

JUG MOUNTAIN RANCH  
General Rules and Regulations  
October 2023

**A. HOMEOWNER TRAILER PARKING AREA**

The Jug Mountain Ranch Homeowner Trailer Parking Area (“HOA Trailer Parking Area”) is a prepared gravel pad located north of the Maintenance Buildings on the east side of the dirt road.

There are 12 storage units located on the other side of the dirt road, west of the HOA Trailer Parking Area. These storage units are privately owned by Jug Mountain Ranch LLC. If you are interested in renting one of those units, please e-mail [jmr@jugmountainranch.com](mailto:jmr@jugmountainranch.com).

Following are the Rules and Regulations regarding use of the HOA Trailer Parking Area:

1. There is a fee of \$10 per month to use the HOA Trailer Parking Area. The fee is \$10 per month whether the HOA Trailer Parking Area is used by an owner for one day or 31 days in a calendar month. JMR LLC is the owner of the HOA Trailer Parking Area, and will bill quarterly.
2. If you park anything in the HOA Trailer Parking Area, please e-mail [jmr@jugmountainranch.com](mailto:jmr@jugmountainranch.com) with the following information:
  - a. Your name;
  - b. Your contact information (email, cell phone number, JMR street address);
  - c. Identifying information for what you have parked in the HOA Trailer Parking Area;
  - d. The date you started using the HOA Trailer Parking Area, and how long you think the item will be parked in the HOA Trailer Parking Area.
  - e. The date you complete your use of the HOA Trailer Parking Area.
3. Vehicles that may be parked in the HOA Trailer Parking Area are cars, trucks, boats, trailers, campers, motorhomes.
4. No inoperable vehicles may be parked in the HOA Trailer Parking Area.
5. Trailers may be parked in the HOA Trailer Parking Area only seasonally at the longest, not permanently. For instance, boats may only be parked in the HOA Trailer Parking Area during the summer boating season, and snow mobile trailers may only be parked in the HOA Trailer Parking Area during the winter snowmobiling season. The HOA Trailer Parking Area is not meant for year round storage.
6. Please try to minimize the space used, without blocking someone else’s vehicle in.
7. Only owners of lots in Jug Mountain Ranch may use the HOA Trailer Parking Area.
8. No camping is allowed in the HOA Trailer Parking Area.
9. Drive very slowly through the Maintenance Area and to the HOA Trailer Parking Area – 10 miles per hour maximum. Please give the right of way to the people working in the Maintenance Area.

10. Please park on the prepared HOA Trailer Parking Area only. If there is no room on the prepared pad, please e-mail [jmr@jugmountainranch.com](mailto:jmr@jugmountainranch.com).
11. The parking of any vehicle in the HOA Trailer Parking Area is at your own risk. Neither Jug Mountain Ranch Association, Inc. nor Jug Mountain Ranch LLC nor Jug Mountain Ranch Golf LLC accepts any responsibility for anything parked in the HOA Trailer Parking Area.
12. If you hit or damage any other vehicle in the HOA Trailer Parking Area, please report it immediately to [jmr@jugmountainranch.com](mailto:jmr@jugmountainranch.com). In such instance, we will report the damage to its owner, and you will be responsible for its repair. You may contact the owner of the damaged vehicle if you like, but please do let us know as well.
13. Please limit your use to one space in the HOA Trailer Parking Area per homesite.
14. The HOA Trailer Parking Area is located on property owned by Jug Mountain Ranch LLC. The HOA Trailer Parking Area can be moved or removed by Jug Mountain Ranch LLC with prior notice.

## **B. OTHER PARKING**

1. In General. In general, all vehicles, trucks, campers, boats, trailers, recreational vehicles and equipment should be kept in an enclosed structure, such as a garage, when not in use.
2. Vehicles and Trucks. When not parked in an enclosed structure, vehicles and passenger trucks may be parked in a driveway for not longer than a 72 hour period. For instance, a vehicle or passenger truck used daily for work may be parked in the driveway. However, a vehicle or passenger truck may not be parked in a driveway and left for a period of longer than 72 hours.
3. Campers and Trailers. Campers and trailers may be parked in a driveway for not longer than a 72 hour period in any given calendar month. Campers and trailers may be parked in the Homeowner Trailer Parking Area as described above, subject to applicable rules.
4. Recreational Vehicles. Recreational vehicles, including ATVs and motorcycles, may be used within JMR for ingress and egress only. All rules of the road must be followed. Snowmobiles are not permitted to be operated within JMR, except for trail grooming purposes by employees of Jug Mountain Ranch LLC.
5. Golf Carts. Golf carts may be used on JMR streets. They may also be used on the golf cart paths when golf is not in operation, provided that golf cart paths are privately owned and may be restricted at any time. All rules of the road must be followed.
6. Parking in the Streets. Parking is allowed in the JMR streets as follows:
  - For lawn and landscaping equipment or snow removal equipment, while using the equipment for that purpose.
  - As specified in the Design Guidelines for construction work, subject to the rules related to the same.
  - For special events for homeowners and their guests.
  - There shall be no parking in the street overnight.

### **C. LIGHTING.**

Please do not leave outdoor lighting on all night. The dark night sky is important in Jug Mountain Ranch!

See Section 2.2(f) of the JMR Design And Development Guidelines, and the Valley County Outdoor Lighting Ordinance at <http://www.co.valley.id.us/departments/planning-zoning/ordinances/>

### **D. TEMPORARY HOLIDAY/CELEBRATORY LIGHTING AND DECORATIONS**

These rules apply to temporary outside lighting and associated decorations installed during holiday and celebratory occasions such as Christmas/New Years, Halloween, etc. The objective of these rules is to maintain the aesthetics of the JMR community, to maintain the ability to view the night sky, and to minimize adverse lighting impacts on neighboring residences.

- Temporary lighting and decorations shall not be left on all night and must be turned off each evening by no later than 10 pm.
- Flashing or intermittent lights, lights of changing degree of intensity, or moving lights are not permitted.
- Accompanying music, sound effects, or associated noise are not permitted.
- Directional lighting used to illuminate decorations or displays shall be oriented or shielded such that the directional lighting source is not visible from any adjacent lot or residence. Any such directional lighting source shall not shine, either directly or indirectly, upon any adjacent lot or residence.
- All temporary lighting and decorations shall be operated and maintained consistent with their intended use. Any lighting or decorations that don't function as intended or fall down shall be promptly corrected by the homeowner.

### **E. POND USAGE RULES**

#### 1. Rules related to both Otter Pond and Jussila Bow Pond

- Homeowners and their guests, and long term renters (longer than 30 days) may use Otter Pond and Jussila Bow Pond for fishing, canoeing, stand up paddle boarding, boating and swimming. Short term renters do not have a right of use of either pond.
- Idaho Fish and Game rules are to be followed when fishing in Otter Pond or Jussila Bow Pond.
- No motors of any kind, including electric motors, are permitted on either pond.
- No sail boats are permitted on either pond.
- The use of either pond is at your own risk. There are no lifeguards present. Neither Jug Mountain Ranch Association, Inc. nor Jug Mountain Ranch LLC nor Jug Mountain Ranch Golf LLC accepts any responsibility for any property damage, injury or accident related in any way to use of the ponds.

- Use of both ponds is subject to these Rules and Regulations and applicable Supplemental Declarations, as described below.

## 2. Rules related to Otter Pond only

- Otter Pond is the pond located adjacent to the Golf Course Driving Range.
- Homeowners and their guests may use the south portion of Otter Pond, closest to the Driving Range. The north portion, north of the yellow buoys in the pond and the yellow posts on shore, is private. No use of Otter Pond is permitted on the portion of the pond north of these markers, either in the winter or the summer.
- Parking for Otter Pond is located off of Otter Pond court. Please park within the marked spaces only.
- The provisions of the Supplemental Declaration for JMR Phase 2 apply to the use of Otter Pond.
- Owners of property adjacent to Otter Pond are permitted to install docks, subject to the provisions of Section 5.4 of the Phase 2 Supplemental Declaration.

## 2. Rules related to Jussila Bow Pond only

- Jussila Bow Pond is the pond located adjacent to Wilhelm Creek Court. The access is located on the common area between Lot 63 and Jussila Bow Place.
- The entirety of Jussila Bow Pond is a golf hazard area. Therefore, no swimming, or use of any flotation device or boat, is allowed during hours of operation of the golf course.
- Parking for Jussila Bow Pond is street parking on Wilhelm Creek Court.
- The provisions of the Supplemental Declaration for JMR Phase 1 Stage 1 apply to the use of Jussila Bow Pond.
- Owners of property adjacent to Jussila Bow Pond are permitted to install docks, subject to the provisions of Section 5.3 of the Phase 1 Stage 1 Supplemental Declaration.

## **F. DOGS**

1. Any time people are walking dogs on the streets of JMR or on or near the golf course, the dog walker must carry scoop bags, and use them. Please do not leave the scoop bag on the ground. Dispose of it in a garbage can.
2. While using the winter ski trails, please either scoop after your pet, or move it well off of the trail.

## **G. USE OF TRAILS IN COMMON AREAS**

1. Trails in JMR common areas are meant for use by JMR owners and their guests, and for long term renters (longer than 30 days). The trails are not available for use by the general public or short term renters.

## **H. USE OF THE GOLF COURSE & BIKING/HIKING/SKIING TRAILS (PRIVATE PROPERTY)**

## 1. Use of the Golf Course and Cart Paths

- Private Property. The golf course is private property. Use of and rules related to use of the golf course, including the cart paths, are completely at the discretion of the owner of the golf course.
- Summer / Non-Winter Use. All use of the golf course during golf season is to be scheduled through the club house, and is subject to fees. There is no use of golf cart paths during hours of golf operation, however they may be used for walking during times outside golf operation.
- Winter Use. There is no use of the golf course in the winter, except that snow blown golf cart paths may be used by homeowners, their guests, long and short term renters. Please stay off of the golf course – snowshoeing, skiing and other winter use of the golf course kills the grass.

## 2. Use of the Trail System Open to the Public

- Private Property. The biking, hiking and ski trails above the clubhouse are private property being made available for use by the public. Use of the trails, and rules related to use of the trails, are completely at the discretion of the owner of the property. All posted rules must be adhered to.
- Summer / Non-Winter Use. There are extensive biking and hiking trails that are open to the public. See the map on the JMR website for specific locations. These trails are open for use by homeowners, their guests, long and short term renters, and the general public at no charge.
- Winter Use. There are extensive groomed skiing and biking trails that are open to the public. See the map on the JMR website for specific locations. Homeowners may use these trails without paying a use fee, as a portion of their homeowners assessments are applied toward maintenance of the trails. All guests and renters, as well as the general public, are required to pay a use fee in order to use the trails, which fee can be paid at the Clubhouse. Additionally, all homeowners are required to review and sign a waiver at the Clubhouse prior to use of the trails each season.
- No camping is allowed at any time in the parking lots for the trail systems or the golf course.

These General Rules and Regulations may be modified by the Jug Mountain Ranch Association Board of Directors with prior notice.