

Proposed Ballot Issues

Bannockburn HOA Covenants

Roofing and Fencing

- Current roofing criteria for asphalt shingles is obsolete
- Additional proposals address common variance requests
- Attempt to better clarify property boundary specifications for fencing

Roofing

- Remove new cedar wood shake roofs
 - Not permitted by Douglas County
- Keep slate, ceramic, or cement tile shingles
- Change asphalt shingle wording
 - laminated three-dimensional
 - 30 year warranty
- Add metal rib metal roofing panels
 - 26-guage steel
 - 3/4" trapezoidal ribs on 9" centers
 - Coatings and paint
 - 40 year warranty

Road Frontage Fencing

- Keep
 - Stone
 - Split rail
 - Post and pole
 - Post and rail
- Add
 - Vinyl ranch style fencing with 2, 3, or 4 rails
 - Clarification of road frontage to mean within 25 ft of the property line that faces the road

Residential Lot Boundary Fencing

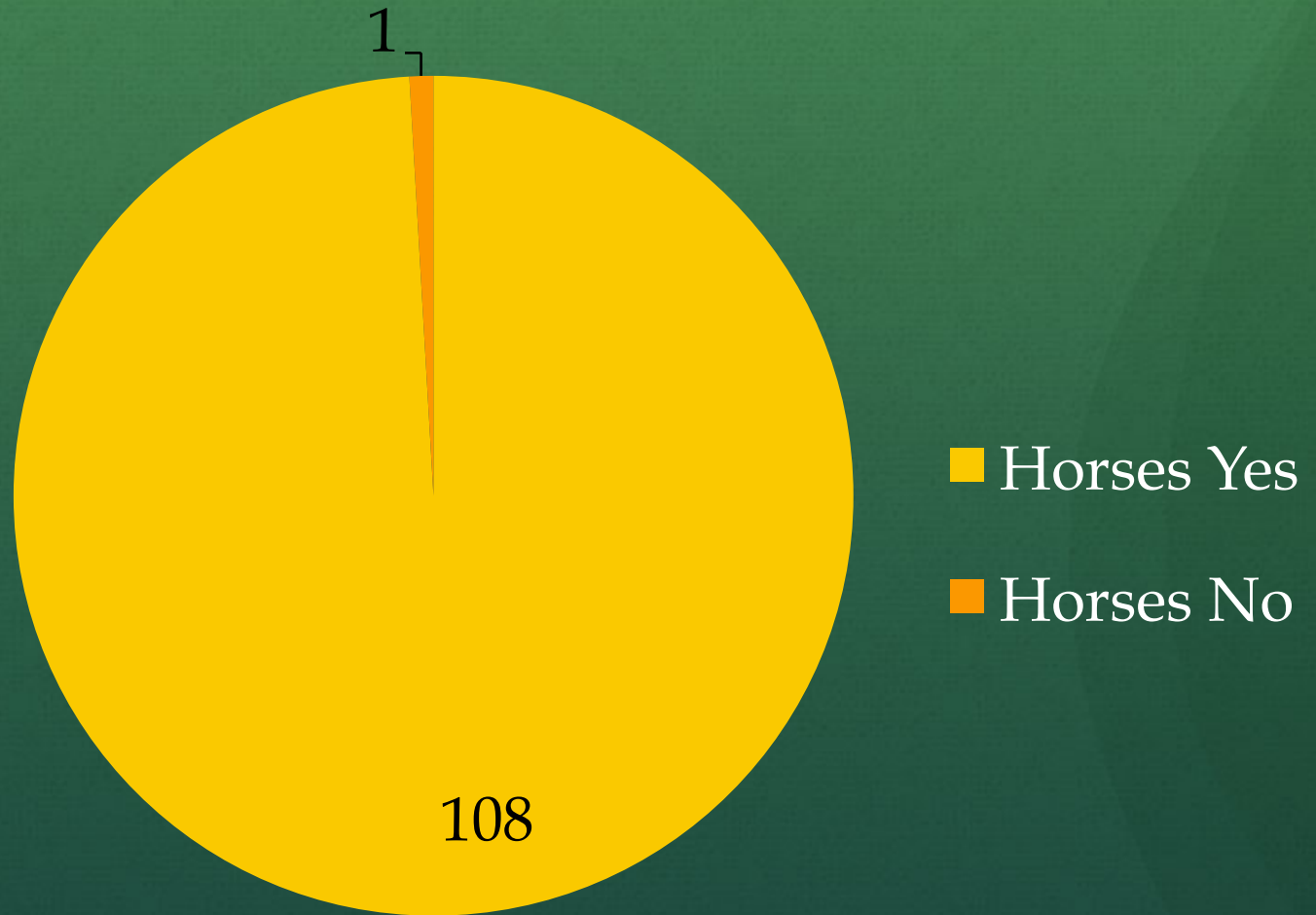
- Keep
 - Any type allowed for road frontage
 - Woven wire or barbless wire
 - No electrical fences unless attached to the inside of an otherwise approved fence
- Add
 - Clarification of residential lot boundary to mean within 25 ft of the property line that does not face a road

Results of *Animal Survey*

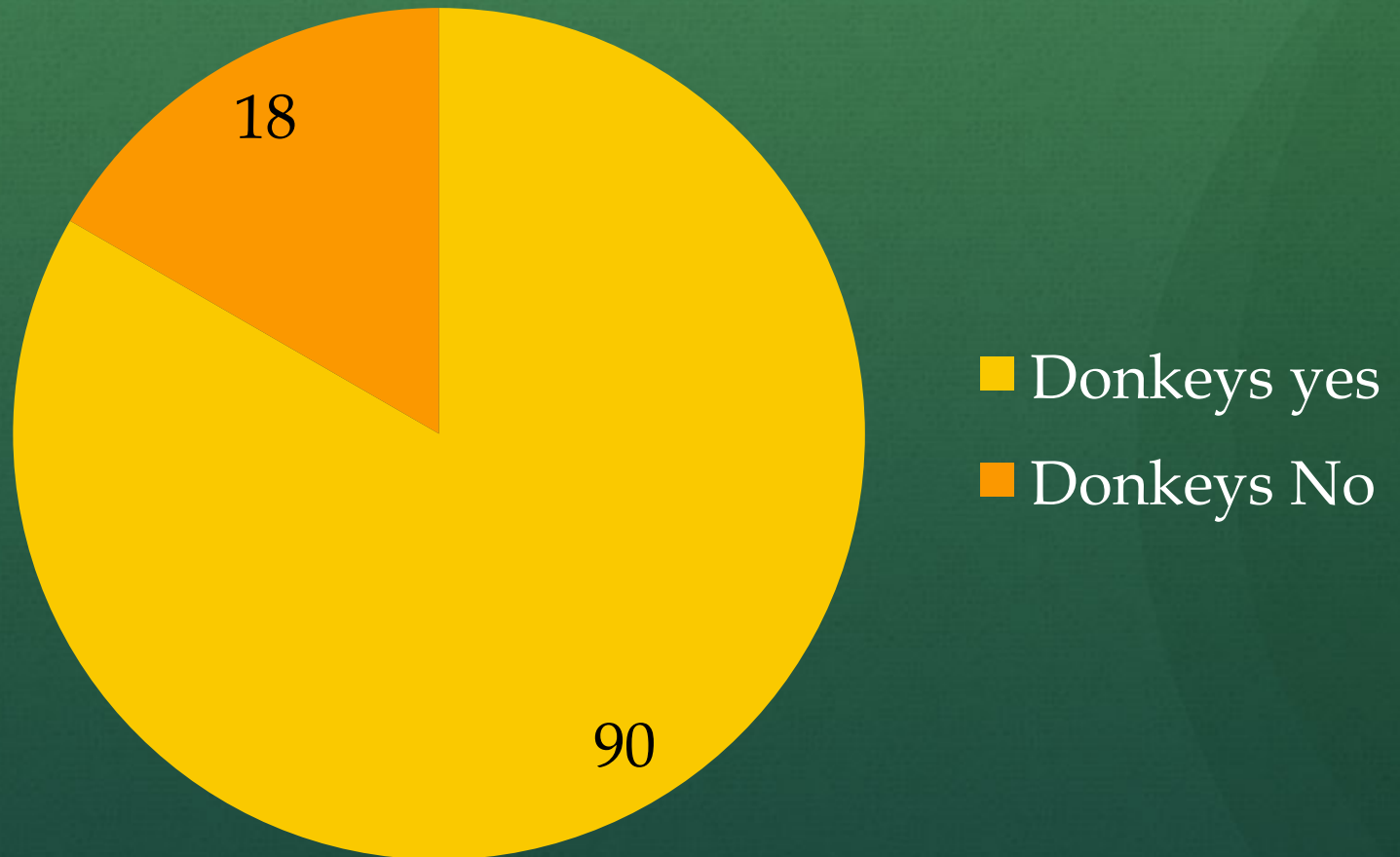
Participation

- 110 returned surveys
- Not all sections were completed for each survey

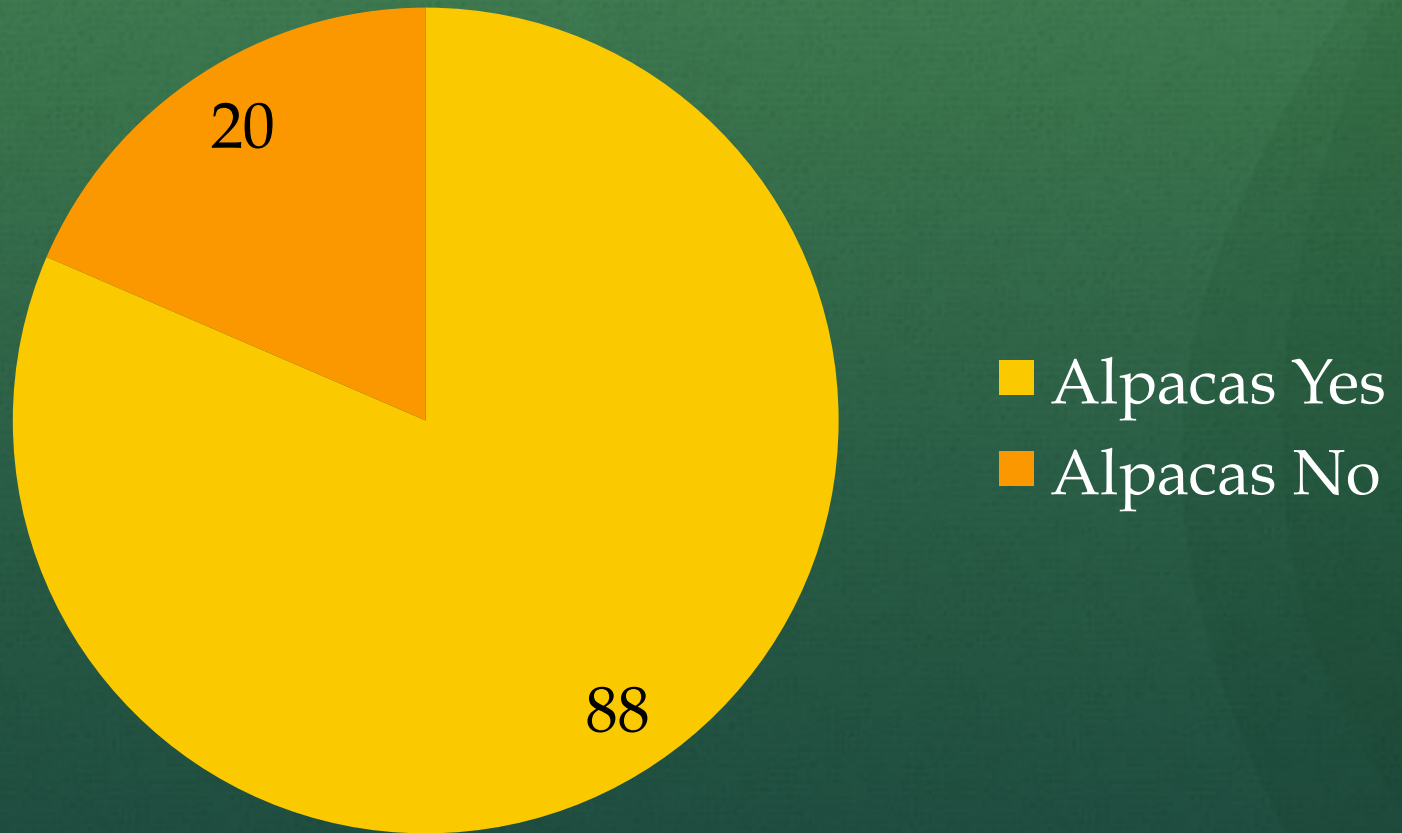
Horses



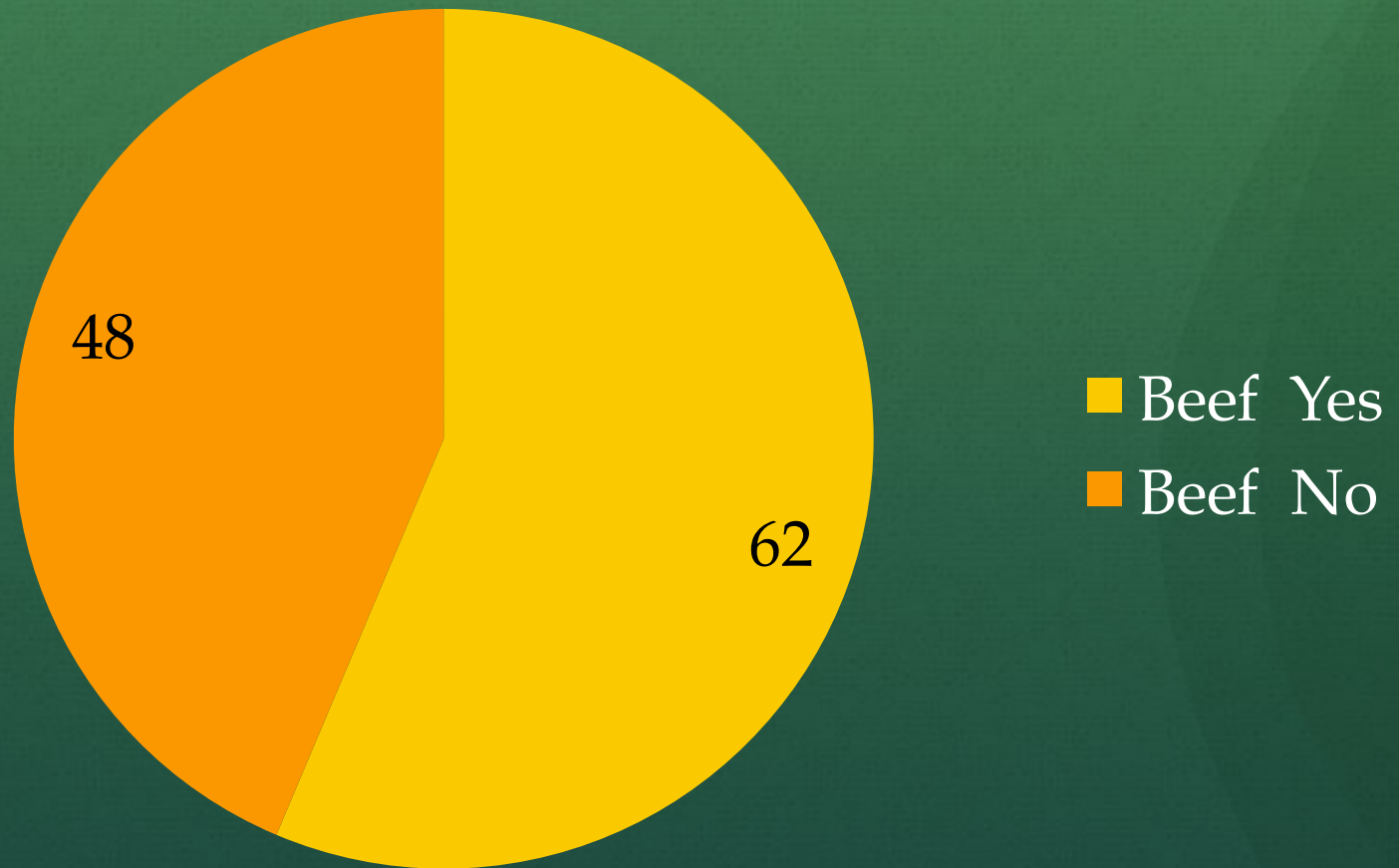
Donkeys



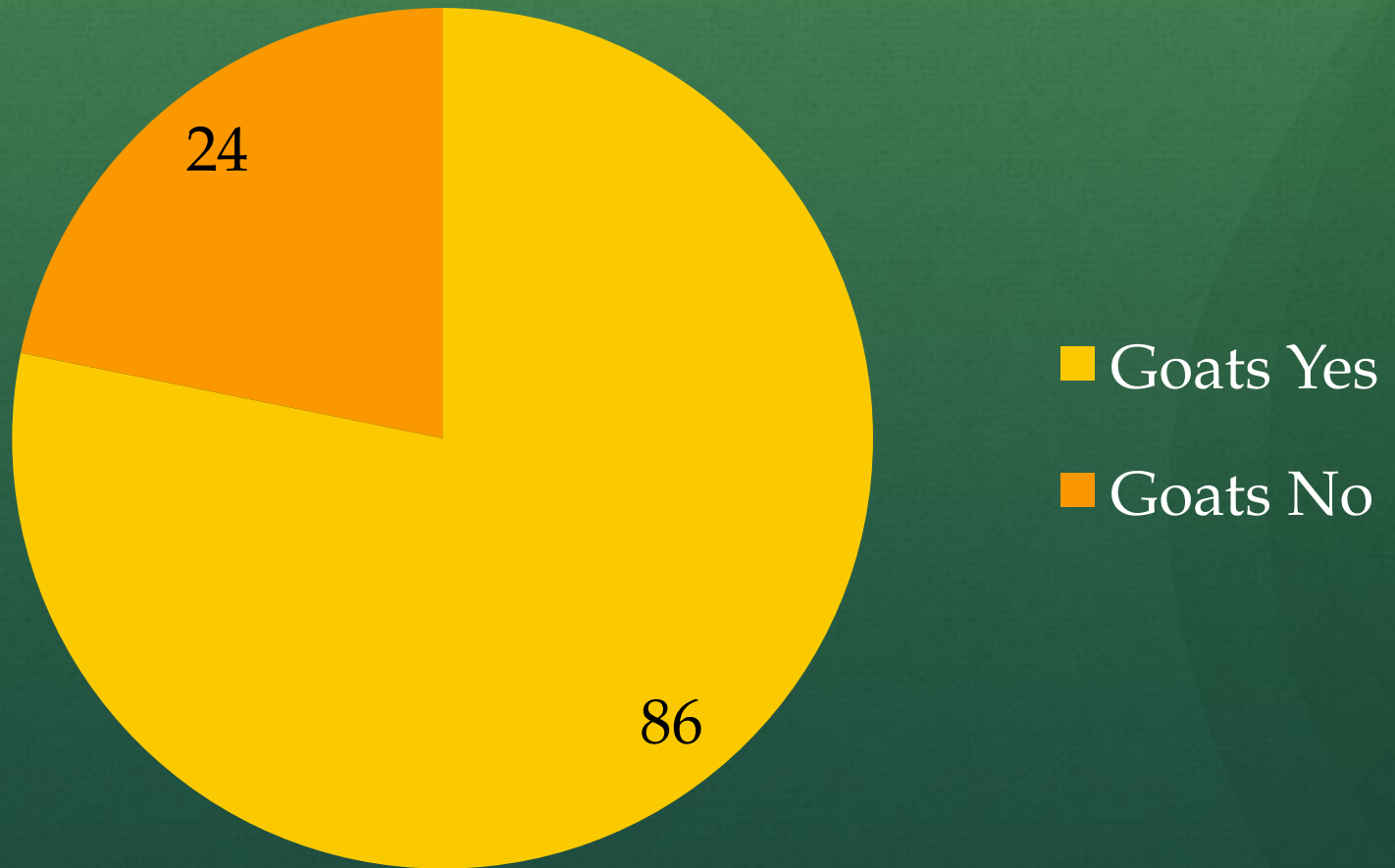
Alpacas



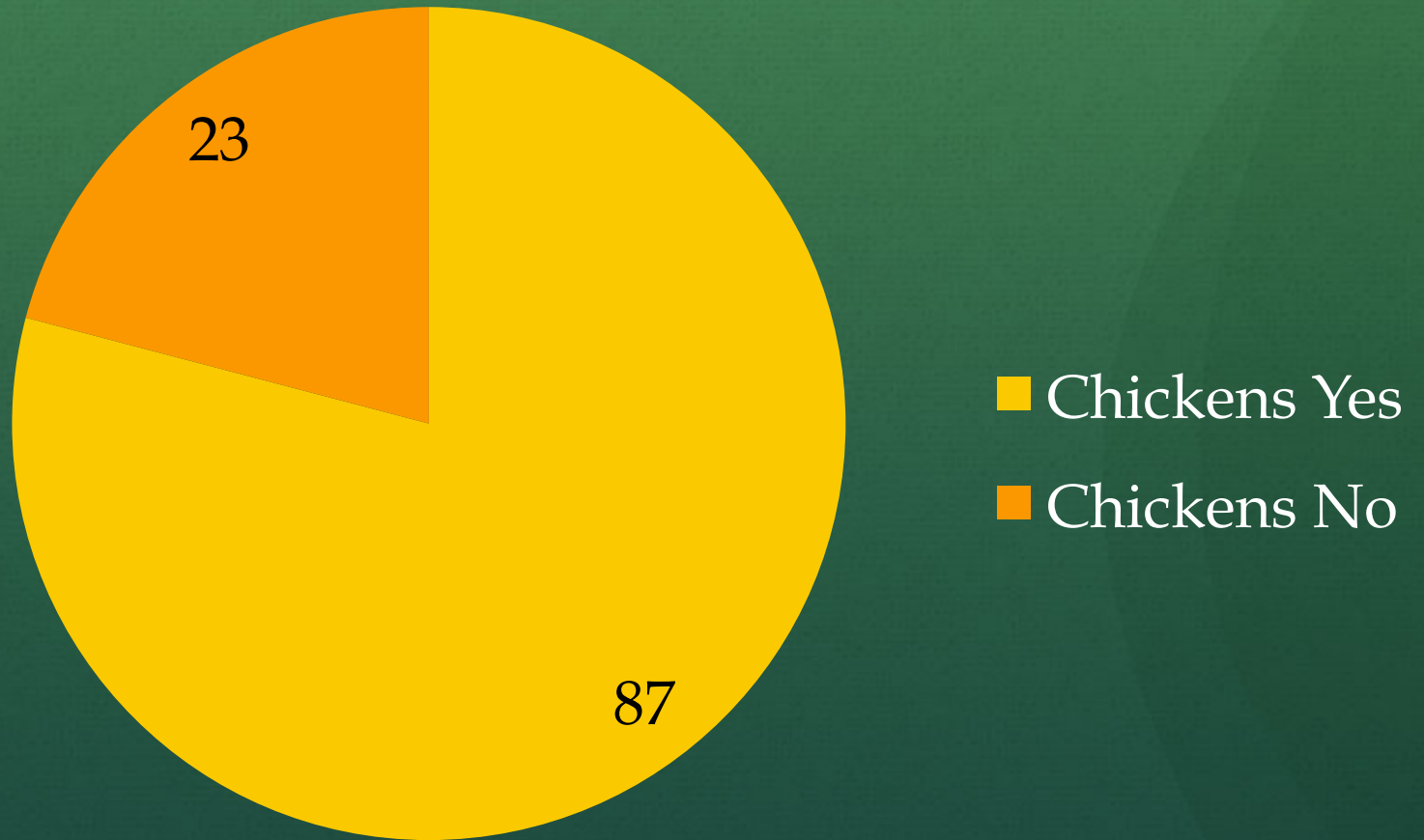
Beef Animals



Goats



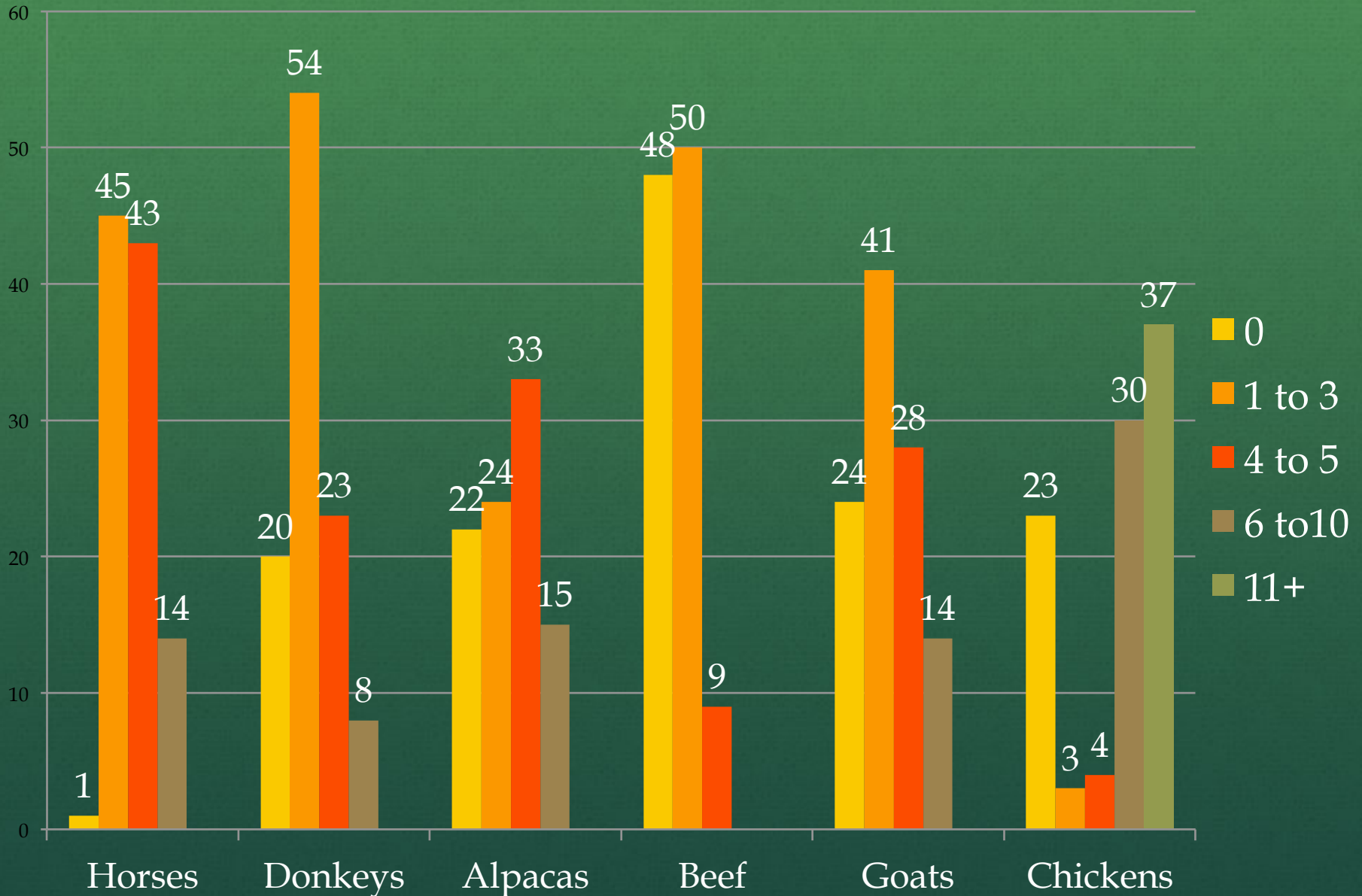
Chickens



Conclusions

- There appears to be broad support for increasing the variety of animals permitted
- Although beef animals are currently allowed, there is not significant current support

Preferred Number of Animals



Conclusions

- Support for 5 large animals is around 60%
 - Horses
 - Donkeys
 - Alpacas
 - Beef
 - Goats
- Support for 10 chickens is around 60%

Proposed Animal Changes

- Allow 5 large animals per lot
- Each large animal variety to be included will then be voted on separately
- Allow 10 chickens per lot
- Increase corral size to 3000 sq ft
- Increase allowable outbuildings to 3 with no change in combined size of 3000 sq ft

Voting Percentages

- Change the percentage of votes required to amend covenants from 66 2/3^{rds}% to 51%
- Based on feedback from other covenant committees and this committee's experience
 - Currently a minority of homeowners determine policy for the majority
 - Achieving 66 2/3^{rds}% positive votes for any issue requires nearly full participation of homeowners
 - Historically it has been difficult to get this level of participation

Questions & Comments

Thank You!