**Colorado City Architectural Control Committee**

Colorado City is a wonderful community that allows us all to enjoy and thrive in an uncrowded pleasant area that is not contaminated by some of the unpleasant issues of a larger city. Colorado City was designed and created as a master planned community in the late 1960s and 1970s with Protective Covenants, specific to each unit of parcels (addresses), to guide residents in preserving this special place to call home. Covenants, by helping to support the desirability of an area, also assist in maintaining the value of one of your most important assets. Your Home. Please help us and your neighbors by understanding the covenants and not violating the covenant contract we all agreed to when choosing this wonderful place to live.

The Colorado City Architectural Control Committee has found it would be helpful to utilize more tools to assist with the enforcement of covenants.

Therefore, as of July 1, 2025, a fine may be imposed on the property owner of any parcel in units 1 thru 45 of Colorado City for an uncorrected and/or recurring covenant violation.

Recognizing the covenants are quite dated and the difficulty of changing them, we will be judicious, reasonable, and consistent in determining when enforcement action is in the best interest of CCMD and all of our neighbors in Colorado City.

Covenants issues will be addressed on a citizen complaint basis and will be enforced practically and reasonably with the main goal of the best welfare and interest for ALL of our neighbors in Colorado City. A very well defined and strict procedure has been developed to notify property owners of a complaint and to allow time for correction of a violation. A copy of the process, possible fine structure for not making corrections, and of the covenants for each unit is available at the CCMD office, by email, snail mail, or online at [ColoradoCityMD.org](coloradocitymd.org)

If and when fines or reimbursement funds are collected, they will not be deposited to CCMD general funds but will remain in an account for CCACC expenses use only.