
Community Rules

1. Definition, Purpose, and Enforcement

The requirements for conduct of Owners are officially defined in the Restated Declaration of Covenants, Conditions and Restrictions for Teton Pines dated January 1, 1987 (“CC&Rs”). See the Governing Documents Section of the TPOA Website (tetonpinesowners.com). Following are restated versions of some of these requirements, and additional requirements and rules which have been proposed, ratified, and adopted by the Board of Directors (the “Board” or the “Management Committee”) as authorized by Article I, Section 3(e) of the CC&Rs. They are meant for the benefit of the Owners and the Property within the Teton Pines Subdivision (the “Community”).

The requirements of Owners, their guests, vendors, and other visitors shall be known as the “Teton Pines Community Rules” (“Community Rules”). The Community Rules govern and shall apply to all Owners within the Teton Pines Owners Association (the “Association” or “TPOA”), and the Board or its designee(s) has the authority and responsibility to enforce the CC&Rs and Community Rules.

The purpose of the Community Rules is to establish and maintain a clean, orderly, friendly, and pleasant residential atmosphere for all Owners. A positive and supportive attitude toward these rules by Owners will aid in maintaining a pleasing quality of life in the Community.

The Community Rules presented herein shall be applied and enforced to the maximum extent possible by the Community Patrol employees provided by the TPOA Service Company which is the entity (or entities) providing day to day property management and operations under contract to the Association. The Service Company employs the Community Patrol employees. Enforcement which cannot be reasonably made by the Community Patrol employees shall be the responsibility of the Board. Methods of enforcement by Community Patrol employees are described in the *Security and Related Services* Standard presented in the *Service Standards* section of the TPOA Website (tetonpinesowners.com).

Owners who violate Community Rules should expect to be notified and possibly approached by the on-duty Community

Patrol employee who observes or is otherwise advised of the violation. Owners who repeatedly violate the Community Rules should expect corrective action to be taken against them by the Board in accordance with all applicable provisions of the *Articles, By-Laws, CC&Rs*, and the requirements herein.

Pursuant to the *CC&Rs*, the Board specifically is authorized to adopt a schedule of fines for violations of the *CC&Rs* or Community Rules. The Fine Schedule governing TPOA is as follows:

First Notice A written courtesy notice of the violation of the Community Rules from the Community Patrol employee or Service Company describing the violation and requesting compliance or remediation of the violation. After seven (7) days of noncompliance, a *Second* Notice is triggered.

Second Notice Second written Reminder and Notice of a potential Fine if the issue has not been corrected within an additional seven (7) day period at which point a *Third* Notice is triggered.

Third Notice A written Third Notice of the violation and a Fine of \$100. If the violation/issue has not been corrected within an additional seven (7) day period, then a fine of \$200 per day will be issued until the violation/issue has been corrected and/or remediated.

Repeat Violations If an Owner repeats a violation within a six (6) month period, then the occurrence will be deemed a repeat violation and a \$500 Repeat Violation Fine will be levied against the Owner. Furthermore, after an additional seven (7) day period, a fine of \$200 per day will be established until the violation/issue is corrected and/or remediated.

If the TPOA Service Company or the Board incurs any costs, including legal expenses, to enforce the correction or remediation of a violation of the *CC&Rs* or the Community Rules, such costs and expenses will be added to the amount of any fine due from the Owner.

Notwithstanding the foregoing, the Board has authority in its discretion to waive levying a fine or may negotiate the amount of a fine with any Owners in violation of the Community Rules depending on the circumstance and on a case by case basis.

At any time it is reasonably determined by the Service Company or the Board that a violation of the *CC&Rs* or the Community Rules constitutes an emergency, the Management Committee may take any action it deems appropriate or incur any reasonable expenses to correct or remedy the violation and the Owner will be held responsible to reimburse such expenses, including, if required, the payment of a fine as set forth above.

Owners who wish to bring a complaint or who observe violations of these Community Rules shall contact and provide details to the Service Company office. See also Section 41 of these Community Rules.

2. Community Access

There are two entries to Teton Pines, one at the north and one at the south end of the Community. Cameras at both entrances record all traffic entering and exiting Teton Pines.

The south entry has an electronically controlled gate that is reserved for Teton Pines residents. Residence Owners are given battery-operated electronic gate openers, and the South Gate control system records in its computer all openings of the gate by the name of the Owner to whom the gate openers are assigned.

Owners shall not give South Gate openers to persons who do not reside in their residence such as household or landscape service personnel. Distribution of gate openers to other than residence occupants constitutes a violation of the Community Rules, making the residence Owners subject to fines as set forth in Section 1 of these Community Rules.

The South Gate is randomly monitored by the TPOA Community Patrol employees and Service Company personnel. When they observe persons opening the South Gate who are obviously non-residents, such as those in a large trucks towing landscape maintenance equipment, the South Gate computer records are immediately examined to determine to whom that gate opener is assigned, and the gate opener is then de-activated. The gate opener may be reactivated by the Owner who shall be required to give assurances that the gate opener shall not be used by unauthorized parties again.

Teton Pines Owners are given three gate openers at no cost. Owners may acquire up to two additional gate openers of either type at the TPOA published standard cost, currently \$25.00 each.

The total quantity may be adjusted in extraordinary circumstances with the specific prior approval of the Management Committee. For example, a handicapped person might require an additional opener for a special handicap vehicle.

When a Teton Pines residence is sold, all gate openers assigned to that residence Owner are immediately deactivated. The deactivated gate openers may be returned to the Service Company for salvage or may be destroyed. No refund is provided for deactivated gate openers since they become worn and obsolete over time.

When Owners report to the Service Company lost or stolen gate openers, those gate openers will be de-activated. If the Owner requests replacement gate openers, they will be provided at the TPOA published standard cost, currently \$25.00.

No one other than Owners, Service Company personnel, golf course employees and selected local police, fire, and emergency agencies shall be eligible to receive radio transmitters for the south gate.

Construction company personnel shall be required to use the north entry, except in the case of large vehicles which shall be allowed to enter through the south gate by prior appointment with the Service Company.

3. Owner Requests for Services by Service Company

The Community Patrol employees provided by the Service Company shall have those duties as set forth in the Service Standards. See the *Service Standards* section of this manual.

The Service Standards specifically disallow the performance by on-duty Community Patrol employees of any type of concierge services except as otherwise set forth in the Service Standards, Section 5 and Section 37 of these Community Rules.

If the Service Company has announced to Owners the availability of concierge services which are independent of its services to the Association, Owners shall request such service directly from the Service Company and Owners will be responsible for paying for those services when billed by the Service Company. If entrance into an Owner's residence is requested, a waiver must be signed as set forth in Section 35 of these Community Rules.

4. Solicitors

Door-to-door solicitors shall not be permitted on the Property.

5. Deliveries to Owners

Owners shall instruct common carriers such as United Parcel Service, Federal Express, and motor freight companies to make all deliveries to the Owner's residence address. Deliveries shall not be addressed to the TPOA Service Company.

If Owners cannot be present at their residences to accept deliveries, the Owner shall make arrangements with the Service Company to receive the delivery at the Owner's residence. The Service Company will not be responsible for inspection or the condition of any items delivered to the residences.

On specific request from Owners, the Service Company shall inspect Owners' residences for packages left on doorsteps, and shall place such packages inside the residence, provided that the Owner has executed a waiver as set forth in Section 35 of these Community Rules. This shall be viewed as an occasional service to be performed on request during Owners' absences. If the service becomes unreasonably regular and continuous rather than occasional, the Service Company may charge Owners directly for the service.

6. Residence Use

Pursuant to Article VI, Section 2 of the CC&Rs, Owners shall use their sites and residences for single family residential purposes only. Any time-sharing or other similar arrangement, whereby the use of the Lot is, in effect, allocated between different persons for separate repeating time intervals is expressly prohibited. Each Owner shall use or occupy their Lot/sites/residences in a manner consistent with all applicable Teton County, Wyoming Land Development Regulations and other applicable laws, rules and regulations.

7. Residence Rental

Rental of residences is discouraged. Long-term rentals are allowed with the express understanding that rentals shall be for periods of occupancy of 30 sequential days or longer in conformity with Section 2250 of the Teton County Master Plan. Short-term rentals of less than 30-days continuous occupancy should be reported and enforced by the Service Company and also will be reported to the Teton County Code Compliance Officer for enforcement.

Tenants shall be viewed as guests of the resident Owner, and the Owner shall be responsible for ensuring that the tenants conduct themselves in strict accordance with the CC&Rs and Community Rules.

All tenant cars must be accommodated in the attached garage of the leased residence.

No tenant may keep a dog or other outdoor pet that leaves the interior of the house, unless the animal is a service animal under the ADA. Upon written application by the Owner who is renting to the tenant, the Board in its sole discretion may waive this rule in writing and with any conditions it deems appropriate.

Owners who are renting their residences must present all lease agreements to the Service Company prior to tenants occupying the residences. The Community Patrol employees may stop cars which they do not recognize entering into the Community and inquire if they are guests or tenants of a resident Owner.

Any liability arising from an Owner's rental of a residence shall be solely that of the Owner.

Time-sharing rentals or similar arrangements are not allowed, see Section 6.

Rental of guest apartments is strictly prohibited, and guest apartments may only be occupied by an Owner's guests, relatives, or employees.

The Board is specifically authorized to adopt rules and regulations governing residence rentals. The TPOA does not participate in residence rental activities in any manner.

8. General Conduct of Owners and Guests

Owners and their guests shall conduct themselves in a responsible, friendly, and dignified way which contributes to the establishment and preservation of a pleasant residential living environment.

Owners and their guests shall refrain from disorderly or unbecoming conduct and shall occupy and use their residences for single family residential purposes only. Owners shall not operate from their residences any businesses which generate traffic on the Property or where the address is advertised to the public.

Owners shall also occupy and use their residences in a manner consistent with all applicable CC&Rs, Teton County rules and regulations and the Community Rules.

Owners shall not permit any obnoxious or offensive activity or nuisance to be carried on, in, or around their residence site or in the Common Areas.

9. Owner Responsibility for Guests

Owners shall be responsible for advising their guests of the Community Rules, and for ensuring that such guests abide by these rules.

10. Children

Owners shall be responsible for the conduct of their children and the children of their guests, ensuring that their behavior is neither offensive to other Owners nor damaging to the Common Areas or residences of other Owners.

11. Noise and Odors

Owners shall not make or permit any disturbing noises or noxious or offensive odors that may interfere with the rights, comforts, and convenience of other Owners, regardless of the

time of day. Special effort shall be made to maintain quietness from 9:00 pm to 7:00 am.

12. Maintenance of Common Areas

The Common Areas and associated facilities shall be kept clean, sightly, and operable at all times. It shall be the responsibility of the Service Company to ensure these conditions, but Owners shall take special care not to litter the Common Areas or to take actions which might render facilities inoperable. Owners shall report to the on-duty Community Patrol employee any undesirable conditions they observe in the Common Areas.

13. General Maintenance of Residence Sites

Owners shall maintain their residence sites and all structures thereon in a clean, orderly, sightly, and safe condition.

Clotheslines shall not be used. Tires, lawnmowers, garden equipment, bicycles, children's toys, playground equipment, temporary hot tubs, and other similar items shall be stored out of sight when not in use, or when such equipment may interfere with the regular landscape maintenance to be performed by the Service Company. No antennas or television "dishes" or other similar items shall be placed on any of the residence sites or Common Areas without the express written consent of the Board or the Service Company.

Boats, tractors, vehicles other than automobiles, motor homes (whether or not on a truck), snow removal equipment, snowmobiles, and garden or maintenance equipment shall be kept at all times within an enclosed structure such as the residence garage.

Refuse, garbage and trash shall be kept at all times in a covered bear-resistant container, and any such container shall be kept within an enclosed structure or appropriately screened from view.

There shall be no outside storage of any kind visible to neighbors other than neatly stacked firewood.

Lumber, grass, shrub or tree clippings or plant waste, metals, bulk materials or scraps or refuse or trash shall not be kept, stored or allowed to accumulate on residence sites.

Owners shall not place or store anything within Common Areas without the express written consent of the Board.

14. Periodic Maintenance of Estate Residences

In addition to the foregoing general residence maintenance requirements, Owners of Estates residences shall at their own expense and discretion periodically restore the exterior appearance of their residences as necessary to maintain an attractive appearance consistent with community standards (see separate Landscaping Maintenance Standards document for details). The restoration shall include, but not be limited to, periodic restaining of residence exteriors and suitable replacement of landscape vegetation.

15. Periodic Maintenance of Clusters Residences

Owners of Clusters residences shall at their own expense periodically restore the exterior appearance of their residences in accordance with specific standards established by the Board and administered by the Service Company (see separate Landscaping Maintenance Standards document for details).

The restoration shall include, but not be limited to, periodic restaining of residence exteriors and the replacement of landscape vegetation and irrigation system components, and the Service Company shall periodically inspect each Clusters residence and shall make a list of restoration requirements. The Owner may choose to be present during these inspections. These requirements shall be communicated to Clusters Owners via the *Clusters Residence Inspection Report*.

Owners interested in a referral to companies that are reputable and capable of doing work should call the TPOA Service Company.

16. Construction Activities Requiring an Application for Residential Development (ARD)

For any construction, please reference the Construction Rules Section on the TPOA website which supplement these Community Rules for any construction projects.

All construction at Teton Pines, including exterior, interior, and landscape remodeling, shall be approved in advance by the TPOA Site Committee in response to Owners' submission of an Application for Residential Development form (ARD), accompanied by the various plans specified on the ARD and a partially refundable Site Deposit. See the Forms Section of the TPOA Website; TPOA Form C-001,

Application for Residential Development (Click [HERE](#)).

The ARD contains a list of Conditions of Approval that specify required maintenance of construction sites, approved working hours, and the conduct of construction workmen. The amount of the Site Deposit, and the refundable portion, shall be determined by the Site Committee on a case-by-case basis depending on the scope of the project and in accordance with established guidelines and precedents.

Among required plans for all projects is a Site Staging Plan that specifies where workmen's vehicles shall be parked and where construction materials and equipment shall be stored. Parking and storage shall thus be controlled to minimize inconvenience to Owners residing near construction sites.

TPOA Community Patrol employees shall monitor sites to ensure conformity.

For interior remodeling, no Site Committee approval of features shall be required, but a Site Staging Plan shall be required to control construction parking and storage for the benefit of neighboring residents.

The Site Committee shall meet regularly and respond as promptly as possible to the submission of ARDs.

**17. Clusters Residence
Approved Exterior
Paint
Colors**

Teton Pines Gray new Formula as of October 2012:

Owners and their contractors should be aware that no paint company other than Sherwin Williams makes the permitted Teton Pines Gray color.

Sherwin Williams Paint Company semi-solid stain:

1. CTL No. 50382
2. REX A15W00051
3. SZ 16

**18. General Maintenance
of
Construction Sites**

Owners shall be responsible for the actions of their construction companies or contractors and may be subject to fine or forfeiture of a construction deposit should violations of construction rules occur.

Owners constructing residences shall ensure that the construction company or contractor they have retained shall maintain the construction site in a clean, orderly, and sightly

condition at all times and shall conduct construction operations in a safe and responsible manner.

When receiving an affirmative response from the TPOA Site Committee to an *Application for Residential Development Permit* (see Construction Rules Section of TPOA Website) (Click [HERE](#)), Owners or their construction companies or contractors shall be required to make a refundable construction site maintenance deposit.

The TPOA Board may, in their sole and absolute discretion, retain all or a portion of an Owner's construction deposit if the Rules related to construction activities and construction sites are violated by an Owner or its construction company or contractor.

Construction working hours shall be from 7:00 a.m. to 7:00 p.m. No construction activities shall be permitted on weekends, Thanksgiving, Christmas or New Year's day. Exceptions may be made with prior approval from the Site Committee.

To the maximum extent possible, all construction related autos, trucks, and equipment shall be parked in an orderly manner on the construction site only. Alternative parking or storage areas must be approved by the Site Committee in writing. Parking along road edges or within the road right-of-way shall not be permitted. Overnight parking in alternative parking areas is not permitted.

All contractors shall use on-site dumpsters for construction debris and scrap. No fires to burn scrap materials or dumping of scrap or debris shall be permitted.

Mud, debris, gravel, and similar materials created by construction shall be cleaned from roadways daily by the contractor. If this responsibility is not assumed by the contractor or the associated site Owner, the Service Company shall clean the roads and charge the site Owner.

Snow removal of driveways and walkways shall be maintained by the contractor for the duration of the construction project. Upon completion of the project, the Service Company will do a thorough inspection of the driveways and walkways to ensure they are clear of debris,

tools, and/or other materials that could cause damage to their snow removal equipment. Failure to abide by this will result in the cost of damage to be covered by the homeowner who caused the damage to snow removal equipment.

Radios and other similar devices at the construction site shall be discouraged and shall be prohibited if complaints occur.

Dogs or other pets owned by construction personnel shall be allowed only if they are kept within a vehicle or truck bed and shall not be allowed on construction sites, roads, Common Areas, or residence sites, except when walking the pet on leash to relieve itself.

Operators of construction related vehicles shall observe the posted speed limits and traffic rules.

No signs shall be placed on any construction site during the construction process except to display the site number or address.

Common Areas and sites adjacent to construction shall be fully restored to their previous condition following completion of the construction.

19. Owner Parking and Garage Doors

Owners and Owners' tenants shall park their automobiles in their garages overnight and not on the driveway or roads. Garages cannot be used as a storage shed to the exclusion of vehicles being kept in them. If you have more vehicles than fit in your garages, exceptions must be approved and registered with the TPOA Service Company. Exceptions are described in sections 20 and 21.

Owners shall keep their garage doors closed at all times other than times of entry or exit, or when someone is present in the garage.

20. Use of Common Parking Facilities and Roadways

Owners and their guests are not permitted to use designated common parking spaces for purposes other than to park automobiles during the day if space is available. Contractors and service providers may also park in these areas on a first-come, first-served basis. No overnight parking is allowed. Motor homes, recreational vehicles, boats, bicycles, motorbikes, motorcycles, trailers and other similar vehicles and equipment shall not be parked in designated common

parking spaces or on roadways at any time other than temporarily for up to four hours for loading and unloading only, but such vehicles shall not be parked overnight for any reason. Owners shall notify the Service Company in advance of any temporary parking of such vehicles. Owners conducting parties or similar gatherings for which many guests will require parking shall advise the Service Company in advance to develop a mutually acceptable parking plan which can be communicated to guests and observed and enforced by the Owner and the on-duty Community Patrol employee.

21. Parking of Motorhomes, Vans and Trucks

Motorhomes, semis and delivery trucks over 25 feet shall not be parked anywhere within Teton Pines including the Owner's driveways, except for temporary periods up to four (4) hours for loading and unloading only. Owners or their guests shall notify the on-duty TPOA Community Patrol employee in advance of such parking to allow the employee to notify neighboring Owners and to supervise traffic in the temporary parking location, if necessary.

Driveways shall not be used as storage areas for vehicles not in use. One pickup truck too large to fit inside the garage of the residence, or a van, or similar vehicle that has motor home features such as a kitchen, beds, or bathrooms which does not exceed 25 feet in length and is not lived in when parked in Teton Pines may be parked in the driveway of a residence if the vehicle is a principal means of transportation of the Owner and if completely accommodated within the driveway. The open bed of such a vehicle must be empty or enclosed with an appropriate cover, and no such vehicle may be parked on a main road or cul-de-sac.

When such vehicles are the property of Owners' guests, their parking shall be considered temporary and shall not exceed one week.

22. Use of Lawn Areas

Owners shall not use lawn areas of residences or Common Areas for any activity which might interfere with the rights, comforts, or convenience of other Owners. Owners planning to use these areas for parties or other gatherings shall notify the Service Company and affected neighbors well in advance. In no event shall the lawn areas of Cluster residences or Common Areas be used for golf practice.

23. Temporary Structures Temporary structures, such as shacks, trailers, tents, hammocks and sleeping bags, may not be left overnight at Clusters residences, since they may be harmful to wildlife, eyesores to neighbors, and may interfere with mowing and other Clusters landscape maintenance regularly performed by the Service Company.

Such temporary structures may be installed at Estate residences at the discretion of Owners if they are not visible from neighboring residences, residence access roads or the Teton Pines main roads, and not harmful to wildlife.

Wood, metal, fabric or other awnings may be installed on residences if they can be fully retracted to be out of sight and secure when not in use, and if they are esthetically compatible and consistent with the established Teton Pines environment. Installation of awnings shall be approved in advance by the TPOA Site Committee via Owner submission of an Application for Residential Development (ARD) (Click [HERE](#)).

24. Works of Art, Statues, Sculptures and Similar Objects Works of art, of reasonable size and minimally controversial character, may be erected in residence landscape areas with the prior approval of the TPOA Site Committee, provided the same are obscured from view from neighboring residences, residence access roads, and the Teton Pines main roads. Obscuration of such items may be provided by structures or landscape vegetation.

Determination of whether proposed sculptures or other works of art are controversial, or adequately obscured shall be made by the TPOA Site Committee in their sole and absolute discretion on a case-by-case basis by reference to the landscape plans and associated TPOA Application for Residential Development (ARD) form (Click [HERE](#)) to be completed and submitted by the Owner prior to the installation of such items.

25. Propane Tanks Propane tanks may be installed at residences if they are located fully within residence lots. Tanks larger than 100 gallons shall be underground. Suitable landscape vegetation shall be used to visually obscure from roads and neighboring residences above-ground tanks and the filler ports of underground tanks.

Where tank setback regulations of Teton County do not allow tanks to be located fully within residence lots, they may be located on adjacent TPOA Common Ground to the extent required with prior TPOA approval.

26. Dogs, Cats, and Household Pets

Pursuant to the CC&Rs, strict dog control is essential within the Community, and strict dog control shall be enforced. Owners with dogs, cats, and other household pets are subject to and shall be required to abide by Title 5 of the Teton County Land Development Regulations regarding Animal Control. Failure to abide by these rules, constitutes a violation of Community Rules and may subject the residence Owner to fines as set forth in Section 1 of these Community Rules.

Household pets shall not be allowed at any time to run at large on any portion of the Common Areas, roads, or on residence sites (other than those of the pet Owner). Pets shall be restrained, controlled, and kept on a leash at all times to ensure they do not cause a nuisance to other Owners, create a hazard to themselves or traffic, or harass or endanger other pets, the Owners and their guests, or wildlife.

Owners shall at all times impose control and restraint of their pets and keep them in immediate proximity by use of a suitable leash or tether.

Pets left outside on residence sites without the presence and controlling supervision of the Owners shall at all times be restrained from leaving the site by use of conventional leashes, tethers, or other devices such as electronic fences. Dogs left outside shall be controlled from barking excessively. Owners shall be solely responsible for demonstrating to the Association that they can provide adequate pet control in accordance with the CC&Rs and these requirements.

Owners shall be responsible for the clean-up of any droppings or messes produced or caused by their pets.

Dogs, cats, or other pets which are not owned by an Owner or the Owner's family or guests, or by construction personnel (as set forth in Section 18) shall not be allowed in the Community at any time.

Owners' dogs which display aggressive behavior or which may be considered a vicious animal under Section 5-6-2 of the Teton County Land Development Regulations, or which have received citations, warnings, or fines from the Teton County Sheriff's Department may be banned from the Community.

In order to protect the safety and welfare of all Owners, the TPOA Community Patrol employee and Service Company shall monitor the control of dogs and shall recommend issuance of fines when repeated violations are observed. Pursuant to the CC&Rs, the Board retains the right to ban dogs from the neighborhood for violation of these rules regarding animal control. It is also authorized to impound a dog which is running at large. The Service Company reserves the right to call Teton County Animal Control when a household pet is running at large or is endangering Owners, other pets, or wildlife.

27. Horses, Animals, and Wildlife

Owners shall not permit horses, livestock, or animals of any kind, other than common pets such as dogs or cats, to be raised, bred, or kept on their residence site.

Horseback riding shall not be allowed on residence sites or other parts of the Property at any time. Many wildlife species live on or migrate through the Property during various times of the year, and Owners shall make an effort to protect, preserve, and maintain the wildlife habitat on the Property.

In accordance with the recommendation of Teton County wildlife preservation experts, Owners shall not feed moose, deer, elk, ducks, geese, or any other wild animals on the Property, and shall not maintain salt licks, and shall be mindful of bird feeders, barbeques and other attractions on Owners' property that could unknowingly attract and harm wildlife.

28. Guns and Fireworks

Owners shall not discharge firearms, firecrackers or fireworks.

29. Hunting and Fishing

Owners shall not conduct hunting activities of any kind on the Property. Fishing shall be allowed in Community lakes and streams only in those locations not a part of the golf

course. Fishing from residence sites shall not be conducted without the prior permission of the site Owner. All fishing shall be conducted on a catch-and-release basis, and all persons fishing shall carry a fishing license, if required.

30. Swimming and Boating

Swimming and boating in the Common ponds or streams on the Property is strictly prohibited, and household pets and other domesticated animals shall not be allowed to enter the ponds or streams. All swimming shall be restricted to appropriate facilities on Owners sites.

31. Signs and Lights

Owners shall not permit signs of any kind to be displayed to the public view from their residence site or from the appurtenant Common Areas. The Board shall be allowed to erect signs where necessary and appropriate for community needs.

Residential house numbers shall be displayed in a way that is approved by the Site Committee.

Owners shall not install or operate any lights on their residence site or the appurtenant Common Areas which emit or reflect light which is unreasonably bright or causes unreasonable glare for any adjacent or nearby Owners. Whether lights are unreasonably bright or cause unreasonable glare is in the sole discretion of the TPOA Board, Site Committee, or Service Company.

All exterior lights, at a minimum, shall conform to the Teton County Land Development Regulation 49370 which states (1) that outdoor light fixtures shall have a total cut-off of light at an angle less than 90° and shall be located so that the bare bulb, lamp, or light source is completely shielded from direct view from a vantage point 5 feet above the ground at the perimeter of the lighted area, and (2) that the maximum height of any exterior light above the ground shall be 15 feet and (3) maximum illumination as specified in the Regulation.

Holiday lights are exempted from this rule. White or colored unblinking lights may be affixed to the eaves of an Owner's residence and on trees on the residence site. Such lights may only be lit from November 15th through January 10th in accordance with Section 5.3.1.C of the Teton County Land Development Regulations.

In order to promote uniformity and maintain the quality of the Community, all other holiday decorations, such as blinking or rotating lights; icicle lights; inflatable, mechanical or other stationary objects (lighted or otherwise); roof affixed displays; or tree ornaments, shall be prohibited from being placed in an Owner's yard or on trees or eaves or attached to an Owner's residence in any way. The only exception to this provision is for green, natural or natural looking pine-bough style wreaths or garlands. However, these must be removed on January 10th.

32. Operation of Automobiles and other Motorized Vehicles

Owners shall operate automobiles and other motorized vehicles carefully and responsibly at all times, and in strict accordance with all posted speed limits and traffic rules. Vehicle operation shall be limited to licensed drivers. Owners shall limit the use of motorcycles, off-road ATVs and similar vehicles to general entry and exit to and from the Property and shall not use such vehicles for recreational purposes on the Property. Owners shall not operate snowmobiles on the Property at any time.

33. Biking, Jogging, and Roller Skating

Owners and their guests may use the Common Area main roads for biking, jogging, and similar activities, provided such activities are conducted responsibly and safely and on paved areas only.

Owners conducting these activities shall obey posted and common rules of the road and shall vigilantly look for automobiles and other participants. Owners conducting these activities at night shall wear light colored reflective clothing highly visible to motorists.

34. Access to Residence Sites and Common Areas

Owners may designate Community Patrol to respond to alarm calls if no other party in the alarm company's call list responds. Effective January 1, 2022, Community Patrol and Service Company employees will no longer enter homes for freeze checks. In addition, as of that date no Patrol or Service Company employee will enter a home for any emergency response or any other purpose (e.g. package deliveries) without the Service Company (HMG) first having on file a form waiving liability for such entry. The Service Company will make this form available on request by any Owner. Keys shall be kept in a secure and locked location by the Service Company.

Owners shall give the Service Company access to each residence site from time to time during reasonable hours as may be necessary for the maintenance, repair, or replacement of any of the Common Areas and facilities, and for making emergency repairs necessary to prevent damage to the Common Areas or to a residence site.

Owners shall give Golfers reasonable access to residence sites for the purpose of retrieving golf balls.

35. Trash

Trash containers shall be set out only on Thursday mornings before 10 AM and retrieved by 7 PM for regular weekly pick-up by the Service Company's sub-contractor using an automated trash truck. Trash containers shall not be left out on any day other than Thursday. Trash container(s) shall be placed only at the end of the Owner's residence driveway adjacent to the main road to simplify access and maximize efficiency of pickup with the automated trash truck.

All trash shall be placed in approved bear-resistant containers in accordance with Teton County regulations. The only exception shall be empty cardboard boxes that may be left next to the containers if flattened and bundled for easy pick-up.

The bear-resistant containers must be completely closed and latched or locked. Owners will be charged for any time expended by the Service Company to clean up trash scattered by birds, animals, and wind when containers are left overfilled or unlatched.

Trash service is provided for household trash from Teton Pines residences only. Trash from other locations shall not be accepted.

Hazardous materials such as paints and solvents, and construction trash and garden/yard waste are not considered to be acceptable household trash and should not ever be placed in trash containers. When Owners have this type of trash or quantities of trash that cannot be placed in the trash containers, the Service Company, at the request of an Owner but in their sole discretion, may agree to pick up these materials. This additional service is available by appointment and will be charged at the Service Company's

published rates with an estimate of the total cost provided to the Owner in advance.

Owners who are delayed in putting out their trash, and who therefore miss the automated trash truck, will be charged by the Service Company at its standard rates for the time taken to manually empty their trash container(s) at other times. Owners who have trash to be picked up when they are out of town should leave the trash in their garages and call the Service Company to schedule a special pick-up.

Dumping trash at the Service Facility, either into or beside the dumpsters, is prohibited.

Trash recycling services are not provided; however, Owners are encouraged to recycle plastic bottles, glass, aluminum, newspaper, and cardboard in accordance with the guidelines of Teton County's recycling program. For a complete list of materials that Teton County accepts for recycling, Owners should visit the Teton County Government website. Owners are encouraged to take recyclable materials to a designated recycling center. The nearest such center is currently located at the rear of the Aspens Market parking lot.

Any Owner needing special recycling service should inquire for information and assistance with the Service Company.

36. Service Requests

The TPOA Service Company performs many services for Owners other than the standard landscape, road, and Common Ground maintenance listed in the TPOA Service Standards. Such services include unscheduled trash pick-ups, non-standard landscape maintenance, and custom residence maintenance. Owners who require non-standard services shall direct their requests to the TPOA Service Company office only rather than to Service Company workers in the field who are not equipped to respond or process such requests.

37. Residential Development, Change and Permitting

Owners shall not erect, place, or alter any residence structure, residence site or adjacent Common Area, or in any way disturb or alter any ground or vegetation on Common Area, until they have received written approval from the Site Committee in response to submission of an *Application for Residential Development*, TPOA Form C-001 (Click [HERE](#)). Failure to follow this Rule shall subject each Owner to such

finest and other penalties as determined appropriate by the Board, in its sole discretion. See the Construction Rules (Rule 18 in particular) and Forms Sections of the TPOA Website (Click [HERE](#)).

38. Construction Companies, Contractors, Suppliers Operating within Teton Pines

The Board retains the right to disapprove and not permit to operate within Teton Pines any construction company, contractor, or material supplier based on the Board's prior knowledge of infractions, violations of building code, or unsatisfactory construction methods or quality of construction.

39. Notification of Property Sales

Owners shall immediately notify the Service Company of any sale or other change of ownership of any residence site. Such notification shall include copies of documents suitable for official verification of the change of ownership and shall also include complete address information for the new Owner.

40. Complaints and Suggestions

Owners shall not reprimand or give directions to, or complain directly in person about job performance of, TPOA Service Company personnel. All complaints and suggestions shall be presented in writing to the TPOA Service Company, using the email address esauter@gtpmjh.com.