



September 1, 2024

Subject: ADUs in Cotton Ranch

The Cotton Ranch Homeowners' Association recently received a complaint about an ADU operating within the Cotton Ranch community. While the HOA previously stated that ADUs are NOT allowed in Cotton Ranch, this recent complaint prompted us to seek counsel and understand exactly what our governing documents do and don't allow.

The Declaration does restrict the use of the single-family lots and duplex lots to one dwelling unit and one non-residential unit (garage) in Article VII Section 1. After reviewing this section with our legal team, along with other documents, they have come to the following interpretation relative to ADUs:

- Attached ADUs are allowed in Cotton Ranch
 - Attached ADUs consist of a converted basement or other living area within the existing dwelling or as an add-on/modification of the existing building structure ("pop tops" or "bump outs")
- Detached ADUs are NOT allowed in Cotton Ranch
 - Separate building from the main home on the lot
 - More than one dwelling unit on a lot

Based on this new information, Cotton Ranch will now be allowing attached ADUs in Cotton Ranch. **All ADUs in Cotton Ranch MUST be registered with the Town of Gypsum** and follow all safety guidelines as set forth by the town. Information regarding the town requirements can be found on the town website ([Link to Town ADU requirements](#)).

Allowing ADUs in Cotton Ranch does NOT affect the HOA's parking policy. As a reminder, the maximum number of vehicles allowed to be parked in any driveway is three (3).

If you have any additional questions about ADUs, please do not hesitate to reach out to us at cottonranchhoa@gmail.com or 970-306-7672.

Sincerely,
Cotton Ranch Board of Directors'