

# RAFTER J RANCH HOMEOWNER'S ASSOCIATION RULES

Revised 1.28.25

The following Rules and Conditions were amended by the Rafter J Ranch Homeowner's Association Board of Directors on the date indicated above to supplement the Rafter J Covenants. Notwithstanding these rules, the CCRs shall remain in full force and effect.

1. All excavations must be approved and inspected by a Rafter J representative. No excavations will be allowed on weekends, except for emergencies.
2. The Rafter J mailboxes shall only be issued to Rafter J residents.
3. All pets must be restrained or shall be leashed and accompanied by a responsible person. All loose pets shall be subject to Teton County Animal Control policies and penalties. Dog owners are required to pick-up dog waste and dispose of it in a waste can.
4. Private use of the common area is not allowed, unless specifically approved by the Rafter J Ranch Homeowner's Association. Private or commercial vehicles are not allowed on the common area. The common area shall not be utilized for storing or disposing of trash, debris, grass clippings, or fill dirt.
5. All shooting and archery of any kind is prohibited in Rafter J due to safety concerns.
6. The speed limit throughout Rafter J is 25 miles per hour.
7. Snowmobiles, ATV's, and unlicensed vehicles are prohibited on Rafter J roads and common area.
8. No street parking is allowed in Rafter J. Vehicles must be parked within the paved surface of driveways within the lot. Vehicles shall not be parked within the Rafter J road right of way.
9. The Rafter J Storage Area is only available to Rafter J residents. Use of the storage area requires a valid storage agreement and user fee. All items stored in the area shall display a tag issued by the Rafter J Office. Storage Area agreements, storage tags, and storage area policy are available at the Rafter J Office.
10. **ADMINISTRATIVE FEE POLICY:**  
Payments are due on the 1<sup>st</sup> day of the month. Rafter J does not mail statements unless the payment is 60 days past due. The "Summary of Homeowner's Fees" that is sent out in June is your yearly payment information. This can be found on the [rafterj.org](http://rafterj.org) website. An administrative fee of \$10.00 will be charged for payments not remitted by the 15<sup>th</sup> of the month in which payment is due.
11. **Snow Removal:** The road easement, approximately ten (10) feet beyond each edge of the road pavement, is needed for snow removal. Rafter J shall not be responsible for any damage to trees or landscaping located within the road easement.

12. Trash Disposal: Trash shall be placed at the edge of the street for pickup. Trash shall be placed in covered containers or otherwise protected to prevent dispersal of the contents by wind or animals. The trash owner shall be responsible for any trash that becomes dispersed.
13. Any non-Rafter J-related door-to-door solicitation, (placing of flyers, pamphlets, and etc.), canvassing or visitation that has not been requested by the occupants of the home subject to such solicitation, canvassing or visit is prohibited unless written prior approval from the Rafter J Office. Please report any violations to the Rafter J Office including name of person soliciting, type of vehicle and license plate number.
14. All construction shall require a Rafter J building permit and shall conform to the "Declaration of Covenants, Conditions, and Restrictions" and the Design Committee rules. Building permit fees shall be \$200.00 for a new home, \$75.00 for additions to existing homes, and \$25.00 for fences, decks, and storage sheds.
15. Color changes to existing structures and fences must be approved by the Design Committee.
16. Rafter J will issue an occupancy permit after final inspection by the Design Committee representative, and proof of the county's final inspection is verified.
17. Skating, swimming, boating, and pets are not allowed in the Rafter J ponds.
18. Complaints and grievances should be in writing and addressed to the Rafter J Ranch Homeowner's Association.
19. The design standard regarding satellite dish antennas cited in Article VI, Section 4, Paragraph (f) requiring approval by the Architectural Committee and the diametric limitation of 28 inch is in conflict with FCC regulations and cannot be enforced. This rule is recognition of the intent to not enforce the design standard in the future. The size of the satellite dish shall not exceed 39 inches in diameter and earth tone color is preferred.
20. Firewood rule - The storage of a reasonable amount of firewood on developed Rafter J Ranch lots is permitted as follows:
  - A) The terms "firewood", "firewood stack" or "stack" means a continuous rectangular dimension of wood sawn from trees that has already been split to length to be used in a fireplace or woodburning stove.
  - B) All firewood shall be neatly stacked and screened from view of roadways and neighboring properties.
  - C) All firewood stacks shall be stored on the side or rear of the residence and either against the residence or against a fence on the lot. If stacked against a fence, the top of the firewood stack shall always be lower than the top of the fence. The presence of firewood is not permitted in front of any residence, except temporarily (no more than 48 hours) after delivery of a firewood load to a lot. Any such delivered load shall be promptly moved and stacked as required by this rule.
  - D) Any item used for "backstopping" a firewood stack, other than the existing fence or residence itself, shall be constructed to be compatible with the original color and design of the existing residence, and shall require the owner to submit a proposal to the Rafter J

Design Committee and obtain written concurrence from the Rafter J Design Committee prior to constructing such item.

- E) Firewood stacks, if covered, shall be covered only by a tan or brown canvas tarp, or by a brown, black or dark green polyester tarp. Clear plastic coverings are not acceptable.
  - F) Storage of construction scrap wood for burning or for kindling shall be within the garage of the residence.
  - G) Please respect the quiet nature and atmosphere of the Rafter J Ranch by blocking firewood on the forest, and keeping any chainsaw use to a minimum.
21. In accordance with recommendations of Wyoming Game and Fish, Rafter J residents shall not feed nor harass the wildlife, including the Canada geese, ducks, trumpeter swans, and other waterfowl which are found seasonally in our ponds.
22. Fishing Rules:
- A) The taking of fish from Flat Creek shall be governed by the Wyoming Fishing Regulations issued by the Wyoming Game and Fish Commission; however, fishing from the bridge over Flat Creek shall be prohibited.
  - B) The taking of fish from the wildlife pond behind the Cedarwoods townhouse area is strictly prohibited.
  - C) Catch and Release of fish by hook and line only is permitted from either of the two man-made ponds on either side of Big Trail Drive located roughly between the Cedarwoods and Walden Pond townhouse areas. The person doing so must hold a valid fishing license in accordance with the Wyoming Fishing Regulations issued by the Wyoming Game and Fish Commission.
23. Pasturing or keeping of livestock in the Public Facilities Lot 331 is prohibited effective January 2007.
24. Definition of "Family" as used in the Compilation of Declaration of Covenants, Conditions, and Restrictions Rafter J Ranch Subdivision and Amendment thereto: Family means one (1) or more individuals related by blood, marriage, adoption, or guardianship, or not more than three (3) individuals not so related, occupying a dwelling unit, and living as a single housekeeping unit.
25. Monetary fines shall be levied for violations of the Rafter J Ranch Homeowner's Association CC&Rs or Rules as established by the HOA's Policy on Fines. The policy shall establish the fine amounts which shall be of a progressive nature for subsequent violations of a similar nature. Failure to pay a fine by the due date shall, in itself, constitute a violation of this rule.
26. The use/restriction regarding trash compactors cited in Article VII, Section 3, Paragraph (i) of the CC&Rs requiring that trash compactors be included in the designs for multiple family, residential, and commercial units and kept in good condition and use has not been enforced for many years and will not be enforced in the future. This rule is recognition of the past lack of enforcement and the intent in the future to not enforce this requirement for trash compactors. This rule is effective until the CC&Rs have been amended to eliminate the requirement.
27. Political Signs: Political signs pertaining to a specific election, which are displayed not earlier than fourteen (14) days prior to the election and which are removed by the candidate or

property owner who placed the sign within five (five) days after the election. (The sign shall not exceed (6) square feet,) and that only one (1) sign per candidate can be placed on the property.

28. Real Estate Signs: Signs of real estate companies or private individuals announcing a property for sale, rent, or lease, provided that no such sign exceeds six (6) square feet, and that only one (1) sign per property per street frontage is displayed. Real Estate signs must be placed on the property for sale and not in the right-a-way or on other property.
29. Construction Signs: Construction signs announcing the construction of a building or project and/or not to exceed one (1) sign of six (6) square feet for each street frontage of the building or project.
30. In order to protect the safety and health of Rafter J residents, horses and other livestock are prohibited on subdivision common areas and individual lots, except lot 332. This includes that portion of the pathways within the Rafter J subdivision.
31. Electric bikes are prohibited on Rafter J unpaved surfaces.
32. 3-Day Grace for Recreational Vehicles (reference Article VII, Section 3 (g) of the Rafter J Ranch Covenants):  
 Owners of Rafter J Ranch residential and multi-family lots, and their lessees may have a recreational vehicle, snow machine or boat on their residential property in paved driveways, and thus in view of neighboring properties, for up to three (3) days prior to a trip and up to three up to (3) days after returning from a trip on the following conditions:
  - A) The term “recreational vehicle” means any vehicle or movable contraption, or device designed, constructed and equipped as a dwelling place, living abode or sleeping place (either permanently or temporarily).
  - B) The term “trip” is defined as being gone from the Rafter J lot for one or more consecutive 24-hour periods of time.
  - C) Recreational vehicles, snow machines and boats shall be present under this rule only on the driveway of the lot, and may not to be kept on any street within the Subdivision.
  - D) No recreational vehicle will be used for sleeping, cooking or bathing purposes within the subdivision.
  - E) The intent of this rule is to offer reasonable leniency for the use of RVs and recreational equipment. Recreational equipment and RVs may not be kept on residential property in view of neighbors for weeks, months or indefinitely even if they are removed from the property every three days.
33. Definition of “Conventional Passenger Car”:  
 The term “conventional passenger car” as used Article VII, Section 3 (g) of the Rafter J Ranch Covenants shall mean any of the following motor vehicles on the condition that in every instance such vehicle (a) is designed to carry ten (10) persons or less; (b) has a gross vehicle weight of less than 12,000 pounds, and (c) is primarily used on a daily basis to transport people; and (d) is currently and validly registered by a state vehicle registration agency other than as a recreational vehicle:

- A) **Passenger vehicles**, meaning sedans, hatchbacks, coupes, convertibles, station wagons and vans.
- B) **Sport Utility Vehicles (SUVs)**, meaning designed for and capable of off-road driving in addition to driving on roads.
- C) **Pickup trucks** having an enclosed cab and an attached open cargo box (or covered by a non-camper type topper) directly behind the passenger compartment and designed to be equipped with a tailgate which can be lowered or opened to load or unload property or cargo.
- D) **Vans** designed primarily for passenger transport, provided they meet the following conditions:
  - 1. Use: Must be used primarily for personal transportation rather than commercial purposes or recreational use.
  - 2. GVWR: Less than 12,000 pounds.
  - 3. Licensing: Must have a current and valid registration and cannot be registered as a recreational vehicle.



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