

## Quick Reference to Dixie Springs Commonly Utilized CC&R's

These commonly used CC&R's were pulled from the Dixie Springs CC&R's. The purpose of creating this list of the rules is to make it easier for owners to find information and access the more common rules that are contained in the CC&R's without the need to sift through the entire document to find them. The following are not inclusive of all Dixie Springs CC&R's which are binding to all property owners in Dixie Springs.

### 1) Landscaping

The front yard landscape is required to be installed by the time of occupancy. If not, the owner of the home is required to submit a plan for the front landscaping to the Architectural Control Committee (ACC), to be completed within six months of occupancy. The side and back yards of the home must be either fully landscaped within six months of occupancy, or the side and back yard is required to be fully enclosed with an approved wall.

Front yard areas are to be kept clear of garbage, debris or items not usually associated with landscape decoration. In addition to plants, trees, grass and rock, typical landscape features include pots, decorative outdoor fixtures, benches, decorative rocks etc. It is imperative that you keep your grass, plants and trees in good condition. Weed control must be maintained to prevent an overgrown unsightly yard.

Hurricane City code requires that corner lots shall ensure that the planting of shrubs and trees are positioned to avoid creating hazards for the movement of vehicles on the street, including visibility of bicyclists and pedestrians. No structure, fence, wall, hedge, shrub, or other planting shall be placed or allowed to remain on any corner lot within the triangular area formed by the street lines. Trees must be trimmed up to prevent obstruction of sight lines.

### 2) Signage

Signage is limited to a Lot owner placing a For Sale sign not larger than 2ft x 3 ft. on a private lot, and U.S. Flags placed on the owner's lots in a location that may not obstruct or interfere with traffic flow or the visibility or safety of pedestrians, or bicyclists (allowable under The Federal Freedom to Display the American Flag Act of 2005).

### 3) Parking

Automobile parking is limited to garages, driveways, and side yards on the property. Vehicles are not to be parked on front yard landscape. No commercial truck or vehicles over 1 ton shall be parked on any Lot. Hurricane City ordinances regulate street parking and may tow any vehicle parked on the street for more than 48 hours, and restricts nonmotorized vehicles from street parking for any period of time. Homes licensed for nightly rental may allow parking only in designated parking areas on the site.

### 4) Pets

No animals, livestock or poultry of any kind may be raised, bred or kept on any Lot, except that dogs, cats and other household pets may be kept in homes, upon the owner's lot, or on a leash while off the owner's Lot.

5) Leases

All leases must be in writing and the ACC must receive a copy of the rental or lease agreement. The terms of the lease shall be subject in all respects to the provisions of the CC&R's. The Lessor must be responsible for the Lessees compliance with the CC&R's.

6) Nuisances

No noxious or offensive activities shall be carried out upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the project.

7) Nightly Rentals

The City of Hurricane has a nightly rental ordinance regulation that is extensive. If you have any problems with a nightly rental, document the issue with date, time, details of the situation and a picture if possible. Contact the Hurricane Police if you feel it is appropriate. Call the rental manager. The management company is required to post their contact information on the front of the home. Contact the City of Hurricane City Council with the documentation of the issue since they have the authority to revoke nightly rental licenses. The Hurricane City Nightly Rental Ordinance can be found on the Hurricane City website.

8) Temporary and Other Structures

No structure of a temporary nature; trailer, bus, house, tent, shack, garage, or other outbuilding shall be used at any time as a residence either temporarily or permanently.

9) Submission for Approval of Additions

No addition to an existing home, accessory, major landscaping modification, wall, repainting or refurbishment or other improvement of the exterior of any home shall be performed until plans have been submitted and approved by the Dixie Springs ACC. Where City of Hurricane permits are required, please submit a copy of the permit to the ACC for your file. Always observe the required setbacks.

10) Perimeter Lot Walls

To ensure compliance with Washington County Zoning and Building ordinance, Hurricane City ordinance, and Dixie Springs Standards, all walls must be approved by the ACC before any new walls are constructed, or before any existing walls are altered.