

Cordillera Ranch HOA

Community Rules & Regulations



Home Requirements

- Single-family residential only
- Minimum 2,100 sq ft living area
- At least 60% of living area on ground floor
- 3-car garage preferred
- Minimum 5/12 roof pitch
- Concrete driveways required
- Mailboxes must match home materials



Exterior Changes & Architectural Approval

- ALL exterior changes require Architectural Committee approval
- Committee has 30 days to respond
- Repainting in previously approved colors is exempt
- Construction must start within 1 year of approval
- Must be completed within 12 months of starting
- Violation fines may apply



Vehicles & Parking

- No street parking (overnight)
- No RVs, boats, trailers, or ATVs visible in front of setback line
- No junk or inoperable vehicles visible from street
- Gravel drives permitted only to outbuildings
- Guest parking: street OK during day, driveway at night



Fences

- No front-yard fences
- Approved styles only — check with the board
- Maximum height: 6 feet

Pets & Animals

- Dogs, cats, and common household pets allowed
- Up to 5 laying hens permitted — no roosters!
- Pets must be controlled and not a nuisance to neighbors

Yard Maintenance

- Mow lawn to road edge
- No weeds, trash, or debris in yard
- No more than 35% of trees removed without approval
- Holiday decorations must be removed within 30 days

Outbuildings

- Maximum 1,200 sq ft / 16 ft wall height
- No trailers, mobile homes, tents, or shacks

Dues & HOA Maintenance

- Annual dues: \$350, due end of February
- HOA maintains streets, entry features, signage, landscaping, lakes, and common areas

Your Rights as a Homeowner

- Display political signs (per state law)
- Display religious and holiday decorations
- Sell your home without HOA consent
- Use common areas for assembly
- No retroactive rules can be applied

- Equal treatment under all HOA policies