

# Thunder Ridge Airpark General Rules and Regulations

These regulations are only highlights excerpted from the CC and R's which should be referred for more specific and additional restrictions. Each rule is per lot.

All Owners shall keep their Lots, whether occupied or unoccupied, free of all, trash, rubbish, and debris and keep all Lots in a neat and attractive condition. All improvements erected on Lots shall be maintained in a clean neat and orderly condition and in a good state of maintenance and repair.

Accessory buildings such as hangars may start construction no earlier than 12 months prior to the exterior completion of the primary dwelling.

All buildings and locations require the approval of the Architectural Control Committee before construction with exterior construction completed within 12 months of start.

Minimum heated area of dwellings shall be 1200 square feet. For one and one half story, split level, or two story dwellings the minimum first floor shall be 800 feet.

Temporary structures including tents, **trailers, RV's, 5<sup>th</sup> wheels**, shacks, etc are not allowed for more than **21 of any 30 consecutive days and may not be parked continuously** unless home is under construction in which case one, RV, 5<sup>th</sup> wheel, or camper is allowed for a maximum of 12 1/2 months from construction start. **RV's and road approved camper trailers will be permitted prior to cabin construction only in 2016 but these provisions will be strictly enforced starting Jan 1, 2017**

A maximum of two out buildings such as hangars, garages, and barns per lot are allowed. Each outbuilding may not exceed a maximum 3600 square feet on the main floor.

No covered carports or aircraftports are allowed.

Prior to start of outbuilding or primary dwelling construction, aircraft, cars, trucks, or recreational vehicles may be parked on lot for no more than 21 out of any 30 consecutive days.

No more than three in aggregate of a car, truck, boat, motor home, travel trailer, or other recreational vehicle may be stored overnight unless in an outbuilding.

No more than two aircraft registered to the lot owner are allowed landing rights. Each aircraft are limited to 10,000 lbs landing weight.

No more than two owner aircraft are permitted at the airpark. A maximum of two guest aircraft are permitted concurrently and must limit parking to 14 out of any 21 days.

Homeowner's fees are \$300 per year and cover primarily runway and road maintenance and snow removal.

The tie-down area is available to lot owners and their guests only. Due to limited space, parking is limited to 3 consecutive days.

I have been provided a copy of the CCR's and understand the rules contained herein.

Date: \_\_\_\_\_

Buyer