

TRAPPERS RIDGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

COMMUNITY RULES FOR ALL HOMEOWNERS AND GUESTS

- Association members are responsible for the conduct of their families, guests, and renters while in the community.
- For Rules and Regulations specifically governing the use of amenities, please refer to the Trappers Ridge Homeowners Association Rules and Regulations, “Clubhouse, Swimming Pool, Hot Tub, Fitness Center, Tennis, and Basketball Court.”
- Quiet hours are from 10:00 pm to 8:00 am, but residents have a right to Quiet Enjoyment regardless of the time of day. The use of portable outside speakers is prohibited. Please be considerate of your neighbors when enjoying your patios and hot tubs.
- All vehicles should be parked in an enclosed garage. Motor vehicles exceeding garage capacity must be parked in driveways or designated common parking areas. Overnight parking of *any* vehicles on public or private streets is prohibited. Vehicles of any type are prohibited from parking on lawns.
- No boats, trailers, campers, motor homes, recreational vehicles, large trucks, or commercial vehicles belonging to renters, owners, or other residents of the development shall be parked in driveways, on lawns, or on the street. When necessary, owners only may request temporary driveway parking of such vehicles for up to 24 hours to facilitate loading and unloading. Temporary parking in overflow spaces may not exceed 72 hours in any seven-day period. Permanent parking of all recreational vehicles listed above is prohibited unless they are stored in a closed garage. Overflow parking will not accommodate vehicles more than 25 feet in length. Overflow parking is located throughout the community. The Clubhouse parking lot **is not** an overflow parking area.

COMMUNITY RULES CONTINUED

- Motor homes and campers may not be used as accommodations (living, sleeping, cooking).
- The speed limit inside the community is 25 mph and 10 mph at the traffic circle (roundabout). Please obey the speed limits and exercise caution on curves and hills.
- Obey the one-way signs at the traffic circle. Yield to all traffic and pedestrians who are already in the circle.
- Motorized vehicles are not permitted on walking trails.
- Trash cans should be moved to the curb on Sunday evening and returned to the garage by Monday night. Trash cans must not be visible from the street from Tuesday through Sunday. In order to maintain the neat appearance of our community, trash cans should not be stored on driveways and front porches. Thank you for keeping our community clean by picking up any blown or scattered trash.
- Fireworks are strictly prohibited in Trappers Ridge and the entire Wolf Creek Resort.
- Dogs must be on leashes or under owner control at all times. Dogs should not be allowed to bark excessively or create a nuisance for other members of the community. Please clean up after your pet.
- General Signage: No signage of any kind is to be placed in the common areas of Trappers Ridge. Contractor signs should not be placed in yards. Real estate “For Sale” signs are allowed.
- Political Signs: There is a limit of one political sign per home. Political signs may only be placed in a home’s interior window or outside in the ground in a mulched garden area immediately adjacent to the home. Signs may not be placed in any lawn areas or adjacent to the street. Signs must be professionally made and can be no larger than 18” x 24”. No political flags, banners or the like are allowed. Political signs may only be placed

COMMUNITY RULES CONTINUED

for 10 consecutive days prior to the final, formal voting day of an election or balloting proposition. Signs must be immediately removed one day after the formal voting day election expires. These rules governing political signs are meant to ensure that Trappers Ridge remains a harmonious and attractive place to live.

Thank you for your cooperation!

Trappers Ridge Homeowners Association

April 2024