

Iron Horse Ranch Homeowners Association
2501 East Coffee Creek
Edmond, OK 73034
info@ironhorseranchhoa.com

April 18, 2022

Dear IHR Homeowners:

The Iron Horse Ranch Homeowners Association (IHR HOA) is vested with the operation of the IHR community, acting through its Board of Directors. The IHR HOA is committed to maintaining the neighborhood in a manner that is both aesthetically pleasing and protective of property values by ensuring that each IHR property owner is adhering to the Declaration of Covenants, Conditions and Restrictions (CC&Rs). By accepting the title to any lot in the subdivision, a property owner agrees to abide by the CC&Rs.

The purpose of this letter is to: 1) notify all IHR homeowners of the upcoming neighborhood wide 2022 CC&R compliance audit; 2) communicate the audit timeline and; 3) provide a checklist of the items to be audited (see reverse). So please review the timeline and checklist and make plans this summer to make any needed repairs and improvements to your property!

Timeline

May 15- Jun 15, 2022: conduct neighborhood wide audit

July 1, 2022: 1st notification; courtesy letter mailed to notify homeowner of violations

Aug 1, 2022: 2nd notification; amount of fines letter mailed to homeowner with hearing date

Sep 1, 2022: fines and processing fees begin

Important Documents:

Go to <https://www.ironhorseranchhoa.com/documents> to find the following documents:

- Iron Horse Ranch CC&Rs
- HOA Enforcement Policy and Fine Schedule
- CC&R Audit Checklist

Thank you in advance for your help in preserving the beauty and integrity of Iron Horse Ranch. If you have any questions concerning this notice, please contact us at info@ironhorseranchhoa.com.

Sincerely,
Iron Horse Ranch Board of Directors

**Iron Horse Ranch Homeowners Association
CC&R - Audit Checklist**

<p>PAINT or STAIN All exterior surfaces including, but not limited to:</p> <ul style="list-style-type: none">• Fencing (wood & wrought iron)• Garage doors• House trim• Window trim• Window casing• Siding• Chimney• Shutters/Awnings• Mailbox• Balcony• Roof vents• Exterior light fixtures	<p>LANDSCAPING</p> <ul style="list-style-type: none">• Dead vegetation (e.g. trees, bushes etc.)• Weeds in lawn• Weeds in flower beds• Grass height exceeds 5"• Trees with a trunk less than 3" in diameter• Sprinkler system in disrepair• Overgrown vegetation
<p>VISIBLE ITEMS & PARKING</p> <ul style="list-style-type: none">• Garbage cans visible from another lot• HVAC units visible from the street• Storage of boats, trailers, campers, unused automobiles, etc., on driveway• On-Street parking exceeding 24hrs	<p>UNSIGHTLY</p> <ul style="list-style-type: none">• Broken rooftop finials• Gutters in disrepair• Drainage damage• Unnatural lighting (except during holiday season)• Vendor signage• Pet waste• Yard clutter• Other