

LOWER BOARD RANCH 2022 GOOD NEIGHBOR RENTAL GUIDELINES

There seems to be an increase in rentals, especially short term, Air B&B or similar in our neighborhood. A number of suggestions have been brought up how to encourage renters/visitors that while living on the Lower Board Ranch, to recognize they are in a neighborhood not a vacation resort setting.

Please be aware your renters have an impact on the neighborhood and do not leave it to nearby neighbors to police your renter's behavior. Here are key points for all homeowners for visitors and renters

1) Vehicles- Speeding, cars, off road vehicles, dirt bikes, etc.

Please respect speed limits, be conscious of noise and dust, *kids and pets!*

2) Night Sky Ordinance- Turn off outside lights overnight. Dark Skies are part of why we live here. Often lights are accidentally left on and especially bothersome when renters leave. Make sure your guests know where the switches are and that we are a unique, international dark sky reserve.

https://idahodarksky.org/wp-content/uploads/2018/05/Central-Idaho-Dark-Sky-Res_Broch_HiRes-May09-1.pdf

3) Noise- Please respect neighbors. Sound travels and amplifies in our canyon. Suggested Quiet Hours between 10PM and 6AM

4) Campfires and Fire Risk- safe fire pits only, no large bonfires and NO unattended fires. NO outside campfires during any fire restrictions. Blaine County will strongly enforce no open burning. Please consider how much smoke you create and where your smoke is going.

5) Trash Cans & Pickup- Do Not leave any trash overnight, place it out the morning of pickup. (typically Wednesday AM, note holiday weeks may alter the pick up day). Wild animals such as bears, raccoons, skunks are attracted to any garbage and loose neighborhood dogs get into trashcans and spread trash. Fed wild animals become a long-term problem and ultimately face relocation or euthanization.

6) Dogs- Loose dogs and dog walkers. Please do not let your dog roam the neighborhood and please when walking your dog pick up all your dog's waste and dispose of it properly. Persistent barking dogs have been a problem; make sure this is under control and your renters understand.

7) It is critical that your neighbors and the HOA have a reliable contact for you or whoever is managing your property. This may be you, a property manager, a friend or nearby neighbor. Issues need to be handled when they arise with your renters.

Thank you for your consideration,
Your HOA Board and your Fellow Neighbors