



## Welcome to Lynn Ranch.

We are delighted to welcome you to our community.

We believe that Lynn Ranch has a rural feel second to none in the Conejo Valley. Our open space and country feel are a very precious commodity in California becoming more valuable with the passage of time and increase in population.

## Mission Statement.

The mission of the LRPOA is to preserve the rural, country, equestrian atmosphere and quality of life, while enhancing property values for Lynn Ranch.

## LRPOA Services

The Lynn Ranch Property Owners is an Association of 650 homes located within the County of Ventura. We are the liaison between the County of Ventura, the City of T.O. and Lynn Ranch. Together our voices have more impact than alone. Look inside for some of the other services we provide.

LRPOA  
P.O. Box 1525  
THOUSAND OAKS CA 91360

# LRPOA

Lynn Ranch Property Owners Association

since 1957



[www.lrpoa.org](http://www.lrpoa.org)



## Rights and Responsibilities

Since 1957, the LRPOA has been legally assigned CC&R enforcement rights, powers and responsibilities by the original developers of the twelve areas comprising Lynn Ranch. The LRPOA Board of Directors is composed of volunteers and changes by voting at an election.

## LRPOA Dues

By paying your dues of \$125.00 annually will help support the efforts of the LRPOA.

## CC&R's

It is important to read the CC&R's that were given to you when your escrow closed. (There are 12 different sets, and where you live determines which "Lynn" you're in.) Most homeowners within Lynn Ranch are bound by these CC&R's which are enforced, consistently and fairly by the Board of Directors of the LRPOA. Although membership in the Association is voluntary, the CC&R's are not. The LRPOA is always looking for volunteers to help. Please inquire at [hotline@lrpoa.org](mailto:hotline@lrpoa.org).

## Neighborhood Activities.

The LRPOA sponsors different fun activities throughout the year getting neighbors together and promoting camaraderie between the 12 different Lynns in our development. We usually host a Wine and Welcome adult function and a family favorite over the last few years, the 4th of July parade and pancake breakfast.



## Communication

The LRPOA publishes a newsletter "The Rancher", which is mailed to each home in Lynn Ranch. It contains information about activities and other important issues within Lynn Ranch.

## Website

LRPOA hosts a website that has lots of information on our community, maps, downloadable permits, pictures, and more. You can find us at [www.lrpoa.org](http://www.lrpoa.org).

## Safety

The LRPOA Board communicates regularly with the Sheriff, CHP, and County Traffic Departments.

## Hotline

The LRPOA manages the communication: [Hotline@lrpoa.org](mailto:Hotline@lrpoa.org)

## Maintenance

The LRPOA hires professional maintenance crews to take care of the three entrances and the six miles of equestrian trails that weave throughout the Ranch.

## Insurance

The LRPOA pays for an umbrella policy for the equestrian trails in the Ranch. Thankfully we have not had a claim so far, but it's nice to have the peace of mind.



## Architectural Mission Statement

The goal of the Architectural Committee is to allow and assist the continued development and improvement of Lynn Ranch in a way that preserves the heritage of country life, the appearance of a quality modern neighborhood, as well as up-holding the CC&R's. This combination allows us all to continue to have the growth in property values which comes from living on the ever more precious large and spacious properties that we have here in Lynn Ranch.

## LRPOA Permits

The Architectural Committee must review and approve all building plans before you obtain a County permit.

Projects that require an LRPOA permit include but are not limited to the following:

1. Remodel or expansion of the exterior of your house.
2. Re-roofing.
3. Out buildings.
4. Sport Courts.
5. Anything higher than 36": lighting, exterior walls or fences.

Keeping spaces open, rustic, and being able to up-date your property in your own unique style, is one of the LRPOA's objectives.

These objectives makes setbacks and building heights which are protected by the CC&R's extremely important to the Association. Please contact us via email at [hotline@lrpoa.org](mailto:hotline@lrpoa.org) or get information on the web at [www.lrpoa.org](http://www.lrpoa.org).