***HOMEOWNER PROXY***

***The Ranch Filing #3***

The Home Owners Association (HOA) requires a quorum to make changes to the Covenants, Conditions & Restrictions. If you will be attending the meeting, you may vote in person. If you do not plan to attend, please designate a proxy (another homeowner) to vote for you and provide that person with this proxy. The proxy must attend the meeting in person and present this form completed and signed by the homeowner(s). If an owner doesn't vote, the proxy will be counted toward the quorum, but not toward the vote.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the undersigned Homeowner(s), owner(s) of the   
property located at , Westminster, Adams County,   
Colorado 80234 is entitled to vote at the **Annual Meeting on October 26, 2021** of The Ranch Filing #3 Homeowners Association as authorized in this Proxy.

**The undersigned designate(s) and appoint(s) (mark one):**

**\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**[insert name] [insert address]**

**OR**

**\_\_\_ Board Member: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**[insert name]**

**as the Proxy for the undersigned Homeowner.**

By this designation of proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for the Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation revokes any prior designation of proxy that the Homeowner may have given previously with respect to the Homeowner's ownership interest in The Ranch Filing #3 Homeowners Association. This designation of proxy shall be effective immediately and shall continue in effect until the end of the day of theAnnual Meeting.

The Proxy shall have the full power, as the Homeowner's substitute, to represent the Homeowner and vote on all issues and motions that are properly presented at the meeting(s) for which this designation of proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy.

Homeowner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

Homeowner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

**Items for Vote**

Known candidate names are pre-populated, but space for write-in candidates are also provided. You are free to vote for whomever you’d like at long as that person is a current homeowner within The Ranch Filing #3.

1. **HOA BOARD MEMBER**

**Open Position**: Timothy Koehler’s current term on the Board expires October 2021.

This open position is available on the HOA Board. Prior experience is not necessary, but please read the HOA governing documents and the Colorado Common Interest Ownership Act 2017 (CCOIAs) located on the '[Documents & Forms](https://shoutout.wix.com/so/3MFYXPd-/click?w=LS0tDQo0NjlmYmRhYy0wMDM0LTQxYTQtYjkwMS05MTQ1M2Y3M2E0MTINCmh0dHBzOi8vd3d3LnRoZXJhbmNoZmlsaW5nMy5jb20vZG9jdW1lbnRzLS0tZm9ybXM_bWVzc2FnZV9pZD0zMDJmNTc4MS1hZjVkLTQ4MjUtYjUyNi03MjRiNzlmODQyNDMNCi0tLQ)' page of our community website. You must be a current homeowner of The Ranch Filing #3 in good standing to serve.

**Please cast your vote for the person to sit on the Board for a 3-year term, ending in 2021 (*mark one only*):**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

[First Name][Last Name]

Timothy Koehler (*seeking re-election to a new term*)

Homeowner/Voter or Proxy: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

Homeowner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

**Items for Vote**

Known candidate names are pre-populated, but space for write-in candidates are also provided. You are free to vote for whomever you’d like at long as that person is a current homeowner within The Ranch Filing #3.

1. **HOA BOARD MEMBER**

**Open Position**: Jeremy Troudt’s current term on the Board expires October 2021.

This open position is available on the HOA Board. Prior experience is not necessary, but please read the HOA governing documents and the Colorado Common Interest Ownership Act 2017 (CCOIAs) located on the '[Documents & Forms](https://shoutout.wix.com/so/3MFYXPd-/click?w=LS0tDQo0NjlmYmRhYy0wMDM0LTQxYTQtYjkwMS05MTQ1M2Y3M2E0MTINCmh0dHBzOi8vd3d3LnRoZXJhbmNoZmlsaW5nMy5jb20vZG9jdW1lbnRzLS0tZm9ybXM_bWVzc2FnZV9pZD0zMDJmNTc4MS1hZjVkLTQ4MjUtYjUyNi03MjRiNzlmODQyNDMNCi0tLQ)' page of our community website. You must be a current homeowner of The Ranch Filing #3 in good standing to serve.

**Please cast your vote for the person to sit on the Board for a 3-year term, ending in 2024 (*mark one only*):**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

[First Name][Last Name]

Helen Kamin

Homeowner/Voter or Proxy: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_

Homeowner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

**Items for Vote**

Per the Declaration of Covenants, Conditions, and Restrictions of The Ranch Subdivision Filing No. 3, Section 8.11 Trash Removal Restrictions; Trash Collection, Paragraph 2, the elected HOA Board of Directors is putting forward a community-wide trash collection service whereby all homeowners in the Filing would receive service from the single, contracted service, determined by the Board to be the best fitting, cost conscience, and eco-friendly solution, paid for by HOA Homeowner Dues.

Conditions: Dues will increase for each resident in the amount of $15 per month to pay for the common trash service. The commitment will be for 3 years with an annual increase of no greater than 3% within the contracted period. In the event that the service is cancelled by the Board or service provider, the dues will decrease by the contracted monthly rate for each homeowner.

Trash collection terms: Homeowners will receive weekly trash collection service at the stated rate, with fortnightly recycling collection at the rate stated. Containers to be provided by the service provider.

1. **Common Trash Collection**

**Resolution**: Per the Declaration of Covenants, Conditions, and Restrictions of The Ranch Subdivision Filing No. 3, Section 8.11 Trash Removal Restrictions; Trash Collection, Paragraph 2, the elected HOA Board of Directors contract a community-wide trash collection service whereby all homeowners in the Filing would receive service from the single, contracted service, determined by the Board to be the best fitting, cost conscience, and eco-friendly solution, paid for by HOA Homeowner Dues.

You must be a current homeowner of The Ranch Filing #3 in good standing to vote for this resolution.

**Please cast your vote for the Common Trash Collection resolution (*mark one only*):**

**Yes:** A vote for “Yes” allows the Board of Directors to contract for a single community-wide trash collection service.

**No:** A vote for “No” does not allow for the Board of Directors to contract for a single trash collection service, leaving trash collection up to each individual homeowner to manage.

Homeowner/Voter or Proxy: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_