

STARWEATHER SUBDIVISION RULES

Capitalized terms have the same meaning as in the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE STARWEATHER SUBDIVISION (the “Declaration”) and the ARCHITECTURAL REVIEW COMMITTEE GUIDELINES (the “Guidelines”).

1. Animals. Only nondangerous, domesticated, common house pet animals are allowed in the Starweather Subdivision. The word “pet” does not include the term “service animals” under the Americans with Disabilities Act (the “ADA”), which of course are allowed by Law. There shall be no more than two (2) cats and two (2) dogs on a Lot. Domestic animals shall not roam free outside of a Lot and a dog outside of a Lot shall be leashed or under the dog owner’s control as required by law at all times. Up to two (2) equines may be kept on a Lot two (2) acres or larger, but none on a smaller Lot. Equine manure must be removed on no less than a weekly basis and kept in a dumpster, in the interim. Dogs and cats may not be left unattended outside, if the dog or cat leaves the Lot, makes noise that disturbs the occupants of other Lots or is a nuisance, in any way.
2. Exterior Lighting. No exterior light shall violate law, whether existing, repaired, replaced or new. No light shall be emitted from any Lot, in such a way that an individual outside of the Lot can see the light source, which means being able to see the actual bulb of whatever kind, although an individual outside the Lot can see the light created by the light source.
3. Parking. Parking on the Common Area shall only take place in designated parking areas, for the use intended, or for very temporary purposes and shall not in any way obstruct any right-of-way for any purpose. No Member may leave any vehicle on any Common Area overnight unless specifically provided for in these Rules. Parking may be enforced by towing the offending vehicle and if so towed, each Member holds the Association harmless for all and any damages, including monetary damages, which result from the Association towing a vehicle.
4. Lot Maintenance. All Lots and Improvements must be maintained in an attractive, clean and safe condition and in compliance with ARC approved Plans, the Governing Documents and the Law. Lots shall be kept free of noxious weeds, as defined by Blaine County.
5. Trailers. All recreational and commercial service vehicles and equipment, including without limitation, campers, horse or utility trailers, motorhomes, boats, snowmobile equipment (collectively, in this section only, “trailer”) shall be kept in an Association designated storage area, if any, or on the Member’s Lot in a garage, outbuilding or otherwise reasonably screened from view. Reasonably screened is defined as most of the trailer not visible from any other Lot or Common Lot. In addition, a Member may keep a trailer unscreened in a driveway for up to two (2) days at a time for maintenance purposes which includes without limitation, packing, unpacking and cleaning.
6. Commercial Activities. No Lots or Common Area shall ever be used or occupied for commercial or business purposes; however, use of a home office, in a manner which does not

disturb occupants of other Lots, is permissible provided that no third parties come to a Lot arising out of that home office use.

7. Noxious Activities. No noxious or offensive activities or any activities or acts which constitute a nuisance shall be permitted in the Subdivision nor shall any Owner or Member engage in any activity which increases the insurance rates of any other Owner. Any violation of the Governing Documents is a nuisance.

8. Signs. With the exception of one (1) standard, residential real estate agent's "For Sale" sign on a Lot and adjacent to Highway 75, road, and street and other informational signs that the Association may install on the Common Area, no other signs, flags or banners are permitted within Starweather, unless permitted by Law. A US Flag may be displayed, pursuant to the Freedom to Display the American Flag Act of 2006, the Dark Sky Ordinance and ARC Guidelines if on a pole.

9. Garbage and Recycling. All Garbage and recycling must be stored in Clear Creek Disposal issued receptacles either inside a garage or other enclosure or screened from view from all Lots and Common Lots. Clear Creek Disposal receptacles shall be maintained at all times and only be placed on Common Lots in a way that will not create an odor, safety or maintenance issue, including without limitation, wildlife opening, tipping or eating from such receptacles.

10. Fires and BBQs. Outdoor fires are prohibited except in an ARC approved fire pit. Regardless, all fires must be kept to a reasonable size to ensure they remain manageable and safe. Only natural gas or propane outdoor cooking devices are allowed. Owners, their tenants and guests are required to have a fully charged, working, at least five (5) pound fire extinguisher present within arm's reach when using any approved fire or device with a flame outdoors.

11. Mining/Drilling. Quarrying, tunnelling, digging, excavating, or drilling for any substances within the earth, including water, is prohibited in Starweather, except for excavations approved in advance by the ARC or on Common Lots by the Board; excavations allowed by Law for delivery of water rights; and water wells with advance ARC, Board and Idaho Department of Water Resources approval, as long as it does not diminish the amount of water the Water System is able to deliver to Owners.

12. Use of Common Lots. Except for the easement created in note 1 of the Starweather Subdivision 1 plat, ten (10) feet in width above the mean high-water mark of the Big Wood River on all Lots and Common Area for walking and fishing, Common Lots are for the exclusive use and enjoyment of Owners, Owners' tenants and Owners' guests that are temporarily residing with Owners. Except as set out above, an Owner or Owner's tenant have no authority to grant any other individual permission to be on or use any Common Lot.

13. Hazards. No individual shall conduct any hazardous activity in Starweather defined as any activity that may cause physical harm to another individual, Lot, Common Lot or any personal property in Starweather, including without limitation, using a drone outside of a Lot where the user is located, hunting of any game animals or using any kind of weapon that shoots a

projectile that can travel outside a Lot, construction of improvements that are or might be unsafe or hazardous or using fireworks.

14. Mailboxes and Monuments. Only Board approved mailboxes (see current Manager for information) and Board pre-approved (on a case-by-case basis) street number monuments in locations Board pre-approved (on a case-by-case basis) on Common Lots are allowed. All others, installed without Board approval, are encroachments into Common Lots and may be removed to prevent a safety issue or if impeding mail delivery or traffic or road maintenance or not approved.

CERTIFICATE OF APPROVAL

The President and Secretary of the Board of Directors certify that on _____, a majority of the Directors approved the above Rules.

Starweather Owners' Association, Inc.

By Mike Smith, President

By Amanda Porino, Secretary