

GOOD NEIGHBOR POLICIES FOR
MPHOA HOMEOWNERS AND GUESTS

Following is a list of good neighbor policies for you and your guests to help keep our subdivision safe and pleasant:

- 1. TRASH** - We have bears and mountain lions in the area so please keep all trash and food scraps inside. Trash needs to be bagged and hauled out with you, or placed outside only on the day of trash pickup if you have that service. Pet food and scraps encourage skunks, porcupines, raccoons, or other undesirables.
- 2. FIRE SAFETY** - Please observe all local fire bans which may be in effect. **You** are responsible for keeping informed. Go to www.chaffeesherriff.org and click on "Fire Restrictions". Warming fires are allowed only within a fire ring or fire grate.
- 3. PETS** - We have a leash law in effect. **NO PETS** are allowed to run loose. Please clean after your pets.
- 4. SPEED LIMIT** – Please adhere to the 15 mph speed limit throughout the subdivision. Any bicycles, motorbikes, or other motorized vehicles should also adhere to the speed limit. Their noise should not become obnoxious to other residents. We have children in the subdivision and lots of wildlife that we all enjoy! Motor vehicles cannot be heard by them on Cottonwood or Hancock because of the creek noise.
- 5. PROPERTY BOUNDARIES** – Please respect property boundaries with guests and pets. If a homeowner is expecting guests, as a courtesy, you might notify adjoining property owners. This also helps keep watch on absentee owner properties and suspicious vehicles. The small lake at the end of Cottonwood Lane is **not** part of the subdivision property. It is owned by Mt. Princeton Hot Springs Resort. Please ask their permission to fish, and do observe the signs. Please respect private property on all sides of the subdivision. If you are unfamiliar with subdivision boundaries, please ask.
- 6. NOISE** – You are in a residential area – please keep noise levels down, especially after 9 P.M.
- 7. CAMPING** – **NO CAMPING IN THE SUBDIVISION!** This is a residential property—not a campground.
- 8. VEHICLE PARKING** – All vehicles must be parked in a homeowner's driveway and not along the main roads.
- 9. MT. PRINCETON HOT SPRINGS POOL PRIVILEGES** – Pool passes are restricted to owners of the property and their family members. Guests are required to pay to use the pool or use the homeowner's guest passes.
- 10. ATV'S WITHIN THE SUBDIVISION** - No all-terrain vehicles are allowed to be driven on the subdivision roads.

Board approved latest version, 12/4/21