

Rafter J Ranch Subdivision
Covenants, Conditions, and Restrictions
Amendment Proposal 2025

Proposed by Rafter J Lot Owner: Tracy Baiotto, Jessica Brown, Kathie Brazinski, Brian Merritt, Aida Farag

Current CCR:

ARTICLE VI DESIGN STANDARDS

Section 4. SITE DESIGN

(f) Utilities shall be installed underground. No independent water or sewage disposal system shall be permanently installed on any site. Each lot shall be connected to a common water and sewage disposal system and shall be subject to an initial connection fee and monthly service charge. Satellite dish antennas shall not exceed 28 inches in diameter and must be earth tone in color. All satellite dish locations must be approved by the DC. No other types of visible or aerial type antenna installations are allowed.

Proposed Amendment:

ARTICLE VI DESIGN STANDARDS

Section 4. SITE DESIGN

(f) Utilities shall be installed underground. No independent water or sewage disposal system shall be permanently installed on any site. Each lot shall be connected to a common water and sewage disposal system and shall be subject to an initial connection fee and monthly service charge. Satellite dishes shall not exceed 39 inches in diameter, and earth tone color is preferred. All satellite dish locations must be approved by the DC. No other types of visible or aerial type antenna installations are allowed.

Context for Amendment:

The existing design standard cited in CCR Article VI, Section 4 (f) regarding satellite dish antenna size is outdated and in conflict with FCC regulations and cannot be enforced as written. An amendment is needed to resolve this issue.

This proposed CCR amendment negates the need for Rafter J Ranch HOA Rule #19. Of note, rules may only clarify CCRs, not change them.
