**Turkey Ridge Ranch Property Owners Association**

Hello All,

Hope everyone has stayed safe and healthy!

Enclosed please find your Annual POA Dues Invoice to be paid promptly by: April 30, 2021

**HAPPENINGS IN TURKEY RIDGE RANCH IN 2020:**

1. Summer of 2020 Road Maintenance was done in the amount of $68,783.30. All POA Roads were graded and new gravel was applied. All culverts were cleared and maintained where needed and flare marker posts were put up where needed near the culverts.
2. All signs were replaced or new signs put up where needed.
3. No POA meeting was held in 2020 due to Covid Restrictions.

**REMINDERS:**

**TURKEY RIDGE RANCH IS A COVENANT COMMUNITY**

1. In an effort to keep and ensure our community stays as a natural beauty and to promote a sense of harmony between neighbors the Board has started to send out violation letters to anyone violating the covenants. It is your responsibility to know the Rules and Regulations of Turkey Ridge Ranch Property Owners Association for Land Use and Building Regulations. It is also your responsibility to know the Land Use and Building Regulations and Codes for Huerfano County.
2. Turkey Ridge Ranch POA is now registered with Huerfano County Building Department and anyone wanting to get a building permit from Huerfano County must first have the signature of the POA to make sure that the building adheres to the POA guidelines along with Huerfano County building guidelines.
3. Huerfano County does not allow accessory buildings without a home on the property first. No outbuildings can be put up on a lot without building a home first.
4. Conditional Use Permits are required from Huerfano County for conex or shipping containers to be placed on vacant land without a home.

Private Landing Strips also require a Conditional Use Permit from Huerfano County.

The Turkey Ridge Ranch Property Owners Association (POA) is vested with the operation of our community, acting through its Board of Directors. It is the obligation of the POA to ensure that each property owner in our community is adhering to the Declaration of Covenants.

These covenants are the Rules and Regulations of our subdivision and can be found online at <https://www.turkeyridgeranchpoa.com> or <https://www.thecountyrecorder.com>, Document ID#’s 354173, 354912 and 355416 or by visiting the Huerfano County Courthouse Clerk & Recorders Office. Collectively they are intended to protect our property values by preserving the natural beauty of our neighborhood, promoting a sense of harmony between neighbors and maintaining an aesthetically pleasing appearance overall.

By accepting the title to any lot in the subdivision, a property owner agrees to abide by these Covenants.

**UPCOMING EVENTS:**

Turkey Ridge POA is trying to find a time this summer and a venue to hold a POA meeting and you will be notified when and where this meeting will be held.

**HOW MANY WOULD BE INTERESTED IN A ZOOM OR VIRTUAL MEETING?**

We will be taking a poll to find out the interest in a virtual meeting.

Please e-mail to norby\_mary@yahoo.com the following information: Name and Lot Number and whether you would be interested or not be interested in a virtual meeting.

Thank you for helping in the effort to keep our community beautiful and to protect all our property values.

**Turkey Ridge Ranch POA Board of Directors**