

RULES AND REGULATIONS FOR TIMBERDALE RANCH OWNERS AND RESIDENTS

TIMBERDALE RANCH OWNERS ASSOCIATION

(Revised: 07/22/2021)

The Timberdale Ranch Owners Association (Association), acting through the Board of Directors, has adopted the following Guidelines in accordance with Section A2 of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions. These Guidelines may be amended from time to time by resolution of the Board of Directors.

- 1) No mining drilling, quarrying, tunneling, excavating or unreasonable exploration shall ever be permitted.
- 2) All animals or pets shall be restrained in such a manner to prevent them from straying from the lot where maintained. Dogs at large are prohibited. Residents are responsible for any damage caused by animals that strays from the lot where maintained.
- 3) Outside of household pets, only horses (up to three) and chickens (up to eight) may be kept, but only if the maintenance of such are not a nuisance to the owners of other lots within Timberdale. No roosters are allowed. Horses and chickens are only for personal use and must be kept and must be maintained in accordance with Association rules. No other farm animals are allowed, except for animals being raised by children for Future Farmers of America, 4-H or similar organizations for showing in competition. The Association may require any owner or lessee of lands within Timberdale to remove any animals outside of household pets from Timberdale Ranch if the Board of Directors determines that such animals constitute a nuisance to the owners of other lots in Timberdale Ranch. Horses shall be kept in fenced areas and chickens shall be maintained in enclosures which prevent roaming and designed as a deterrent to invasive wildlife under plans approved by the Architectural Standards Committee. The grazing of owner horses is allowed on certain common areas. The Board is responsible for managing this activity and owners must contact the appropriate Board member prior to use.
- 4) No firearms, charges, or fireworks of any nature are allowed to be discharged or ignited on any property located within Timberdale Ranch.
- 5) Rubbish and trash shall not be allowed to accumulate on any Lot and shall not be burned.
- 6) Residents must obtain a burn permit from the Upper Pine River Fire Protection District (UPRFPD) in order to have an open fire on their Lot. They must adhere to all UPRFPD rules. They must notify the designated TROA board member prior to burning.
- 7) Harassment of wildlife or livestock by humans or pets is prohibited.
- 8) Owners of rental properties must provide the renters' names, contact information, and move-in / move-out dates.
- 9) Operation of any off-road recreational vehicle, such as four-wheelers, snowmobiles, or motorcycles, is permitted for the specific purpose of traveling to a particular destination or performing chores on an owner's property; however, these vehicles shall not be used for recreational purposes anywhere

in Timberdale Ranch, including owner properties, common areas and roads. No unauthorized motor vehicles shall be allowed on common lots.

- 10) A homeowner may host guests on their property in one recreational vehicle for no longer than 180 days in any continuous 365-day period. No hookup from an RV to a homeowner's septic system is allowed and no dumping of any septic waste is allowed within Timberdale Ranch. As noted in our Covenants, Conditions and Restrictions for Timberdale Ranch, this arrangement does not constitute a Primary or Second Dwelling Unit and may not be used as a rental or to circumvent any restrictions defined in Section F - Use of Lots.