

## **IMPORTANT INFORMATION REGARDING UNAPPROVED GATE INSTALLATION!**

Dear Canyons Community:

There have been many gates installed recently in the open space fencing along Ramble Park, and a few others along additional open space tracts. These gates have been installed without the required approval by the CACC and need to be removed immediately and the fencing restored to its original state.

Section 3.7 of the Residential Landscape Design Guidelines states: ***“Fences constructed by the Developer/Builder may not be removed, replaced, painted a different color or altered from existing construction without approval of the CACC”.***

Additionally, Section 7.6(n) of the Declaration of Architectural, Use and Maintenance Restrictions (Ref#2018073806, Recorded 12/10/2018) states: ***“No Owners shall construct, modify, replace, paint or obstruct any fence, fence pillars or walls except in accordance with the prior written approval of the CACC”.***

Warning letters will be sent to properties in violation with a cure period. No approvals will be given by the CACC for the installation of gates to allow access from residents' yards directly into parks or open space areas. Additionally, please note that the area along the fencing in Ramble Park has been seeded and foot traffic will greatly impact the success of vegetation growth.

Questions? Please call Denise Denslow, District Manager, 303-903-9760.