



In this issue:

Nightly Rentals	1
Activities	2
Lot and Building Statistics	2
Recommended Vendors	2
Parking in the Street	3
Dogs in the Park	3
About Your CC&RS	4

January 2015

Dixie Springs Community Newsletter

<http://dixiesprings.org>

NIGHTLY RENTALS

I attended the City Council meeting the beginning of December. The City Council discussed the nightly rental ordinance. I talked about some of the issues I have seen in Dixie Springs, and a resident living near a nightly rental talked about his experiences. I was very disappointed when one of the councilors, Ethelyn Humpries, called the people in Dixie Springs a bunch of elitist whiners, and Darin Larson agreed with her. I was shocked by their petty and unprofessional attitude. In my opinion, all residents of Hurricane should be treated with respect.

The good news is there was a representative from the City of Washington at the meeting that talked about the ordinance they came up with. They went through a long process and he agreed with many of the issues that we had brought up. They allow nightly rentals but there are restrictions on them that preserve the rights of the neighbors. The ordinance allows nightly rentals in special zones that are at least 5 acres so everyone that builds in that zone knows there can be nightly rentals there. Nightly rentals outside the zone have the following requirements:

- Must be located on a lot that is at least 10,000 ft²

- Can be used as a nightly rental without alterations that would change the residential character of the building
- Must receive approval from 75% of the property owners within a 500 foot radius of the house. If it is within an HOA, the HOA must approve.
- The house must be controlled by a property management company with a place of business within 20 miles of the house.
- Have off street parking for 2 vehicles plus an additional vehicle for every 2 guest bedrooms. This does not include parking on the street.

He encouraged the City Council to extend the moratorium and give more thought to the ordinance.

At the next meeting, the City Council agreed to extend the moratorium for 60 more days so they could have more time to consider the ordinance. I hope they take the Washington City ordinance seriously because it seems to be a good compromise between the right to rent your house and the rights of the neighbors.

If anyone wants a copy of the Washington County ordinance, email me and I will send it to you.

DIXIE SPRINGS AND AREA ACTIVITIES

Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet. Contact Karl at kjcarlton@yahoo.com if you have any questions.

Hurricane Community Choir

The choir rehearses each Wednesday evenings at 7 pm starting on 9 Sep. Contact NancyLCrowley@outlook.com for more information.

Pickle Ball

A number of residents go every Tuesday and Thursday at 7 am to play Pickleball at the courts by the High School. Contact Deanna Sudweeks at 602-768-2603.

Ladies Luncheon

The ladies of Dixie Springs meet for lunch on the first Tuesday of each month at noon at the Sand Hollow Golf Course restaurant. Come join us!

Motorcycle Trail Bike Riders

We have started a small group of trail bike riders that go on short trips around the area. Please see this web site for more information: trail90utah.com.

ATV

Contact Debbie at dhohens@sbcglobal.net or Mike at mikemunsell65@yahoo.com if you would like to join the community ATV rides.

Weaving

Calling all weavers, spinners and “want to be” weavers and spinners! We meet the first Monday from Oct to May at 5:30 pm at the Washington Branch of the Washington County library system, 220 N 300 E, Washington Utah. If you have any questions, email NancyLCrowley@outlook.com

Motorized RVs

If you have a motorized RV, join the Red Rock Rovers! They are a great group that plans great trips 4 times per year. For more info, go to <http://www.redrockers.org/>.

DIXIE SPRINGS BUILDING AND LOT STATISTICS

I was curious about the number of lots in Dixie Springs that had homes on them or homes started, so Rod and I took a map of the sections and drove around marking the map. I created a spreadsheet with the numbers and they are summarized here.

The ACC has approved 62 houses from May of 2015 to November of 2015. Most of the approvals occurred in June, July and August.

Section	# Lots	# w/houses	Percent
A	225	135	60%
B	231	133	58%
C	274	43	16%
D	204	54	26%
E	259	38	15%
F	111	13	12%
G	86	38	44%
Total	1390	454	33%

RECOMMENDED VENDORS

Since there are quite a number of vendors, this section will just be used for new entries. Past entries are on the

Dixie Springs web site at:
<http://dixiesprings.org/shop-local/>

PARKING VEHICLES, TRAILERS, RVs, ETC IN THE STREET

Please remember that you cannot park a vehicle in the street for more than 48 hours.

Hurricane Ordinance, Title 6, Chapter 1, Section 6.1.3, Parking Regulations, D7, States:

Forty Eight Consecutive Hours; Impound: It shall be an infraction for any person to park or leave standing on any public road, street, alley or city property any motor vehicle for forty eight (48) or more consecutive hours, and any vehicle so parked or left standing may be subject to citation. For purposes of impoundment and removal, the chief of police or his designee may impound and remove any motor vehicle which reasonably appears to have remained unmoved for forty eight (48) or more consecutive hours. The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle. (Ord. 2012-03, 4-19-2012)

If you have a problem with vehicles or trailers parked more than 48 hours on the street, call the Hurricane police department at (435) 635-9663. Give them the street and a description of the vehicle or trailer.

DOGS NOT ALLOWED IN DIXIE SPRINGS PARK

The City informed me that dogs are not allowed in the new park. I would like to see an off leash dog park put out there but I will need to approach the city council to see what can be done.

HAPPY NEW YEAR

We really enjoyed seeing all the great Christmas decorations on many houses in Dixie Springs. Rod and I wish everyone a great new year. Let's hope 2016 is a wonderful year for all our friends in neighbors in Dixie Springs!

DIXIE SPRINGS CC&RS

July 2015, CCR management, ACC member selection

August 2015, Powers of the ACC

September 2015, Building Restrictions

October 2015, Building Restrictions (con't)

November 2015, Landscaping

December 2015. Use Restrictions

Article IV, Use Restrictions (con't)

Section 9. Nuisances. No noxious or offensive activities shall be carried on or upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the Project.

Section 10. Violation Constitutes a Nuisance.

Any act or omission, whereby any restriction, condition, or covenant as set forth in this Declaration, if violated in whole or part is declared to be and shall constitute a nuisance, and may be abated by the Declarant or affected property owners and such remedy shall be deemed to be cumulative and not exclusive.

Section 11. Antennas.

No television, radio, satellite dishes, or other external antennas shall be erected, placed, or maintained in front of any residence constructed on the project without the prior approval of the Architectural Control Committee, and the Architectural Control Committee shall have the right to remove or cause to be removed all such equipment erected, placed, or maintained without said prior approval.

Section 12. Signs.

No billboard or sign of any characters shall be erected, posted, painted or displayed upon or about any Lot, except a Lot owner can place a for sale sign not larger than two (2) feet by three (3) feet on his Lot. This section shall not apply to Declarant so long as Declarant owns one or more Lots in the Project, including additional phases as may be annexed into the Project from time to time.

Section 13. Garbage and Refuse Disposal.

No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such trash, rubbish, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

Section 14. Water Supply.

No individual water supply system shall be used or permitted on any Lot or group of Lots unless such a system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State Health Department and the Architectural Control Committee.

Section 15. Inoperable Motor Vehicles.

No type of motor vehicle which is inoperable for any reason shall be permitted to be parked on any street, Lot, part or portion of the property, except in an approved, enclosed garage. In the event any inoperable motor vehicle remains outside upon any street, Lot or portion of the property for a period exceeding 30 days, the Declarant, or Architectural Control Committee may remove the inoperable motor vehicle after a 10 day written notice. The cost and expense of such removal shall be borne by the owner of the vehicle, if that person is a Lot owner, and if not, by the Lot owner on which or in front of which the inoperable vehicle was parked. For the purpose of this section, "inoperable motor vehicle" shall mean any motor vehicle which is unable to be operated in a normal manner upon the streets under its own power, or is unlicensed or unregistered for a period of not less than 90 days.

Section 16. Water Source Protection.

Not lot in this subdivision shall locate or allow the location of any pollution sources as defined in R309-113-6 (1)(i) of the Utah Administrative Code, unless design standards are incorporated and implemented to prevent contaminated discharges.

Section 17. Outside Storage.

Outside storage items must be stored on the lot in a covered storage unit.