

Arrowwood HOA Covenants, Conditions and Restrictions

Below is a reminder of the Arrowwood HOA Covenants, Conditions and Restrictions (CCR's) for Arrowwood at Jacobs' Island Park Ranch. These CCR's were adopted in 1996 to protect the value and desirability of the property as a first-class residential real estate project. The HOA board is required to enforce these CCR's. They are covenants of equitable servitude and shall run with the land and be binding on all parties having any right, title or interest in the Property or any part thereof, and their heirs, successors and assigns.

- Cabins are for use as residences only, and for such incidental purposes as may be approved by the Board. (Article VI, Section 3)
- Keep outside areas clean and in good repair (Article VI, Section 5-a)
- Owners shall not obstruct common areas (Article VI, Section 5-b)
- No fireworks permitted without express written consent of the Board. (Article VI, Section 5-c)
- For sale signs cannot exceed six square feet. Name/address signs cannot exceed two square feet (Article VI, Section 5-d)
- No flashing light signs (Article VI, Section 5-d)
- No animals shall be raised, bred or kept except dogs, cats, and other household pets may be kept, but NOT to be kept, bred, or maintained for any commercial purpose. No nuisance or noisy animals may be kept. (Article VI, Section 5-e)
- Horses are allowed for no more than 3 consecutive nights and no more than 6 days in a month. No more than 6 horses are allowed. (Article VI, Section 5-e)
- No hazardous activities (Article VI, Section 5-h)
- Open fires only in fire pits or self-contained barbecue unit. (Article VI, Section 5-j)
- No parking on any street in the subdivision (Article VI, Section 5-L)
- Owners shall not permit any obnoxious or offensive activity, unreasonably loud or annoying noises, or noxious or offensive odors shall be emitted from any Lot. (Article VI, Section 5-f)

COVENANTS RELATING TO CONSTRUCTION AND DEVELOPMENT INCLUDE THE FOLLOWING:

- Fuel tanks, water tanks and similar storage facilities must be installed/constructed underground (Article VI, Section 5-m)
- No antenna of any sort, installed or maintained which is visible from neighboring property; provided, however, that one TV antenna per lot may be installed on the roof, if it does not exceed 10 feet over roof line. (Article VI, Section 5-n)
- No building, fence, wall, driveway, excavation or improvement of any kind can be made until approved in writing by the Board (Article VI, Section 5-o)
- No vehicles, including snowmobiles & ATV's in open space common areas (Article VI, Section 5)
- All construction shall be completed within one year from commencement date of any construction, unless Management Committee, in its discretion, approves an extension for good cause (Article VI, Section 8-d)
- No pre-cut, pre-fabricated, or modular structure of any kind is allowed for the residence or other structures. (Article VI, Section 8-d)
- No temporary structures such as trailers (Mitch Jacobs -meaning mobile homes), tents, shacks or similar buildings are allowed on any Lot. One exception is on a homeowner's own lot for up to one year during main cabin construction as authorized by the Board. (Article VI, Section 8-h)
- All types of garbage must be kept in a covered container and screened from view. (Article VI, Section 8-i)

Arrowwood HOA Subdivision Rules Reminder

Road Speed Limit

The speed limit in the subdivision is 15 mph.

No Trespassing

Trespassing is not allowed on other owner's private property. All vehicles including cars, 4-wheelers and snowmobiles must stay on subdivision roads and owned Lots. They are not allowed on others' private property or Arrowwood common areas. Several marked trails connecting the subdivision with adjacent forest service land are available for snowmobile and 4-wheeler access from the paved Kilgore highway. Island Park trail maps are available at most gas stations and Ranger Stations.

Quiet Enjoyment

Homeowners and guests are urged to respect homeowner's right to quiet enjoyment by curtailing noisy outdoor activities from 10 p.m. to 8 a.m.

Occupancy Limits and Parking

Homeowners are urged to set and enforce "reasonable" occupancy limits for guests. No parking is allowed on subdivision streets. Motor homes, camping trailers, snowmobile trailers, side-by-side trailers, boat trailers etc. must all be temporarily parked on private parking areas. If motor homes and camping trailers are to be used for temporary sleeping quarters for more than 72 hours, they must display a temporary parking permit good for one week only. These permits can be purchased online from the HOA website for \$100. The permit will only be granted one time per month per trailer per Lot. Failure to acquire the temporary permit will result in a \$500 fine per incident.

Storage of Trailers

Homeowners who wish to long term store motor homes, camping trailers, boats on trailers, snowmobile trailers, covered trailers etc. may do so only if such stored units are not visible from the subdivision streets or from subdivision neighbors lots on the side or rear. Buildings, walls, or even trees can be utilized to accomplish this requirement.

Trash

Trash must be hauled out when owners/guests leave. Trash left bagged on the porch is invariably strewn about the subdivision by animals.

Pets

Pets are not allowed to roam free in the subdivision. Pets (especially dogs) must be accompanied at all times by their owner.

Fires

Fires are restricted to properly constructed fire rings located a safe distance from structures, trees and grasses. Fires are not allowed during periods of drought or high winds. Before burning a fire, know where the outdoor hose is located and be sure it is hooked up and operational. Fires must be tended at all times and fully extinguished before retiring for the evening.

Firearms Ordinance

It is against the law to discharge any firearm in any subdivision in Fremont County.

Fireworks

It is against the law to discharge any type of fireworks in a Fremont County subdivision.

To report rule violations, please call your cabin owner or contact the HOA President, Roger Heywood at rheywood-taro@comcast.net or Association Vice President, Brent Martin at bkproservices@gmail.com