

AMHOA RULES & REGULATIONS

The following summarizes rules and regulations applicable to all property owners and lots within Alpine Mountain Home Owners Association as provided by current restrictive covenants. If any discrepancies exist between this summary and the restrictive covenants, the restrictive covenants shall take precedent. Any reference to "approval" implies approval by the Board of Directors.

LOT USAGE

Permissible uses include:

- Private, single family, residential use only. Guest, relative apartments, detached garages and workshops are permitted with prior approval. No duplexes, town houses or multi-family dwellings are permitted.
- Rentals are permissible only if lease term is 3 months or more.
- Home based businesses are permissible only if consistent with residential use and/or;
 - Activity is conducted entirely within the dwelling, or approved accessory building
 - Business may not occupy more than 25% of the total heated floor space of the dwelling, or accessory building.
 - No display, outside storage, change in outside appearance of structures, or any other visible evidence of the business is permitted. A non-illuminated sign not greater than 2 square feet is permitted.
 - No traffic may be generated in greater volumes than would normally be expected in a residential neighborhood. All parking must be off the street and not block the driveway. No use of common area parking is permitted.
 - Equipment, or processes generating noise, vibration, glare, fumes, odors, or electrical interference detectable by normal senses off the lot are not permitted.

Nothing may be done on the property which is offensive, noxious, unsanitary, unsightly, or creates a nuisance.

No animals, livestock, or poultry are permitted except domestic dogs and cats. Any dogs and cats must be confined to the property owner's lot and can not be bred, kept or maintained for commercial purposes. Owners are personally responsible for control of pets.

No structures other than single-family residences are permitted. Any structure may not exceed 2 stories in height. Mobile homes are not permitted.

Tents, shacks, detached garages or other outbuildings are not permitted unless complying with Article 10 of the restrictive covenants.

RV's, travel trailers and boats may be stored on the lot provided the vehicle is not in view from a road or by other property owners. Vehicle(s) must be maintained in operable condition, licensed and in regular use. No vehicle may be used as a permanent, or temporary residence at any time.

Cars, motorcycles, mopeds, ATV's or other vehicles must not generate objectionable noise levels.

AMHOA RULES & REGULATIONS

Antennas, satellite receivers, windmills and detached solar panels may be erected with prior approval. Notwithstanding, a TV satellite dish no larger than 40 inches in diameter may be erected without prior approval.

No lot may be subdivided to create a lot less than 1 acre.

SIGNS

Signs are not permitted except:

- Not more than 2 “For Sale” signs and no larger than 4 SF each may be placed on the property. Realtor signs indicating directions to a property for sale along the roads are not permitted.
- Display of Owner’s name and address not larger than 4 SF.
- House or lot name not larger than 4 SF.

LOT MAINTENANCE

Dumping, or accumulation of any trash, garbage, construction materials, or waste of any kind is not permitted except that normal and customarily generated by residential use. Any permissible trash must be kept in sanitary containers.

Swimming pools, fuel tanks, cisterns, or storage tanks above ground are not permitted without prior approval.

Hedges, shrubbery, fences, or walls may not be located within road right-of-ways without prior approval.

Hedges, fences, or walls may be erected on a Lot with prior approval provided same is not offensive to adjoining Property Owners, or unsightly in the opinion of the Board, or which in any way impairs vision to, from or along a street so as to endanger the safety of pedestrians, or drivers of vehicles.

Chain link, or barbed wire fences are not permitted.

Burning of any material in the open, or in barrels is not permitted. Barbecue grills are permitted.

Hunting or trapping is not permitted.

Property Owners shall be held responsible for repair of any damage to common areas and roads caused by Owner, guests, vendors, tenants or contractors. Repairs not made in reasonable time may be arranged by Board and cost billed to Property Owner.

CONSTRUCTION AND IMPROVEMENTS

Minimum heated living space of any residence on any Lot is 1,600 SF. *Exception granted only to Lots 2 through 6 and 8 through 27 of the Alice & Harry Carter, Jr. Plat Book 42 page 35 and Lots*

AMHOA RULES & REGULATIONS

1 through 11 of the Alpine Investment Corp. Plat Book 51 page 198 and a 5 acre parcel joining the north boundary line of property belonging to Betty Foster, which shall be 1,200 SF.

Plans and specs must be submitted to the Board for review and approval prior to commencing any construction activity on the property together with payment of the Road Impact Fee. This fee is set each year by the Board of Directors. Fee for fiscal year 2016-2017 is \$5,000. Plans submitted must include:

- Floor plans indicating the heated/cooled square footage of each floor and type of construction. Approved methods of construction include stick-built, log, brick, stone, pre-cut, modular and panelized methods.
- Elevations indicating the total height of the structure and intended exterior finish materials and colors. Any exposed concrete, or concrete block must be finished with brick, or stone veneer, or painted stucco.
- Site plan showing location of improvements on the Lot, setbacks, right-of-ways, utility easements, site drainage, driveway(s) and intended driveway(s) construction, location of septic systems and wells, provisions to control silt and water run-off during construction, finish grading and landscaping. Driveway construction must provide proper ditches, liners and culverts to minimize drainage that could damage common areas and roads. Drainage and runoff from the Lot or driveway onto Association roads is not permitted.

No construction activity may commence without valid building permits.

Not more than 1/2 of all trees having a diameter over 6" may be removed from any lot for purposes of construction.

The road in front of the Lot, and the Lot, must be kept free of all construction debris. A construction dumpster and portable toilet must be maintained on the Lot during construction.

All outside construction work must be completed within 18 months of commencement or 36 months from date of approval whichever first occurs (provision for variance). Board may assess a time-overrun fee each year of not less than \$200 per month.

RV's, travel trailers, mobile homes, or any other portable building may not be stored on the lot and used as a temporary residence during construction.

SETBACKS, EASEMENTS AND RIGHTS-OF-WAY

All lots are subject to a 30 foot road right-of-way measured from the centerline of the road.

The front setback line is 35 feet from the front lot line, side set back is 10 feet and rear setback is 15 feet. Eaves and overhangs are not considered when measuring setbacks.

Easements for utilities and drainage are reserved along interior lot lines measuring 10 feet wide and measuring 35 feet wide from the front lot line.

Association reserves right to subject land between the road rights-of-way and pertinent setback line to contracts with electric, telephone and cable TV utility companies for installation of

AMHOA RULES & REGULATIONS

underground cabling. *Owners may be responsible for initial payment of fees and/or continuing monthly fees associated with installation.*

USE OF COMMON AREAS AND TRASH

Structures are provided for resident's mailboxes. Owners are expected to maintain their mail box.

Parking area(s) are provided around central mail boxes. These areas are intended for temporary parking only by use of property owners for their guests and visitors, in the event of severe weather, or by contractors providing services to the Association.

Long term parking (in excess of seven (7) days) of any vehicle is prohibited.

Designated space for trash dumpsters is also provided.

Trash dumpsters (2) are provided for residents use only. One dumpster is designated for recyclable materials only. Residents are expected to sort trash accordingly and collapse boxes to maximize storage capacity. No construction materials are permitted to be placed in either dumpster.