



## 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 resident.
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 animals, 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, golf cart, walk-path, and an open space common area.

*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.*



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CRIMSON RIDGE OWNER'S ASSOCIATION  
**AMENITIES**

	<p><b>Free membership to Grangeville Country Club along with one year dues paid</b></p>
	<p><b>Approximately 3/4 mile of paved path for bikes, golf carts or strolling along with access to the golf course</b></p>
	<p><b>Over 10 acres of common area</b></p>
	<p><b>? mile of access to a year-round stream</b></p>
	<p><b>Paved and lighted streets maintained by the public highway district</b></p>
	<p><b>Strong protective covenants developed and maintained by an Owner's Association</b></p>
	<p><b>Guaranteed well prices</b></p>
	<p><b>All lots approved for septic systems - no sewer ponds</b></p>
	<p><b>Plans for a future trout pond</b></p>
	<p><b>Underground utilities</b></p>
	<p><b>Approximately 1 mile from town</b></p>

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*The Premier Central Idaho Planned Community*