

Star Valley Ranch Association

HOMEOWNERS' DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS (DCC&R) COMPLIANCE 2012 FORWARD

It is the goal of the Board of Directors of Star Valley Ranch Association to create and implement a formal, effective, equitable and sustainable system to achieve DCC&R compliance and to regularly review and measure its effectiveness in 2012 and into the future.

Rationale: On June 29, 2011, over 70% of Star Valley Ranch Association members approved amendments to the DCC&Rs for the first time since the Association was formed 40 years ago. Based on community input over a 3-year period, the amendments allow increased options for storage and the parking of recreational vehicles on lots where a residence exists. Star Valley Ranch Association's new single version of the DCC&Rs will fulfill its potential to increase the desirability and value of property, as these new community standards become the norm.

In support of achieving our goal the following objectives have been identified:

- Communicate clear, concise policies and procedures to improve members' understanding of the single version of the DCC&Rs effective 1/1/12 and to make self-compliance easier for members.
- Use "For the Good of the Order" during Board meetings and evening open houses during the process to gather member input in an effort to continuously improve the system and member compliance.
- Maintain transparency of the process by publishing a regularly updated timeline of activities and compliance procedures to members through Board minutes on e-mail and the website, Town water bills, Annual Star Valley Ranch Association Newsletter and Star Valley Independent, when appropriate.
- Create and distribute a proactive communication system to notify members of noncompliance issues.
- Hire, introduce and orient a DCC&R Compliance Officer by 4/1/12 to provide consistent overview of noncompliance issues and compliance improvements.
- Implement the compliance system and individual notifications by 6/1/12 using the DCC&R Compliance Officer and random patrols of all Star Valley Ranch Association plats.
- Measure and report success regularly.
- Develop, in the summer of 2012, an off-site storage area as a low cost option for recreational vehicle parking.

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Continued

Progress to date:

June 29, 2011 – Approval verified; DCC&R single version filed.

July 2011 – First drafts of policies for auxiliary buildings, the parking of recreational vehicles, and suggested revisions to the regulations for architectural control written to match the revised covenants.

August 2011 – RV Parking policy and Variance policy approved; DCCR highlights approved; Informative packet including all 3 documents delivered to every door on the Ranch and available on the website; Packets delivered to realtors and title companies in the Valley.

September 2011 – DCC&R Revisions Committee disbanded; Association RV Parking area talks begin with LVI; Search for security options – Jackson Hole Security contacted and attended BOD workshop.

October 2011 – DCC&R Compliance goal and objectives written; Oct. 11 - BOD/GM compliance tours begin.

Result of first compliance tour: The tour included parts of plats 6, 7, 9, 10, 13, 14, 16, 17, 18, 20, and 21. Overall, it is estimated that 400 homes were reviewed. Over 90% of homes were in compliance, while 32 homes (8%) were non-compliant. Of those, the majority were RVs parked incorrectly and without pads.

Correct placement requires the RVs be situated on a single space with an area up to 40' x 13' within the lot lines and beside or behind an existing structure. The Board thanks all members whose RVs are properly situated and requests that those situated incorrectly be remedied before winter. If members have questions, please call the STAR VALLEY RANCH ASSOCIATION office at 307 883 2669. The Board will continue compliance tours through the fall.