



Discover Living!

866-983-1006 • CC&R's

CRIMSON RIDGE OWNER'S ASSOCIATION SUMMARY OF COVENANTS, CONDITIONS & RESTRICTIONS

1. **LAND USE:** Lots shall be used for single-family residential purposes. No commercial use. No further subdivision or Lot splits.
2. **ARCHITECTURAL REVIEW:** No construction without prior approval of the Association, with approval based on conformance with the CC & R's. Review of design, site plan, elevation, siding and roof materials and color.
3. **NUMBER OF STRUCTURES PER LOT:** Three total, one of which may be occupied. Outbuildings to be same design and materials as main residence.
4. **MINIMUM HOUSE SIZE:** 2,000 sq ft. of heated enclosed floor living area, plus garage.
5. **PROHIBITED BUILDINGS/USES:** No trailers, manufactured or modular homes shall be used as a temporary or permanent dwelling. No noxious or offensive activities shall be conducted on any Lot.
6. **SETBACKS FOR CONSTRUCTION:** No building or other structure (exclusive of fences) shall be located on a Lot nearer than fifty feet (50') to a Lot line or subdivision street.
7. **SEPTIC SYSTEMS ONLY:** No septic system shall be within fifty feet (50') to a Lot line or subdivision street.
8. **ANIMALS:** Three household pets confined to an Owner's Lot. No animals are permitted to cause a nuisance or run at large off the Owner's Lot.
9. **FENCING:** The Association maintains its share of perimeter fencing. Interior fencing is subject to a uniform fence code.
10. **BOATS, CAMPERS AND OTHER VEHICLES.** Trailers, mobile homes, trucks, boats, tractors, campers, garden or maintenance equipment and vehicles other than automobiles shall be kept behind the front yard and not generally visible from public rights-of-way within the subdivision.
11. **SIGNS:** No commercial billboard or advertising shall be displayed to the public view on or from any Lot.
12. **LANDSCAPING.** Landscaping of a Lot shall be in accordance with an approved plan.
13. **COMMON AREAS:** Association maintained common areas include the bike and golf cart path, and open space common areas.

For further details please refer to the complete set of Covenants, Conditions and Restrictions, By-Laws, and Articles of Incorporation of the Crimson Ridge Owner's Association.

The Premier Central Idaho Planned Community