

Rules (from CC&R's and member input at meeting)

1. **VACANT LAND-** Only single family dwellings for residential purposes can be erected on any lot. See documents for attached guest or service quarters.
2. **CLEAN CONDITION-** Each lot and improvements must be kept in good condition and repair. Owners must keep it free of debris, trash (Compost must be in container made for that purpose), inoperable equipment or vehicles and noxious weeds. There shall be a notice to remove and if not complied with the Association may remove and charge owners for all costs.
3. **PETS AND ANIMALS-** only a reasonable number of domestic pets shall be permitted. Written approval for more than 2 dogs or two cats is required. There shall be no barnyard animals or livestock permitted on lots; chickens may be allowed with approval of structure to house them (not within 15 feet of property line, screened from view and kept clean, free of odors and limited noise). There shall be no more than 4 hens and no roosters. If more than 3 complaints within a year the animals and structure must be removed.
4. **SIGNS-** only temporary "For Sale" signs of less than 2 feet square are allowed at 4 feet high. Otherwise all Hailey city ordinances and Federal laws pertaining to signs are also in effect.
5. **Temporary structures, TENTS OR SHACKS-** no temporary structures of any character can be upon any lot to be used as dwellings. Only trailers housing building materials during construction are allowed and no temporary structure shall remain for more than 90 days. No pre-fabricated dwelling unit, mobile home or previously constructed home shall be moved to or placed on a lot. Any play structure or outbuildings will need Architectural Review Board approval. Contact office for design review form.
6. **Boats, trailers, recreational vehicles, clothes lines, garbage, recycle and trash containers, firewood, stored materials, equipment and other personal property-** shall be screened from streets and adjoining lots by fences, hedges and similar landscaping enclosures. Each lot must have double car garage and 2 uncovered parking spaces. No trailers can park in the 10-foot easement for the City. Member meeting wishes to allow for seasonal trailers; i.e. snowmobiles in winter and campers in summer so long as they are parked in the driveway. If year round they must be at least $\frac{3}{4}$ screened from street view and only one trailer.
7. Vehicles of temporary nature can park in right of way but not overnight during winter snow removal. Absolutely no abandoned or inoperable vehicles can be parked or seen from another lot or street, they will be towed.
8. **FIRES-** Exterior fires are only permitted in barbeque pits or outdoor fireplaces. **Absolutely no** outdoor burning of clippings, leaves, tree or shrub branches or other materials is permitted.
9. **PARKING-** AS per #6 above there is only 2 vehicle parking spots outside of garages per lot, any temporary guest parking shall be on a reasonable basis.
10. **LIGHTING-** Please be conscientious regarding any outdoor lighting. Permanent lights shall comply with city of Hailey ordinances of dark sky. Any decorative lights should be removed or turned off at least 14 days after the Holiday.
11. **NOISE AND NUISANCE PETS-** To add to the above #3 it is also understood that any excessive dog barking or noise from animals is a violation and all efforts must be made by owner to remedy the situation in a timely manner. Other noxious or offensive activity will be given a warning and discussed by the Board for action.
12. **ANNUAL ASSESSMENTS** – are due by the end of January or finance charges will begin to accrue.

These rules are from existing documents and amendments voted in by the membership. Amendments to Association documents after 2016 may require a revision of the rules.

Call management to report any violations: Sheri Thomas- 208-481-1786