

**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 VII LAND CLASSIFICATIONS. USE AND RESTRICTIVE COVENANTS

Section 3. RESIDENTIAL AND MULTIPLE DWELLING AREA: USES: RESTRICTIONS.

(i) All garbage and trash shall be placed and kept in covered containers which shall be maintained so as not to be visible from neighboring property. The collection and disposal of garbage and trash shall be in strict compliance with such rules as may be adopted by the homeowners association, which may provide for common collection points. The maintenance of accumulated waste plant materials is prohibited. Each multiple family dwelling unit and residential unit, and commercial units to the extent practicable, shall be designed to include trash compactors which shall be kept in good condition and use at all times. The cost of garbage and trash collection shall be paid by each owner, in accordance with the billing of the collector.

Proposed Amendment:

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Context for Amendment:

The CCR Article VII, Section 3 (i) requiring multiple family dwelling units, residential units and commercial units to be designed with trash compactors is outdated as written. The CCR has not been enforced in many years and is unlikely to be enforced into the future. An amendment is needed to resolve this issue.

This proposed CCR amendment negates the need for Rafter J Ranch HOA Rule #26. Of note, rules may only clarify CCRs, not change them.
