

**Blackhorse Ranch Subdivision CC&R'S**

**Instrument#:**

**Date of Final Plat recording:**

The Homeowners Association shall meet once a year in August.

All commercial endeavors must follow current Teton County, Idaho land code standards and be approved and voted on by the HOA members (majority rule).

The county setback and height restrictions shall be followed. IRC building codes shall be followed when any building or structures are built.

Regular septic tank maintenance shall follow all EIPH, Teton County, Idaho and DEQ recommendations.

All exterior lighting should be down-lit and comply with Teton County, Idaho lighting standards.

Addition of and maintenance along the lines of shared fences, roadways, irrigation water, storage and garbage areas, common roads, common landscaping, equipment areas and storage buildings area shall be maintained by the HOA. Individual property owners are responsible for their own landscaping, and shall maintain their acreage.

There shall be an election for Manager, Secretary/Treasurer every two years.

Meetings are to be held each August.

These covenants may be amended by written consent of two thirds (2/3) of the lot or parcel owners. The Homeowners Association shall have such amendments duly executed and placed on record in the Office of the County Clerk of Teton County, Idaho.

\_\_\_\_\_  
Belice Ranch Holdings LLC  
1634 Crespo Drive  
La Jolla, CA 92037

STATE OF )  
COUNTY OF ) SS:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022 before me, a Notary Public for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is executed above, and acknowledged that he executed the same.

(SEAL)

Notary Public

Residing\_\_\_\_\_

Commission Expires\_\_\_\_\_