

LIBERTY RANCH HOMEOWNERS ASSOCIATION, INC.

NOTICE

ANNUAL/BUDGET RATIFICATION MEETING
TUESDAY, NOVEMBER 29th, 2016 at 6:00 PM
MEAD HIGH SCHOOL - 12750 CO RD 7

If you are unable to attend the Annual/Budget Ratification Meeting, please complete the following proxy and give it to the person you are authorizing to vote for you. You must designate a specific person and not leave the space blank or open-ended. The person you designate must be at the meeting in order for your vote to be cast. If you wish, you may designate the following Board Members to cast your vote: BRIAN SMALLWOOD, STEFFANI KENT, ERIC CHRISTENSEN. The proxy must be signed and dated. The Annual Meeting can only take place if a quorum (43 homes) is obtained, so please attend or send your proxy in. If possible, please contact neighbors and bring their proxy, if they are unable to attend.

Items to be discussed and/or voted on at the Annual Meeting of Homeowners includes:

- Discussion and ratification of 2017 Budget
Election of 1 homeowner to the Board of Directors.
Update on HOA Operations

No other topics are currently scheduled for a vote at this time.

Please make sure you attend or send your proxy. If we don't get enough attendees or proxies, we will not be able to do business of the HOA.

If you are unable to attend, please return your signed proxy to Foster Management, P. O. Box 6125, Longmont CO 80501.

PLEASE DETACH AND RETURN TO FOSTER MANAGEMENT

Liberty Ranch Homeowners Association
C/O Foster Management
PO Box 6125
Longmont, CO 80501
PH:(303) 532-4148 FAX:(888) 697-8805

I hereby authorize \_\_\_\_\_ or B. SMALLWOOD, S. KENT, E. CHRISTENSEN (CIRCLE ONE) as a Board Member to cast ballots and/or vote on my behalf at the 2016 Annual / Budget Ratification Meeting of Liberty Ranch Homeowners Association. This proxy and appointment includes the right of the proxy to substitute a successor proxy and the right of the proxy to vote at all adjourned meetings of the Annual/Budget Ratification Meeting as presently scheduled.

Unit Owner Name \_\_\_\_\_ Unit Owner Signature \_\_\_\_\_
Unit Address \_\_\_\_\_ Date \_\_\_\_\_

NOTE: THIS PROXY MUST BE SIGNED IN ORDER TO BE VALID

If you cannot attend this meeting and would like to have another represent your vote, please insert the name of the attending Homeowner or Board member you would like to represent your interests. Please mail or fax your completed proxy to the address listed above no later than 11/25/16.

Liberty Ranch Homeowners Association  
Design Review Committee Design Guidelines Amendment #1

In an effort to clarify the requirements for notification when painting the exterior of the property, the following amendment to the DRC Design Guideline has been adopted by the Board of Directors of the Liberty Ranch Homeowners Association, effective 01/01/2017.

**EXTERIOR PAINT SELECTION:**

All properties within the Liberty Ranch Community must conform with the following paint requirements, unless otherwise specifically approved by the DRC Committee:

- a. Homes must be painted one of the approved color schemes for the community.
- b. Exterior Paint must be of a sheen of Flat, Eggshell, or Satin. No High Gloss sheens are permitted for use on the exterior of a Unit.
- c. Garage Doors must be painted the same as the body of the property.
- d. Gutters and Downspouts must be painted to match adjacent material color
- e. Any change to the current color scheme of the home must be submitted and approved by the DRC prior to any work being performed.
- f. It is required that adjoining properties, and the property directly across the street, be of a different color scheme.

**NOTE:** Samples of the approved color schemes are available from the Management Company for use in obtaining color-matched paint from suppliers other than Sherwin Williams (the original supplier of paint for the community).

**EXTERIOR PAINT NOTIFICATIONS:**

Homeowners performing maintenance painting (using matching color paint of the currently installed paint), do not need to submit any documentation to the DRC Committee prior to work being completed. Homeowners who intend to make any change to the currently installed paint scheme must conform to the above guidelines, as well as submit a DRC Application for review and approval prior to any work being performed.

Signed this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
President

\_\_\_\_\_  
Attest