

UTAH MINI RANCHES HOMEOWNERS ASSOCIATION

GENERAL GUIDELINES UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS



This document is provided by the Board of Directors of the Association to explain and clarify certain Sections of our Governing Documents, as a courtesy to our Members and other interested individuals.

The Association's Governing Documents detail legally binding agreements and, as such, are written in a manner to withstand potential legal challenges—and therefore are not the most “user friendly” when someone is looking for certain information. The Board has done our best to provide accurate information here to help clarify all the rules, but the actual Governing Documents will always prevail should any discrepancies, disputes, misinterpretations, omissions, or any other questions occur.

ASSOCIATION AND MEMBERSHIP

All owners are Members and all Members are owners—anyone holding title to one or more lots in the Mini Ranches is subject to all rules and responsibilities, and has rights to the benefits, of the Association. No one who does not own property in the development can be a Member. Mandatory Membership dates back to the original CC&Rs recorded in 2001.

It is the responsibility of the Association, as managed by the Board of Directors, to maintain the Mini Ranches as a highly desirable residential development. The HOA provides culinary water service and availability to all lots, maintenance and repair of our private roads, snow removal from roads and common areas, operation of our private water company (South Duchesne Culinary Water), approval of architectural plans and other improvements considered by Members, enforcement of our rules and guidelines, financial reporting and other aspects of managing the Association for the benefit of all Members.

It is the responsibility of Members to maintain their lots in a clean, sanitary, attractive and marketable condition. Owners shall not permit their parcels or improvements to fall into disrepair. Ownership and Membership requires protecting and enhancing the property values and aesthetic values of the community through the care and maintenance of your individual property.

COST OF MEMBERSHIP

Assessments are made on each lot to fund the operation of the Association, and all Members share these costs of ownership. Assessments are published at least annually on the Mini Ranches website and include Annual Membership Dues, Monthly Water Fees, and other charges as detailed on the website. Assessments can be paid on the website or mailed to the address shown on monthly invoices. Invoices are sent by email and Assessments must be paid whether an invoice is received or not. Late fees are assessed on past due amounts.

BUILDING, CONSTRUCTION AND IMPROVEMENTS

All proposed buildings, outbuildings, fences, walls, grading, other improvements on lots and any disturbance of the natural state of a parcel must be approved in advance by the Architectural Committee. The design and materials used for all improvements must be consistent with the rural residential aesthetic, and therefore improvements may not be commenced before Architectural Committee approval is obtained. Contact information and form submission are available on the HOA website.

All required permits from the County of Duchesne and Tri-County Health Department must be obtained in coordination with Architectural Committee approvals and water company meter approval before any construction may begin. The Committee is set up to help owners plan and complete their projects within the guidelines and strives to provide information and approvals in a timely and efficient manner. Please reach out with any questions to avoid delays or misunderstandings.

The primary dwelling must be constructed first. We do not allow any garages, sheds, temporary or permanent storage units or any other outbuildings on lots until construction of the home is underway. Construction must be completed within 15 months of beginning. Campers, trailers or other temporary housing cannot be placed on the property and camping on-site is limited to the ten-day camping limit.

The minimum living floor area of residences is 816 square feet. There is no maximum size, but the Architectural Committee will use reasonable judgment in approving all plans. Buildings are limited to two stories in height. Homes must be built on site, and no mobile or prefabricated homes, tiny homes or any other temporary or removable structure may be used as a residence.

LAND USE – WHAT OWNERS CAN DO WITH THEIR PROPERTY

All parcels within the Mini Ranches are designated as single-family residential lots. With proper approvals, homes can be built as full-time residences or for the enjoyment of the owner's family on a part-time basis. No dwelling of any kind may be used as a residence without a Certificate of Occupancy issued by the County of Duchesne.

Camping—owners and family members may use their lots to camp for no more than ten days at a time, with advance notice to the Architectural Committee. All vehicles, equipment, supplies, trash and waste must be removed at the end of the camping period, and the lot must be left in its natural, vacant state. No dumping of any kind is permitted within the Mini Ranches.

Common Areas—the roads within the Mini Ranches are maintained for the enjoyment of all Members. It's a great place for walking, hiking, riding off-road vehicles, horseback riding and other outdoor activities. However, the speed limit within the Mini Ranches is 25 MPH, and we ask that all residents and visitors exercise common respect for the safety and enjoyment of others. All property not part of improved roads is private property and trespassing is not tolerated. Please limit your activities to your own lot and the Association's roads.

Animals such as horses and household pets may be kept on lots used as full-time residences. Facilities for the adequate care of all animals is required, and the type and number of animals may be limited to reasonable residential community expectations. Please contact the Architectural Committee with any questions prior to bringing animals to your property.

Two or more adjoining parcels may be combined into a single lot through the County Community Development Department. No existing lot may be subdivided or re-subdivided once combined. There is a 20-foot utility and services easement around all sides of every lot as originally platted in County records, and the combination of lots does not remove the original easements (so easements will run through the interior of combined parcels).

Renting your home—owners may rent their homes to one single family for no less than 30 days. It is the intention of the Association that renters are welcome as long-term residents of our community, and we leave arrangements to the owners as long as problems do not arise. Renters are subject to all of the rules and guidelines as are owners, and welcome to the same benefits as owners.

SHORT-TERM RENTALS OF ANY KIND ARE STRICTLY FORBIDDEN and substantial fines are imposed and become a lien on the property when owners violate this restriction.

Other restrictions:

- No mining, drilling or excavation other than for approved construction is permitted.
- No business or commercial uses are allowed within the community.
- No grazing rights are granted and grazing by animals other than those kept by the household and approved by the Architectural Committee is prohibited.
- No hazardous activities such as using fireworks, open fires, the discharge of firearms, using or storing hazardous materials, or keeping dangerous animals is allowed. This is not a complete list—please reach out to the Architectural Committee with any questions.

- Storage tanks are limited to only propane fuel.
- All vehicles, trailers, etc. which are kept on lots with homes must be owned by the owner or long-term renter, must be in good operating condition and currently licensed as required by government agencies. Vehicles and equipment may not be stored on vacant lots.
- A properly permitted septic tank must be installed and operational prior to the occupancy of any dwelling. No other sewage or wastewater disposal method is permitted at any time.
- No sources of culinary water other than the Association's water company are permitted, and no storage or delivery of culinary water is allowed. Culinary water is to be used within the home and may not be used for any outdoor purposes.

COMMUNICATION

Our Association and Board of Directors uses our website as the primary means of communicating with Members. News, announcements, financial statements and governing documents are kept updated on the website and are available to all Members. To keep costs down and avoid raising the amount of HOA Dues, monthly invoices and other communication with individual Members is done by email. Members are responsible for maintaining their current email address by registration as a User on the website or by contacting the Board of Directors at inquiries@minirancheshoa.com.

Members may submit a written request to have invoices and other individual communication sent by regular mail in addition to email. We are happy to accommodate Members' preferences to the extent costs are controlled, but please remember that Assessments are payable and any other required action must be completed regardless of whether any notice is actually received by the Member. Contact information for all Board Members and other individuals involved with the Association is listed on the website.

There is also a Member Forum on the website which can be used to post comments, questions or suggestions for all Members to see and respond to. We encourage engagement in the community through the website even from those who live far away and own a vacant lot. The more Members who get involved, the better our Mini Ranches community becomes!