

TETON SPRINGS

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

RULES AND REGULATIONS

Revised October 4, 2023

PREAMBLE

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 Boards 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.

MASTER ASSOCIATION RULES & REGULATIONS

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.

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.

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. All drivers must be legally licensed to operate vehicles on the roadways.

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.

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.

The exception to this rule is for campaign signs which may be displayed no less than 20' off the side of the road and not be any larger than 2' x 4' in size. No more than two (2) signs shall be permitted per lot. These signs must be removed within one week of the election.

Lawn Ornament, Sculpture, Flag Poles

Lawn ornaments and sculptures may be displayed no less than 20' off the side of the road and not be any larger than 2' x 4' in size. No more than two (2) ornaments and sculptures total shall be permitted per lot. Landscape lighting associated with such elements will only be allowed by special review.

Flag poles and similar structures will not be allowed in the landscape. Flags may be hung on structures mounted to the residence provided they do not extend further than 5' from the residence and the flag is not greater than 3'x5' in size.

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 or under voice control when out and about in Teton Springs. Mutt mitt stations have been added throughout the community to assist and encourage cleaning up after your pet. Owners are responsible for any clean-up of streets, sidewalks and Master common areas caused by pets per section 3.17.

Lighting

All lighting within Teton Springs shall conform with Dark Sky Standards and be fully cutoff or fully shielded lights that do not project above the horizontal plane. Note that all exterior lighting must conform to Teton County, Idaho requirements.

Modifications to Home and Landscaping

Any modifications made to the exterior of a home including but not limited to landscaping must be done with written approval from the Design Review Committee.

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:

1st offense: \$500.00

2nd offense: \$1000.00

3rd offense: \$1500.00 plus legal fees

Fireworks, firearms, snowmobiling, etc.:

1st offense: \$100.00

2nd offense: \$250.00

3rd offense: \$500.00 plus legal fees