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April 2016

Dixie Springs Community Newsletter

<http://dixiesprings.org>

COMMUNITY GARAGE SALE

The garage sale is on!

On 16 April 2016 (Saturday), we will have our annual Dixie Springs community garage sale. It will run from 8 am to 4 pm. You will set up the sale at your home. Put a large sign at your house that can be seen from down the street, or place flags to attract attention.

We need \$5 per house to cover the costs of the sale. The money is used for advertising in the paper, placing signs and printing a map that shows where the sales are. Those will be handed out to people coming to

the sale.

To participate, give your \$5, your lot number and your street address to Deanna Sudweeks, snoopylake@aol.com, 2499 S. Wilson Dr, or Debbie Hohenstein, dhohens@sbcglobal.net.

To get your home marked on the map, your \$5 and lot number must be received by Thursday, 7 April. Note that this date is a few days earlier than previously advertised.

DIXIE SPRINGS PICNIC AND CONCERT IN THE PARK

On 9 May 2016 (Monday), we will have a Dixie Springs Picnic and Concert in the park. This will be a family event. Everyone will bring a picnic to the Dixie Springs park and enjoy socializing with your neighbors. The picnic will start at 5:30 pm. At 6:30 pm, the Hurricane Community Choir will perform. They will sing a mixture of patriotic and other music.

There will be water available in coolers. Be sure and

bring blankets and chairs to sit on since there are not enough picnic tables in the park to seat everyone. Bring a chair to sit and listen to the concert.

We are working on another picnic and concert in June. There will information in future newsletters.

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 3 pm 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/>.

Cannery Trip

Once a month, a group goes to the cannery in St George on the first Wednesday of the month. You can purchase freeze dried canned foods with long shelf lives. The group meets at 9:30 am in front of the mailboxes on the corner of Wilson and Dixie Springs Drive. The group carools from that location.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	140	64%
B	231	138	60%
C	274	54	20%
D	204	64	32%
E	259	41	18%
F	111	15	14%
G	86	41	49%
Total	1390	493	36%

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/>

HOME CHANGES THAT REQUIRE DIXIE SPRINGS ACC APPROVAL

Many changes that you make to your home after it is built must be approved by the ACC. For example, you need ACC approval if you add an addition, a shed, restucco the house, add solar, add a shelter, add a wall, etc.

You need to provide documentation and a \$25 payment. A description of what you need to do is on this page:

ACC HELP NEEDED

There will be a meeting of the people that are willing to help the ACC on Thursday, 7 April, at 7 pm. It is not too late to help out your community. If you would like

<http://www.dixiespringsacc.org/owners.htm>

If you do not get ACC approval, you may be subject to a fine process or may be required to make changes.

If you have any questions about what needs ACC approval or the process. Please email the ACC at plans@dixiespringsacc.org. We will help you any way we can.

to attend, contact Nancy at NancyLCrowley@outlook.com. Thanks so much to those of you that have volunteered!

NIGHTLY RENTALS

The city has finalized the nightly rental ordinance. Here is a link to the article that described what was done:

<https://www.stgeorgeutah.com/news/archive/2016/03/18/raw-hurricane-lifts-moratorium-vacation-rentals-approves-amended-ordinance/#.VvHFpPb2Z9M>

The minutes for the meeting are not out yet so this article is the only official information I could find.

Unfortunately, they did not take any of the ideas that Washington City had and they weakened the ordinance from the last time they met. Here is a summary of what was decided:

The moratorium has been lifted.

There is a minimum distance between rentals of 300 feet (reduced from 600 feet).

The home must be a traditional residence for 6 months before it can be used as a vacation rentals (reduced from one year).

There is a limit of 3 vacation rentals per 1,000 population within the city limits. With the current population, 48 would be allowed.

There is a \$300 per year licensing fee for vacation rentals.

KID'S SUMMER "FUN" RAISER/BAKE SALE

Chauncey Turley will be hosting a, Kids Summer "FUN" Raiser Craft/Bake Sale in her cul de sac. Any child who wants to earn some summer money may set up a table and sell what they have. We need all the community to come and find great deals from our little entrepreneurs.

The kids will need to contact Chauncey and be put on

the list for a table spot, and also make sure they are not doubling up on another idea someone else has. You can contact Chauncey at:

chaunceyturley@gmail.com

If they need ideas they can e-mail Chauncey or come by and visit her.

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)

February 2016, General Provisions

March 2016, Section 2 (Con't)

(i) Minimum Square Footage: Building Height: The minimum total square footage of living area on the first level above ground and located within the area of the foundation for any residential dwelling constructed on any Lot within the project, exclusive of porches, balconies, patios, decks and garages for all phases, shall not be less than Eighteen Hundred (1800) square feet for a single level home. Homes may consist of more than one story. In the case of homes with more than one story, the main floor must have a minimum of 1600 square feet, with a total of at least 2600 finished square feet on all floors. The front elevation must contain detailed architecture. Building height shall not exceed 35 feet and shall be measured from the level of the sidewalk at the front of the property established between the high and low sidewalk levels. The ACC must approve all exceptions.

(j) Commercial Vehicles. No commercial truck or vehicles over 1 ton shall be parked on any Lot.

(k) Construction Materials: In order to promote a harmonious community development and protect the character of the neighborhood, the following guidelines are applicable to the property:

(1) Home style, design, alterations, and additions shall be approved by the Architectural Control Committee.

(2) Exterior construction materials shall consist of quality material similar to stucco; other materials may be approved for use by the Architectural Control Committee, and shall be in colors and of materials indigenous to the area. All homes must be

constructed of new materials.

(3) Roofing material will be limited to tile or other materials approved by the Architectural Control Committee. No mansard roofs will be allowed. Dome structures of any type will not be allowed.

(l) Maintenance of Lot During Construction: Contractors or sub-contractors as owners/builders are required to clean up the site daily to maintain a clean work site during construction.

(m) Maintenance of Lot After Construction: The Lot owners shall be responsible for the maintenance, upkeep, repairs, and reconditioning of their Lots and all improvements, and shall be required to keep such Lots and improvements in good condition and appearance.

(n) Lateral and Subjacent Support and Drainage: An owner whose activities affect an adjacent landowner's lateral or subjacent support, or both, shall be responsible for damages proximately caused by such activities. Owners shall be responsible for all damage proximately caused by damage from their Lot(s) to adjacent landowners. No activities shall be undertaken nor shall any structure, planting or other material be placed or permitted to remain which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels, or obstruct or retard the flow of water through drainage channels.

This section includes the latest square foot change from amendment 4.

Notice that all home changes must be approved by the ACC. Contact them at info@dixiespringsacc.org if you have any questions.