

Methow River Ranch Phase II

CC&R Enhancement Rules

(Reference to Actions/Requirements taken by Board/DRC)

Penalty/Violations/Transfer fee

- 1) HOA Dues Late Fee- \$35 Per Month
- 2) Violation Penalty- \$35 Per Day
- 3) Transfer fee- \$250

Building Approvals

- 1) Must be approved by DRC
- 2) Sizing requirements, terminology (beds, bath, kitchen), were determined by the Board
- 3) DRC architectural approval is still required even if specs meet Design minimums
- 4) Design must include but are not limited to; 900 sq/ft floor plan, 2 bedrooms, 1 full bath, and a dedicated kitchen inside the home

Fencing Approvals

- 1) Must be approved by the DRC
- 2) No Barbed wire fencing permitted
- 3) No Hogwire fencing permitted
- 4) Fence wood and other materials must be kept maintained for appearance

Trailers During Construction- Well/Septic Process

Due to the nature of obtaining construction permits, the Board may grant a temporary Trailer or RV during the Well drilling and/or Septic installation period. The following must be adhered to:

- 1) Request submitted to the Board for approval
- 2) Time frame given from start to finish
- 3) 1 month will be the maximum time frame and not altered without Board approval
- 4) Notify the Board by email the day the trailer is placed onsite and subsequently removed

