

# TETON SPRINGS



MASTER HOMEOWNER, CABIN, COMMERCIAL AND  
MOUNTAIN MEADOWS SUB-ASSOCIATIONS

RULES AND REGULATIONS

Revised November 4, 2011

## **P R E A M B L E**

Teton Springs Master Association, in conjunction with the Cabin Lots Sub-Association, Village and Commercial Lots Sub-Association and Mountain Meadows Lots Sub-Association has implemented these Rules and Regulations for the respective Associations. These Rules and Regulations have been adopted by the respective Executive Board's of the Associations as amended from time to time in Section 9.9 and other Sections of the Master Declaration as well as Article 4 of each of the Sub-Association Declarations.

These Rules and Regulations have been adopted as necessary, desirable and appropriate for the purpose of interpretation and implementation of the covenants, the operation of the respective associations, the use and enjoyment of Master and Limited Common Areas, and the use of any other property within the Common Interest Community, including Lots and Units.

Each Owner and Occupant (and all other Persons who are authorized users of any part of the Master Common Areas) shall comply with the Rules & Regulations. The Rules & Regulations shall have the same force and effect as if they were set forth in and were part of the covenants for the associations. In the event of conflict between the Rules & Regulations and the provisions of the covenants, the provisions of the covenants shall govern.

## **M A S T E R A S S O C I A T I O N R U L E S & R E G U L A T I O N S**

The following Rules & Regulations have been adopted by the Executive Board of the Master Association and apply to all areas and users of the Master and Limited Common Areas and property within the Common Interest Community. Each of the Rules and Regulation has been abbreviated. Please refer to the referenced section of the Covenants for more information or further clarification when applicable.

### **Birdfeeders and feeding wildlife:**

In accordance with Teton County Idaho regulations:

- a. Birdfeeders shall be hung at least ten (10) feet from the ground, deck, railing or surface and four (4) feet from any structure, tree or limb and should have a catch pan attached directly underneath the feeder that is 2" larger in diameter than the widest diameter of the feeder itself. Hummingbird feeders are excluded from this requirement.
- b. Feeding Wildlife. Feeding wildlife is strictly prohibited.

### **Trash Cans**

Per section 3.15 Trash cans shall be placed next to the street on the designated trash collection day no earlier than 8am and returned to the proper enclosed area no later than 6pm. Trash cans shall not be visible from another lot, unit or Master common area except on trash collection days.

### **Lakes & Fishing**

Per section 3.22 No swimming, boating or ice skating shall take place on any lakes or ponds.

The lakes are stocked by the Homeowner Association with Yellowstone Cutthroat trout. The Warm Creek system for Yellowstone Cut Throat is a reproductive habitat. The Northern system is not reproductive and will be restocked as required. Lake banks and stream banks are fragile parts of the fish habitat. All of the lakes and streams are part of the open space that makes up the community.

Owners, residents and guests may fish from any point along the banks, other than from the golf course side of the lakes and streams. The exception to this is Guide Lake. In areas where a home or cabin is adjacent to a lake or stream, we ask that owners, residents and guests first ask permission from the owner of the home or cabin prior to fishing directly in front of a home or cabin. There are designated fishing areas on the lake banks of the Warm Creek system. Fishing may occur only from designated fishing areas. To learn about these designated areas, please contact Grand Teton Property Management.

Fishing on all Teton Springs property is catch and release only. All fishing must be barbless single hook artificial lure or flies, either using fly rods or spinning reels. No live bait, power baits, rubber baits, eggs or chumming is permitted at any time. To minimize damage to the fish and promote a Blue-Ribbon World-Class fishery, every effort must be made to return caught fish immediately to the water. No personal watercraft is permitted on Teton Springs' waterways. Float tubes for fishing may be used only on Guide Lake located to the west of the Teton Springs main entry.

### **Golf Carts**

Per section 3.16 Private golf cars may be driven on community streets by a duly licensed driver. Private golf cars must be parked in designated parking areas generally reserved for autos. The Headwaters Club provides golf cars for all golfers. Privately-owned golf cars are not permitted on the golf courses or driving range.

### **Snowmobiles, Motorcycles and ATV's**

Per Section 3.16 of the covenants, snowmobiles, off-road motorcycles, mini-bikes and all-terrain vehicles shall not be used or operated but may be transported on trailers within the Common Interest Community except those motorcycles or other vehicles properly licensed for operation on public roads may be used on public roads within the Common Interest Community.

### **Vehicle Parking and Storage**

Per Section 3.16 of the covenants, permitted vehicles may be parked on the streets except in those areas where parking is prohibited by signage. No boats, trailers, campers, motorcycles, snowmobiles, golf carts, or any other similar items shall be parked or stored on the streets.

Notwithstanding above, vehicles may be temporarily parked on driveways on Lots or Units and on public streets within the Common Interest Community for loading, delivery or emergency purposes, but only for the time required to accomplish such purpose. For long term storage please contact Sean Cracraft at 208-787-8008 ext 14.

**Traffic Violations**

The posted speed limit within Teton Springs is 25 mph. In addition, all other traffic infractions that would normally occur on a public road shall be enforced within Teton Springs. All fines shall be prosecuted through the court system, if necessary, and any court costs collected by the HOA as necessary.

**Signs and Advertising**

Per section 3.29 No signs, billboards, posters or advertising device may be displayed on any lot including signs for rent or for sale.

**Leasing**

Long term leasing is allowed throughout the entirety of Teton Springs. Short term rentals (less than 30 days) are only allowed within the Cabin sub-association. Refer to section 3.35 for the long term lease requirements.

**Fireworks, Firearms and Hunting**

Fireworks and firearms are not to be discharged within Teton Springs. Hunting is expressly prohibited from any lot within Teton Springs per sections 3.10 and 3.12.

**Children's Recreation Equipment and Basketball goals**

Equipment intended for children's recreation use, such as swing sets and slides, must also be approved in advance by the Development Review Committee per section 3.14 and 3.27.

**Animals**

Animals must be on a leash and under the Owner's control when out and about in Teton Springs. Owner's are responsible for any clean up of streets, sidewalks and Master common areas caused by pets per section 3.17.

# Fine Schedule

The following is a list of fines in association with the Covenants for Teton Springs.

## Class 1 Offense

**\$25.00 per occurrence**

Trash cans

Bird feeders

Signs & Advertising

## Class 2 Offense

**\$100.00 per Occurrence**

Loose animals

Lakes and fishing

Golf carts

Vehicle parking (includes all unauthorized vehicles)

## Class 3 Offense

DRC Violations:

From \$100.00

Short Term Leasing:

1<sup>st</sup> offense: \$500.00

2<sup>nd</sup> offense: \$1000.00

3<sup>rd</sup> offense: \$1500.00 plus legal fees

Fireworks, firearms, snowmobiling, etc:

1<sup>st</sup> offense: \$100.00

2<sup>nd</sup> offense: \$250.00

3<sup>rd</sup> offense: \$500.00 plus legal fees