

Summary of the Rules and Regulations - The Meadows of Melody Ranch HOA

Preamble:

The Meadows of Melody Ranch Homeowners Association has implemented these Rules and Regulations that have been adopted by the Board of Directors. These Rules and Regulations have been adopted as necessary for the purpose of interpretation and implementation of the covenants, the operation of the association, and the use and enjoyment of Common Areas and lots. They incorporate those found in the covenants (CC&Rs), design guidelines as well as additional rules the board has approved.

Each owner and occupant shall observe the Rules and Regulations. The goal of these Rules and Regulations is compliance and to ensure that the Meadows of Melody Ranch remains a community that looks good and is a desirable place to live. The Rules and Regulations shall have the same force and effect as if they were set forth in and were a part of the covenants for the association. In the event of conflict between the Rules and Regulations and the provisions of the covenants, the provisions of the covenants shall govern.

Tier One - \$25 Fine

1A. Trash receptacles are to be placed at the edge of driveways only on the designated trash day. Once trash has been picked up, these receptacles must be removed from driveways within 24 hours. When not on the street for trash pick-up, all trash receptacles are to be stored in the garage or "out of sight" behind a fence enclosure. All trash must be kept in bins at all times. Bags of trash or other household items being disposed of are never to be left outside bins. Accumulation of garbage and/or building material or of the like constitutes a nuisance, and may be removed by the Association at the owner's expense. **Please see Article 5 - 5.6 in the Conditions, Covenants & Restrictions (CC&R's).**

1B. Front porches are not to be used for storage. Patio/deck furniture is allowed in season however ladders, canoes, firewood, old appliances, etc. are not to be stored on porches. Please note that futons do not fall under the category of patio furniture and should not be placed on porches at any time. Grills are to be placed on back porches, with the exception of a home not having a back porch.

1C. All household and maintenance items such as wheel barrows, ladders, lawn mowers, snow blowers, bins etc. should not be left in open view and should be stored within a closed area such as a garage and/or behind fenced enclosure or "out of sight" from the road and neighboring properties view. **Please see Article 5 - 5.6 in the CC&R's.**

1D. Fire wood is to be stored behind a fenced enclosure or "out of sight" from the road and neighboring properties view at all times. **Please see Article 5 - 5.6 in the CC&R's.**

1E. Holiday decorations including Christmas lights, wreaths and garland should be removed in a timely manner after the holiday has passed. Christmas lights shall be allowed from Thanksgiving Day until January 10 as per the Teton County Lighting Regulation in Section 5.3.1 C.

1F. House Trailers/Other Structures. No temporary house, house trailer, mobile home, tent, teepee or similar facility or structure shall be kept, placed or maintained upon any lot while under construction. **Please see Article H #6 in the Design Guidelines**

1G. No temporary house, house trailer, camper, boat, horse trailer, tent, construction materials, or other temporary or movable structure shall be placed, erected or allowed to remain on any recreational open space area. **Please see Article 7- 7.3 in the CC&R's.**

1H. Clotheslines. Outside clotheslines or other outside drying or airing facilities shall be maintained exclusively within a fenced service yard and shall not be visible from neighboring properties. **Please see Article 5 - 5.6 in the CC&R's.**

1I. Chemicals/Hazardous Material Storage. At no time should any item such as motor vehicle fluids, paint and household cleaning solutions be left out unattended. These items and similar items must be stored in enclosed structures such as garages and not left outside for storage. **Please see Article 5 - 5.8 in the CC&R's.**

1J. Towers and Antennae. No towers or radio or television antennae or satellite transmission receiving antennae shall be erected on any Lot without approval of the Architectural Review Committee and shall be fully screened from view from adjacent properties. **Please see Article 6 – 6.3 in the CC&R's.**

1K. Trees and Landscaping. No trees or bush growing on any Lot shall be felled or trimmed nor shall any natural areas be cleared, graded or formal lawn areas constructed, or landscaping performed on any Lot without the prior written permission of the ARC. **Please see Article 6 - 6.4 and Article 7-7.2 in the CC&R's.**

1L. Tanks. No tanks of any kind shall be erected, placed or permitted upon any Lot unless buried or if located above ground the location and screening shall be as determined by the ARC. **Please see Article 6 - 6.5 in the CC&R's.**

1M. Exterior Lighting. All exterior lights and light standards on Lots shall be approved by the ARC for harmonious development and the prevention of lighting nuisances to other lands in the Subdivision. **Please see Article 6 - 6.7 in the CC&R's.**

1N. Dogs are to be restrained or leashed within the community at all times. This includes while walking, running and bicycling on all roads and common areas within the community. **Please see Article 5 - 5.5 in the CC&R's.**

1O. All improvements to properties including landscaping, exterior changes and additions need to have prior approval based on the Design Guidelines for Melody Ranch Homeowner Association. **Please see Article 4 - 4.2 in the CC&R's.**

1P. Noise. Heavy equipment operation shall be prohibited after 6:00 pm and before 8:00 am Monday-Friday and on weekends, except as approved by the committee. Non-muffled trucks, cars and motor cycles are not permitted on the premises. **Please see Article G # 1 in the Design Guidelines.**

1Q. Refuse Removal. No lumber, grass clippings, construction debris, refuse or trash shall be kept, stored or allowed to accumulate on any lot for more than seven (7) days during a construction period. **Please see Article G # 2 in the Design Guidelines.**

1R. Vehicles. Construction vehicles including private vehicles owned by those workers doing construction on a residence are not allowed to park on or impede traffic on roads. **Please see Article G # 3 in the Design Guidelines.**

1S. Animals including dogs are not allowed on site during construction. **Please see Article H # 4 in the Design Guidelines.**

1T. Exterior Lighting. No exterior lights, fixtures, or standards shall be erected, installed, or permitted to remain on any lot. **Please see Article 7 – 7.4 in the CC&R's.**

Tier Two - \$100 Fine**

2A. Trailers, boats, RV's, and inoperable vehicles of any kind are not permitted to be parked in driveways, in yards or on the street at any time. These may be stored on properties as so that they are never visible by neighboring properties, i.e.: in garages. There is storage available at the East storage facility through the Homeowners Association (HOA) for \$30.00 or \$60.00 per month depending on the size of the storage spot needed. **Please see Article 5 - 5.6 in the CC&R's.**

2B. No Discharge of Firearms. The discharge of firearms shall not be permitted on any of the lands in the Subdivision. **Please see Article 5- 5.7 in the CC&R's.**

2C. Noxious and Offensive Activities. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other Owners in the enjoyment of their Lots, or in their enjoyment of common areas. **Please see Article 5- 5.8 in the CC&R's.**

2D. Wildlife Protection. It is recognized by the Association and the purchasers or Owner of any Lot within the Property, that many wildlife species live on or migrate through the

Property during various times of the year. Please respect seasonal limitations on use and do not harass the wildlife. **Please see Article 5 - 5.11 in the CC&R's.**

2E. Vehicle Parking. All vehicles shall be parked in designated parking spaces on the lot or the spaces provided therefore on multiple dwelling lots. No more than two vehicles may be parked in driveways for extended periods of time. No vehicle may be parked on any street within Melody Ranch or on any yard or common area on individual or multiple dwelling unit lots. **Please see Article H # 13 in the Design Guidelines.**

Tier Three - \$250 Fine + Applicable Legal and/or Contractor Fees**

3A. Maintenance of the exterior of the dwelling by the owner shall include, but not be limited to, periodic staining/painting of wood siding and fences, and the landscaping maintenance of yards including weed control, watering and mowing as needed. The HOA can maintain said property in the event that the homeowner does not comply. **Please see Article H #2 in the Design Guidelines.**

3B. No Mining, Drilling, or Quarrying. No mining, quarrying, tunneling, excavating, or drilling for any substance within the earth. **Please see Article 5 – 5.2 in the CC&R's.**

3C. Noxious Weeds. Lot Owners shall take all actions necessary to control noxious weeds as defined by the Teton County Weed and Pest Control Board and/or the HOA Board. **Please see Article 5 - 5.9 in the CC&R's.**

3D. Irrigation, Irrigation Ditches and Water Use. It is essential to keep these ditches flowing freely, to avoid flooding problems caused by blockage. The Owner of any Lot upon which any irrigation ditch is located shall not take any action to plug or impede the flow of such ditch. If possible, the Owner of any such Lot shall clean out any debris which collects in the ditch located on such Lot. **Please see Article 5 - 5.10 in the CC&R's.**

3E. Road Damage. Each owner of a Lot is responsible for any damage caused to the roadways within the Subdivision during the construction of improvements upon such owner's property. **Please see Article 6 - 6.9 in the CC&R's.**

3F. Sanitary & Water System. All lots shall be connected to and shall utilize the domestic and irrigation metered water and sewer distribution system provided by the Melody Ranch HOA or the Improvement and Service District. **Please see Article 6 - 6.10 in the CC&R's.**

***3G. Domestic Animals. No domestic animals or fowl shall be maintained on any lot other than not more than two generally recognized house or yard pets. **Please see Article 5 - 5.5 in the CC&R's.**

*****3H.** Unrestrained dogs can lead to issues with wildlife and problems with other homeowners in the association. In the event of issues with wildlife or children, dogs must be restrained at all times. **Please see Article 5 - 5.5 in the CC&R's.**

3I. No Structures or Improvements. No buildings, structures, or improvements of any nature shall be placed, erected altered, or permitted to remain on any recreational open space area. This includes but not limited to the following: fencing (real or invisible), private landscaping (except with ARC prior approval), trampolines, storage sheds, etc. **Please see Article 7 - 7.1 in the CC&R's.**

Tier Four - \$300 Fine + Legal Fees**

4A. Exterior Fires. There shall be no exterior fires whatsoever except barbecue fires contained within designated receptacles, i.e.: grills. **Please see Article H # 11 in the Design Guidelines.**

***4B.** Each Residential lot shall be used exclusively for single family residential purposes in accordance with the Teton County Regulations. No commercial, retail or other business activities shall be conducted on or from any residential lot licensed or not. **Please see Article 5 - 5.3 in the CC&R's.**

4C. Zoning Regulations. No lands within the Subdivision shall ever be occupied or used by or for any structure or purpose or in any manner which is contrary to the Melody Ranch Final Development Plan as approved by the county Commissioners of Teton County, WY. This includes the provision of "No Fireworks". **Please see Article 5 - 5.1 in the CC&R's.**

Summary of Fines

Tier One - \$25 Fine

Trash cans	Front Porch Storage
Household/Maintenance items	Firewood Storage
Holiday Decorations	Trailer/Tents
Clotheslines	Animals in construction area
Chemicals/Hazardous Material Storage	Towers and Antennae
Trees and Landscaping	Tanks
Exterior Lighting	Improvements
Noise	Refuse Removal
Uncontrolled Dogs	

Tier Two - \$100 Fine**

Trailers, Boats, RV's	Discharge of Firearms
Noxious and Offensive Activities	Wildlife Protection

Vehicle Parking

Tier Three- \$250 Fine + Legal Fees + Contractor Fees**

Mining, Drilling, or Quarrying
Dwelling Maintenance
Irrigation, Ditches & Water Use Road Damage
*****Domestic Animals**
Wildlife or Children

Structures or Improvements
Noxious Weeds
Sanitary & Water System
***** Dogs Chasing/Harassing**

Tier Four - \$300 Fine + Legal Fees**

Exterior Fires
*** Short Term Rentals**
Fireworks

Single Family Residential Lots Only
Zoning Regulations

Subject to any decision, the following procedure will be followed for violations to Tier One within a Six-month period of time:

1st Violation: Letter and/or phone call to let the homeowner know what the violation was.

2nd Violation: A stronger letter to the homeowner citing the violation.

3rd Violation: Applicable fine and a letter to the homeowner citing the violation.

4th Violation: Increased fine and a letter to the homeowner citing the violation.

5th Violation: Increased fine and a letter to the homeowner citing the violation.

No more than one letter or fine will be assessed per week. **

Each violation will increase by the original fine amount, based on the violation. Repossession of a storage space and or liens on an owner's property will also be considered for the collection of fines if necessary.

*A violation of the short term rental rule will be handled on a daily basis with contact made to the county for additional enforcement.

** In the event of a violation of tiers 2, 3 or 4, the board has the discretion to assess fines and penalties on a case-by-case basis.

*** Pet Fines, as defined in the CC&R's:

First Violation: If any animals are caught or identified chasing or otherwise harassing livestock, wildlife, people, vehicles or bicycles, the Board shall have the authority to have such animal or animals impounded, and shall assess a penalty against the owner of such animal or animals of \$250.00 plus all costs of impoundment.

Second Violation: If any such animal or animals are caught or identified chasing or harassing wildlife, livestock, people, vehicles or bicycles on a second occasion, the Board shall have the authority to have such animal or animals impounded or destroyed, the determination of disposition being the sole discretion of the Board. In the event that such animal or animals are not destroyed, the Board shall assess a penalty of \$500.00 per animal, plus all costs of impoundment.

3rd Violation: On a third violation, in addition to the foregoing penalties, the offending animal or animals shall be removed from the subdivision. No owner of any animal or animals impounded or destroyed for chasing or harassing livestock, wildlife or people shall have the right of action against the Board or any member thereof, for the impoundment or destruction of any such animal or animals. In addition, violation of these restrictions on a third occasion may result in the termination of the right to keep pets on the property in the sole discretion of the Board. **Please see Article 5 - 5.5 in the CC&R's.**

The foregoing Rules and Regulations were adopted by the Board of Directors at regularly scheduled Board meeting on the 20th day of August, 2013.

These rules and regulations supersede the previous approved rules and regulations adopted by the board on May 1, 2009.

Melody Ranch Homeowners Association

A Wyoming Corporation