

Back Forty Subdivision CC&R'S

Date of Final Plat Recording:

The Homeowners Association shall meet once a year in August.

All commercial endeavors must be approved and voted on by the HOA members and be approved by the applicable Teton County Land Development Regulations.

Be a good neighbor and the members are encouraged to talk to one another if a problem or disagreement arises. We believe in respecting each other's property rights.

The county setback and height restrictions shall be followed. IRC building codes shall be followed when any building or structures are built.

Septic permitting shall be approved through the County and EIPH process. Adequate septic tank maintenance is required per current DEQ and EIPH recommendations.

All exterior lighting should be down-lit to limit light pollution and must follow Teton County, Idaho lighting standards and the Teton County, Idaho Dark Sky Ordinance.

Bear Proof trash containers should be required.

Bear attractants such as pet and bird foods, grills, etc., should be secured.

Domestic pet control shall be enforced to minimize wildlife conflict.

Wildlife friendly fencing shall be required.

Addition of and maintenance along the lines of shared fences, roadways, irrigation water, storage and garbage areas, common roads, common landscaping, equipment areas and storage buildings area shall be maintained by the HOA. Individual property owners are responsible for their own landscaping, and shall maintain their acreage.

There shall be an election for Manager, Secretary/Treasurer every two years.

Meetings are to be held each August.

These covenants may be amended by written consent by all of the lot or parcel owners. The Homeowners Association shall have such amendments duly executed and placed on record in the Office of the County Clerk of Teton County, Idaho.

Recorded #273803 Applies to all lots part of this subdivision.

All standards listed in Title 4 of the Teton County Land Use Code shall be adhered to.

HCRK LLC/Zachary Hatch
825 Marsh Grove Ave
Mount Pleasant, SC 29464

STATE OF)
COUNTY OF) SS:

On this _____ day of _____, 2025 before me, a Notary Public

For the State of _____, personally appeared

_____ known to me to be the person (s) whose name(s) is

Executed above, and acknowledged that he executed the same.

(SEAL)

Notary Public

Residing _____

Commission Expires _____