

Elliott Ranch 1-4 phases

There are 4 phases within Elliott Ranch

Phase 1 Is located outside of our gated area and runs the right side of Oak Grove Road. They have a public road in front of their lots, otherwise follow the same guidelines and restrictions as phase 1-3. Original recorded date as far as I can see is where the by laws were incorporated was Feb 26, 1999 as a non-profit

Phase one had additional recording on March 29, 2000 stating our declaration of covenants and restrictions record document #9910956 which describes documentation of our bylaws and restrictions

Phase II includes all of East Overlook Mountain, Elliott Ranch Road up to East Overlook Mountain and Little Bear Road from (back gate) to East Overlook. This was recorded under document HC99109956 along with phase I and covers the same terms and provisions as Phase I and shows a record of March 31, 2000 also stating same.

Phase III includes West Overlook Mountain and Whitney Run, also recorded in HC99109956. This phase also has same terms and provisions of Phase I There is another recording 2010008731 dated in 2010. This is when Elliott Ranch Association phases I-IV was turned over to the home owners as it was 80% built out.

Phase IV – includes Elliott Ranch Road from East Over Mountain (front gate side) to Little Bear Rd and Little Bear Road (from Back side) gate of East Overlook. Phase IV follows same bylaws, and restrictions, however there are changes to Article 5 of the declaration with the following sections: This should be addressed with ACC due to difference with other phases I-III

- A. Dwelling types and garages
- C. Dwelling size
- D. Set back requirements
- E. Fences, Walls, and Hedges
- F. Masonry requirements
- G. Driveways
- O. Lighting
- P. Landscaping
- Q. Mailboxes
- R. Propane and Fuel tanks

This is a little confusing, but that is how it is listed with deleting of some entirely and adding new Letters and just changing of some. (Refer to our documents).

ELLIOTT RANCH STREET ADDRESSES

