service provider. Owners are responsible for the costs of any optional services rendered on an individual basis at the owner’s request such as recycling services or large item pick-up, as well as any fees or penalties incurred by the Association as a direct result of an individual Owner’s actions.”

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PROPERTY OWNERS ONLY	
Print name:	Physical Address:
Signature as Property Owner:	Date: