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May 2016

Dixie Springs Community Newsletter

<http://dixiesprings.org>

ACC COMMUNITY MEETING

The Architectural Control Committee (ACC) will be holding its first community meeting on 14 June 2016 and most likely a follow up meeting on 21 June 2016 at 7 pm. The second meeting is needed if 51% of the lot owners are not at the first meeting. The meetings will be held at the Fine Arts Building, 93 South 100 West. Hurricane UT.

The purpose of the meeting is to inform the residents about the role and responsibilities of the ACC, what the ACC has accomplished, and vote for empty seats

on the ACC Board of Directors. Each lot owner will be getting a mailing with the details about the meeting the middle of May.

You can find out a lot about the ACC and the governing documents at www.dixiespringsacc.org.

I have been working to get all of the CC&R amendments in one document. I hope to have that done soon and you will not have to look at 4 amendments in order to understand the CC&Rs. I will notify everyone in a newsletter when it is done.

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.

The other picnic and concert in June will not happen because the band is not available, so be sure and come in May!

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 carpools from that location.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	144	64%
B	231	141	61%
C	274	56	20%
D	204	67	33%
E	259	51	20%
F	111	16	14%
G	86	42	49%
Total	1390	517	37%

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:

<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.

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

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.

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>

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.

CLEANING UP AFTER YOUR DOGS

Just a reminder to pick up after your dogs even on the vacant lots. There are lots of homes and lots of dogs and we will have a mess in our community if we all do not clean up after our dogs.. Please be considerate of your friends and neighbors.

DIXIE SPRINGS CC&RS

Section 2, Building Restrictions (con't)

(o) Site Distance at Intersections: No structure, fence, wall, hedge, shrub or other planting which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street lines or in the case of a rounded property corner, from the intersection where the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at such height as to prevent obstruction of sight lines.

(p) Roof Mounted Heat Pumps and Solar Panels: Solar panels, heat pumps and/or air conditioning units shall not be allowed to be mounted on roofs, without prior approval of the Architectural Control Committee.

(q) Mobile, Modular, and Pre-Fab Homes. No mobile, modular or pre-fab home shall be placed on any Lot, part of portion of the property.

(r) Time of Construction: Once begun, any improvements, construction, landscaping, or alterations approved by the Architectural Control Committee shall be diligently pursued to completion.

Section 3. Damages. Any damage inflicted on existing improvements such as curbs, gutters, streets, concrete sidewalks, by the owner, of any particular Lot, or their guests, assignee, agents or independent contractors must be repaired soon after such damage is discovered, and the expense of such repair shall be borne by the owner.

Article III, Easements

Section 1. Minor Encroachments. Each Lot shall be subject to an easement for encroachment created by construction, repair, shifting, settling or movement, and overhangs as designed or constructed by the Declarant. A valid easement for said encroachment and for the maintenance of same, so long as it stands, shall and does exist.

Section 2. Utilities Easement. There is hereby granted and conveyed to Washington County, cable television companies, Mountain Fuel Supply Company, telephone companies, and other government or quasi-governmental entities, their successors and assigns, a blanket easement upon, across, over and under all of the Property for ingress, egress, installation, replacing, repairing and maintaining all utilities at such location or locations as deemed appropriate by the provider of the utility. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation, maintenance, or repair of utilities, or which may change the direction of flow of drainage channels in the easement, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot shall be maintained continuously by each Lot owner.

An easement is further granted to all police, fire protection, ambulance, trash collection and all similar persons to enter upon the Lots in the performance of their duties. Should any company furnishing a service, as provided herein, request a specific easement by separate recordable document, Declarant shall have the right to grant such easement on said property without conflicting with the terms hereof.

Section 3. Easements for Ingress and Egress. Any easement is hereby granted to the Architectural Control Committee to enter in or to cross over any Lot to perform its duties provided for herein.

The easement issue came up not too long ago where someone had a part of their landscaping dug up by a utility company. They do indeed have the right to dig up as needed and they do not need to redo the landscaping they have messed up. This will hopefully not happen again.

This is the end of the CC&Rs. I hope this has been helpful. I am going to review everything I typed in and put the whole thing up on the ACC web site.