



In this issue:

Extension of Utah 7	1
New Neighbors	1
Activities	2
Lot and Building Statistics	2
Recommended Vendors	2
Parking in the Street	3
Dogs in the Park	3
Nightly Rentals	3
About Your CC&RS	4 and 5

February 2015

Dixie Springs Community Newsletter

<http://dixiesprings.org>

EXTENSION OF THE SOUTHERN PARKWAY, UTAH 7, IS COMPLETED

The road that goes from Dixie Springs Drive to Washington Dam Road is called the Southern Parkway, or Utah 7. The Southern parkway is a multiphase project. There are 8 segments of the road, and 5 of those segments are now completed.

The latest segment opened last month. This new segment extends 7 from Washington Dam road to the airport parkway. Now, the best way to get to the airport or to I-15 south of St George is to take 7.

To get on the Southern Parkway, take Dixie Springs

Drive south. Just past the entrance to Sand Hollow is a right turn onto Utah 7. You can take 7 all the way to I-15, exit 1. This will bypass all of St George and be a quicker way to get to I-15 south toward Nevada. There are a number of exits, and one of those exits is for the airport.

There are 3 remaining segments that are not scheduled or funded. The next segment goes around the south side of Sand Hollow and joins up with route 9 in Hurricane at 3000 South.

NEW NEIGHBORS

As everyone can see, there is an incredible amount of building going on in Dixie Springs. That means there are lots of new people moving into our neighborhood.

Please take the time to welcome your new neighbors. Go by and say "hi" and offer assistance. Bring by some fresh baked cookies or a dinner while they are moving in. Invite them to neighborhood activities, like the ladies luncheon.

Get their information so they can get the newsletter and find out all that is going on here.

I remember when we moved into the neighborhood two years ago. We got to know our neighbors as the house was being built. Everyone was offered any assistance they could and welcomed us. When we moved in, we received home baked breads and cookies. We were so touched by these gifts and how welcoming everyone was.

These types of small acts make Dixie Springs a special place for many of us. Let's make it a special place for all our new residents.

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 3 Feb 2016. 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 will try and keep these numbers up to date as requests to build homes are received by the ACC.

Section	# Lots	# w/houses	Percent
A	225	137	61%
B	231	133	58%
C	274	46	17%
D	204	55	27%
E	259	38	15%
F	111	13	12%
G	86	38	44%
Total	1390	460	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.

NIGHTLY RENTALS

There is nothing much going on in the nightly rental front. There is a moratorium on any new nightly rental licenses until a new ordinance can be developed. I have been watching the meetings pages for the Hurricane City Council and the Planning meetings to see when this issue will be discussed, but there has been nothing that I could find.

There have been problems reported to me about nightly rental homes in the neighborhood. If you have any issues, you need to call the Hurricane police. A report should be taken about the issue. If a nightly rental has three or more issues, the license is supposed to be revoked.

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

January 2016, Use Restrictions (con't)

Article V, General Provisions

Section 1. Enforcement

The Declarant or its successors in interest, or any owner, shall have the right to sue for damages, or to enforce by any proceeding injunctive or otherwise, at law or in equity, all restrictions, conditions, covenants, and reservations now or hereafter imposed by the provisions of this Declaration.

Specifically, the aggrieved party may seek to recover damages and for injunctive relief. In the event any covenant conditions or restriction included herein is consistent or in conflict with the restrictions set forth in the subdivision building, zoning or other ordinances of Washington County, the ordinances shall govern so long as the restrictions contained in the ordinances are more restrictive than the terms of this Declaration.

However, where the terms of this Declaration are more restrictive than those contained in the ordinances of Washington County, owners shall be subject to the enforcement of the terms of this Declaration.

Section 2. Severability, Construction and validity of Restrictions

All of said conditions, covenants and restrictions contained in this Declaration shall be construed together, but if it shall at any time be held that one of said conditions, covenants or restrictions, or any part thereof, is invalid, or for any reason becomes unenforceable, no other condition, covenant, or reservation, or any part thereof, shall be thereby affected or impaired; and the Declarant and Lot owners, their successors, heirs and /or assigns shall be bound by each article, section, subsection,

paragraph, sentence, clause and phrase of this Declaration, irrespective of the fact that any article, section, subsection, paragraph, section, clause or phrase be declared invalid or inoperative or for any reason become unenforceable.

Section 3. Duration.

The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant, or the owner of any Lot subject to this Declaration, their respective legal representative, heirs, successors, and assigned for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years.

Section 4. Gender and Grammar

The singular wherever used in this Declaration shall be construed to mean the plural when applicable and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

Section 5. Attorney Review

An owner, by acceptance of a deed or other instrument of conveyance, acknowledges that he has had this Declaration reviewed by an independent legal counsel or that he has forgone the opportunity for such legal review and, notwithstanding, whether the owner has had this document reviewed by legal counsel, that he understands and accepts all the terms contained herein.

Article V is important. Even though there is a lot of legalese, it states that the residents are the entities that need to enforce the CC&Rs. It also states that you are bound by the CC&Rs as soon as you become a lot owner in Dixie Springs.

This is where the CC&Rs ended before the modification

made in August of 2014. In 2014, the residents got together to talk about modifying the CC&Rs. One modification the residents supported was giving the ACC the ability to enforce the CC&Rs. It is hard for an individual lot owner to take legal action against their neighbors for violations of the CC&Rs because of the cost, the time and effort involved, and well, because they are your neighbors. The City of Hurricane will not take any action to enforce the CC&Rs in Dixie Springs or in any other development. The City of Hurricane will only enforce their own ordinances.

In August 2014, a new section was added that starts with:

Section 6. Additional Enforcement Provisions

The ACC has the right and the authority to enforce the CC&Rs as set forth in this Section.

Next month, I will insert the sections that discuss how the ACC can enforce the CC&Rs.