

JUG MOUNTAIN RANCH
Noxious Weeds
Rules and Regulations
August 2021

1. Noxious weeds in Jug Mountain Ranch pose a threat to all property and individuals and can severely impact the beauty and ecological health of Jug Mountain Ranch. If they go unmanaged, they can spread quickly.
2. Under Idaho law, it is the duty and responsibility of all landowners to control noxious weeds on their land and property in accordance with Idaho laws. Control must be for prevention, eradication, rehabilitation, and containment, and the cost of controlling noxious weeds is the obligation of the landowner. Details of Idaho law are available on and from the Valley County Noxious Weed Control website, at <http://www.co.valley.id.us/departments/noxious-weed-control/>.
3. For purposes of these Rules and Regulations, “noxious weeds” are those identified as such by Valley County or the State of Idaho at any relevant period of time. Information about noxious weeds present in Valley County is available on the Valley County Noxious Weed Control website.
4. Owners of Lots in Jug Mountain Ranch are responsible for controlling noxious weeds on their property in accordance with Valley County and Idaho laws and rules. Valley County Weed Control (55 Gold Dust Road) can help with identification, control methods, spray equipment, and other inquiries about noxious weeds.
5. If the Jug Mountain Ranch Homeowners Association (“HOA”) becomes aware of noxious weeds on any property and determines, in its sole discretion, that the weeds are not being controlled, the following may occur:
 - a. The HOA may give a Noxious Weeds Violation Notice to the Owner of the property, describing the work that needs to be done.
 - b. The Noxious Weeds Violation Notice will be provided to the Owner either via a phone call or an email, using contact information on file with the HOA. If the HOA does not receive from the Owner a response to the HOA’s phone call or email within two (2) calendar days, the HOA will send written notice of the issue to the Owner via U.S. mail, to the HOA mailing address it has on file for the Owner.
 - c. The Owner shall have ten (10) calendar days from the date of the Noxious Weeds Violation Notice provided by the HOA via phone call or email, regardless of whether the Owner responds to the phone call or email or the postmark date of any notice sent via U.S. mail, to initiate control of the noxious weeds or reach an agreement with the HOA regarding an alternate timeline for controlling the weeds.

- d. If the Owner does not initiate control of the noxious weeds before the end of the 10-day notice period or reach an alternate agreement with the HOA within the same 10-day period, the HOA, or a party acting at the request of the HOA, shall have the right to enter the Owner's property and spray the weeds, and take other reasonable measures to control the weeds as determined by the HOA to be appropriate, and charge the cost thereof to the Owner, which cost shall become a lien on the property.
6. If you would like Jug Mountain Ranch to manage noxious weeds on your property, please notify the HOA at jmr@jugmountainranch.com. The HOA will then spray your property for noxious weeds as it deems appropriate, and take other reasonable measures to control the weeds that it determines are appropriate, and send a bill to you that reflects the cost for controlling the weeds and brief information about the weeds that were controlled. You will be responsible for paying the cost stated in the bill, which shall become a lien on the property. The HOA will continue to manage noxious weeds on your property until you notify the HOA at jmr@jugmountainranch.com that you no longer would like it to do so. Notwithstanding the foregoing, as stated below, the HOA shall have no liability for any action or inaction related to control of noxious weeds on your property.
7. Any HOA action or inaction relating to control of noxious weeds, including failure to provide individual notice prior to spraying for noxious weeds, and including management of noxious weeds for Owners that have requested the HOA to do the same on their behalf, does not relieve Owners of Lots in Jug Mountain Ranch from full compliance with Valley County and Idaho laws regarding noxious weeds, and the HOA shall not be legally or financially responsible for any debts or alleged damages incurred or inflicted as a result of any such action or inaction.
8. Because noxious weeds on one property may affect all of us in Jug Mountain Ranch, please keep an eye out for noxious weeds as you walk around the neighborhood and notify the HOA at jmr@jugmountainranch.com if you see any such weeds on your neighbor's property.
9. The JMR POA Board of Directors may modify these Rules and Regulations from time to time in accordance with the JMR CC&Rs and Bylaws, as the same may be amended. In such instance, modifications shall be emailed to all Owners. A current copy of these Rules and Regulations shall be available on the JMR website.