

ABBREVIATED CC&Rs FOR CEDAR PASS RANCH

(This summary of the most commonly referenced sections of the CC&Rs does not take precedence over the complete and official recorded documents.)

ARTICLE III: BASIC BUILDING RESTRICTIONS

- 3.01 Use of property.** Each lot may be used for a single house/residence. No duplexes, apartments, etc.
- 3.02 Architectural Committee Approval.** The committee must approve all property improvements.
- 3.03 Property Line Setbacks.** All structures require min 50 ft distance from property lines. Fencing and landscaping may extend to property lines except along horse trails where a 10 ft easement is required.
- 3.04 Floor Space.** Minimum 1500 ft² for single, bi- or tri-level homes. Two-story homes 2200 ft², with min 1200 the first level. Basements, garages, porches, etc. do not count.
- 3.05 Exterior Surfaces.** Exterior surfaces must be approved by the Architectural Committee.
- 3.06 Roofs.** Roofs must be approved by the Architectural Committee. Buildings over 200 ft² must be at least 6:12 pitch, although the Architectural Committee may approve a mustower pitch.
- 3.07 Height.** Building height must be no greater than 30 ft.
- 3.08 Garages.** Each lot must have an enclosed garage at least 400 ft², capable of parking 2-4 automobiles. Doors must not be on front elevation of the lot, and, if possible, not face street adjacent to lot.
- 3.09 New Construction.** Buildings must be new construction and not pre-built.
- 3.10 Outbuildings.** No more than 2 larger than 200 ft², and must be architecturally compatible with home. No more than 3 smaller than 200 ft². All must be approved by the Architectural Committee.
- 3.11 Storage of Building Materials.** Not allowed except during construction or remodeling.
- 3.12 Occupancy During Construction.** With city permission, occupancy of a trailer is permissible for up to 9 months if screened from view.
- 3.13 Temporary Structures.** RVs, trailers, etc. may be occupied no more than 21 days by guests.
- 3.14 Construction Activities.** The CC&Rs cannot interfere with normal construction activities.
- 3.15 Driveways.** Driveways must be large enough for 2 automobiles and must be maintained.
- 3.16 Mailbox.** Mailbox must comply with Exhibit D unless approved by Architectural Committee.

ARTICLE IV: ANIMALS

Animals must be common domesticated animals unless approved by the Board of Trustees. Dogs must be on owner's property or leash. Animals and their environs must be maintained and cleaned.

ARTICLE V: COMMON AREA AMENITIES

- 5.01 Riding Ring.** Riding ring is available to all Association members and is maintained at their expense.
- 5.02 Equestrian Trails.** The back of each lot includes a 10 ft horse trail easement, as well as lot sides. No structure or fencing may be placed on easement or impede its use. Electric fences must be marked.
- 5.03 Motorized Vehicles.** No motorized vehicles are allowed on horse trails or in arena.
- 5.04 Supervision and Responsibilities.** Common areas are unsupervised. Members responsible for risk.

ARTICLE VI: UTILITIES

- 6.01 To Be Underground.** Utilities must be underground and all installations must be approved.
- 6.02 Rules and Regulations.** Owners must abide by utility, government, and public requirements.
- 6.03 Street Lighting.** Owners are responsible for street lighting and subject to public utility requirements.

ARTICLE VII: USE AND RESTRICTIONS

- 7.01 Antennas.** Small dishes and 12 ft antennas are OK. Dishes larger than 1 meter must be screened.
- 7.03 Repair of Buildings.** No improvement is allowed to fall into disrepair.
- 7.04 Reconstruction of Buildings.** Any damage must be cleaned up in 30 days and restored within 9 months.
- 7.05 Nuisances.** No rubbish, debris, hazardous waste, or excessive noise is allowed.

- 7.06 Unsightly Articles.** Any more than two unsightly articles must be screened from view with a maximum 8 ft fence. No major repair work and must be licensed. Unsightly articles include at least: mobile homes, trucks, tractors, backhoes, caterpillars, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow removal equipment, and all commercial and business vehicles.
- 7.07 Signs.** Signs must be professional, limited to 4x4 ft, and displayed on private property. Other than for sale of real property, signs require Architectural Committee approval.
- 7.08 Single-Family Use Only.** A single-family is defined as the resident and spouse, their grandparents, parents, children and spouses, grandchildren, siblings and spouses, nieces and nephews.
- 7.09 Hazardous Activities.** No unsafe or hazardous activities. No firearms discharged. No open fires except as permitted by government departments, or indoors, or in a contained barbecue unit.
- 7.10 Garage Sales.** Garage sales are permitted only to sell the owner's property that was not acquired for resale, and is conducted so as not to disturb other residents.
- 7.11 Erosion and Dust Control.** For animals, vehicles, ... measures must be taken to control dust/erosion.

ARTICLE VIII: LANDSCAPING AND DRAINAGE

- 8.01 Approval.** Fences, walls, arbors, gazebos, roofs, ... must be approved by the Architectural Committee prior to construction.
- 8.02 Completion of Landscaping.** Front and side yards must be completed within 6 months from date residence is occupied. Rear yard and trees must be completed/planted within 18 months.
- 8.03 Landscaping.** Each residence must be surrounded by a minimum of 30 ft of owner-placed material such as grass or other vegetation, bark, cement, gravel, brick, tile, asphalt, etc.
- 8.04 Trees.** A minimum of 10 trees at least 6 ft high must be planted and maintained.
- 8.05 Lot Maintenance.** Remainder of Lot not included in 8.03 must be maintained free from dead plant or weed materials, debris, and trash.
- 8.06 Fire Breaks for Fire Protection.** Lots with lot lines along the outside boundary of the subdivision must have a minimum fire break of 50 ft. The fire break cannot have vegetation higher than 6 inches.
- 8.07 Fencing.** The front property line fence must be Exhibit B (double split rail cedar fence). All fences must be approved by the Architectural Committee. No barbed wire fencing is allowed.
- 8.08 Road Right-of-Ways.** The HOA will mow the area from the double split rail cedar fence to the road and maintain uniform appearance. Lot owners must maintain the area around the fence, signs, fire hydrants, mailboxes, etc. and keep the right-of-way free of debris.
- 8.09 Maintenance of Unimproved Lot.** Lot owner must maintain his lot to be free of dead plants, trash, and debris.
- 8.10 Drainage.** Drainage patterns – slope, ground level, pitch – may not be altered from original finish grading unless approved by the Architectural Committee. Drainage to adjacent Lots must not exceed historic flows. Owners must not impede or retain water flow in Tickville Gulch or natural drainage.
- 8.11 Entries and Street Name Monuments.** The HOA will maintain entries and areas around street name monuments. Adjacent Lot owners must maintain their areas so as not to obstruct the monuments.

ARTICLE IX: ARCHITECTURAL COMMITTEE

- 9.01 Approval Required.** For all Lot improvements, plans must be submitted to and approved by the Architectural Committee. Improvements include: buildings, grading, fences, walls or other structures. Additions and changes area also subject to Architectural Committee approval.
- 9.02 Members of Committee.** The committee consists of three to five members, and hold office until they resign or are removed by the Board.
- 9.03 Appointment of Members.** The Board appoints and removes committee members.
- 9.04 Review of Proposed Construction.** The committee may consider any and all facts that it deems, in its sole discretion, to be relevant. The committee will approve plans if it deems they are in harmony with surrounding structures, and will not be detrimental to the surrounding area or Lots as a whole.