

LANDMARK NORTH SUBDIVISION ANSWERS TO FREQUENTLY ASKED QUESTIONS

- The subdivision roads identified as Gamann Drive and Emma Loop will be maintained by the Homeowner Association.
- Annual dues are collected from all homeowners to cover the cost of snow removal, maintaining/repairing the subdivision road, professional accounting fees and any other regular expenses that the Association may reasonably incur.
- Snow removal on the road will build berms at driveway entrances – the Association is not responsible for clearing entrances to driveways.
- The Architectural Control Committee (or acting on its behalf, the Board of Directors) must approve ALL building and improvement plans, which are then subject to approval by the Valley County Building Department (not the city of Cascade). The Valley County Building Department has a wealth of online information for guidance with building permits and structure usage questions.
- Excavation of established slope areas is only allowed for building foundations, driveways and septic systems. No natural landscaping removal of existing trees with a diameter more than four (4) inches is permitted. Trees smaller than 4 inches in diameter or trees that are crowded should be removed. Crowded trees are those that are closer than 12x the diameter of the tree. 6-inch trees spaced less than 72 inches (6 feet) apart, and 10-inch trees spaced less than 10 feet apart would be considered “crowded”. Mature well-spaced trees should not be removed. Exceptions may be made upon review and approval of the Architectural Control Committee (or acting on its behalf, the Board of Directors) on an individual basis.
- The floor area of a residential dwelling will be no less than 800 square feet on a single-story residence, or 1,000 square feet on multi-story residences.
- Exterior building materials shall be natural wood or have a “Natural Wood Appearance”. This shall be interpreted to refer to the siding material used on the substantial portion of the building.

When wood alternatives are used some architectural details shall be utilized to capture a mountain home appearance. Exposed beams, logs, stone, corners, posts, ridge beams, and other accents, along with a steeper roof pitch. Other materials may be used for eaves, soffits, wainscot skirting, gable ends, trim, and other incidental applications.

All exterior materials shall be in conformance with the acceptable colors. The pallet for subdued earth tone colors is commonly associated with the colors of brown, green, gray and beige. No bright or bold colors shall be approved.

- If a metal roof is used, it shall be colored a subdued earth-blending color. No bright color will be permitted.
- No business shall be conducted on a property that cannot be conducted within the residence of the owner. No signs shall be installed to advertise said business.

- Dogs, cats, and other common household pets are allowed, but care should be taken to prevent them becoming a nuisance, i.e., excessive barking, aggressive behavior etc.
- No animals, livestock, or poultry are allowed on subdivision lots. No cattle, pigs, or goats are allowed. Requests for exceptions to the animal restrictions may be submitted to the Architectural Committee on an individual basis. Riding Stock and Pack Animals are allowed on a temporary basis. Temporary is defined as no longer than 3 consecutive days and less than 9 calendar days in any 1 calendar year. In no event can any animal be left unattended, and they must be properly restrained. No animal shall ever leave the owner's property unsupervised. All refuse must be promptly cleaned up. If riding horses on the subdivision road the owner is responsible to clean up any manure immediately. All Landmark North Owners are granted this temporary provision without requiring an exception request.

Exceptions to the restrictions for periods longer than the temporary basis can be submitted to the Architectural Control Committee on a case-by-case basis. Maximum (2) animals per lot with full-time resident supervision. No exemptions allowed on undeveloped lots without a permanent home.

All animal exception requests shall be in written form and include duration requested, animal description, animal quantity, diagram of the site plan including lot locations of proposed pasture, corral, fencing, feed storage, and proposed outbuildings/sheds/barns.

All exemptions related to building and site improvement plans to accommodate animals shall be in accordance with CC&R Paragraph 13.B. Architectural Control Committee.

- Camper trailers, trailer houses, modular homes, and mobile homes will not be used for residential purposes, except for a period of one (1) year, during construction of the residential permanent dwelling.
- Homeowners of developed lots (those with a home) may store an RV on their property.
- Owners of undeveloped lots may park one RV on their property from May 1st to October 31st.
- To accommodate holiday and family gatherings, property owners of both developed and undeveloped lots may park multiple RVs on their property for a maximum of 7 days per calendar year.
- Reference official Covenants, Conditions, and Restrictions (CCRs) dated 1981.