



FAQs Old Cutters

This Frequently Asked Questions Sheet addresses the questions we most hear. It is organized by section, although there is some cross over. These are for summary purposes and Buyers should consult the original legal documents for definitive legal information.

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1. Home Owners Association

HOA Dues: \$175 / quarter for single family residences.

The Association pays for:

Trees and grass along streets – maintenance, replacement, irrigation

Alley - maintenance and repair and snow removal (by Greenscape Lawn & Garden Inc)

Exceptions:

- Private street (Parcel E) the expenses incurred shall be paid solely by the Owners of Lots 12, 13 and 14, Block 2, and Lots 1 and 2, Block 3, in equal shares.
- *The owners of Lots 8 (931 CD Olena Dr.) and 9, Block 1 shall be responsible to pay in equal shares all costs of improvement to, and maintenance and repair of, the driveway within Parcel C that serves their Lots.*

Lot owners are responsible to plow the sidewalk in front of their houses.

The public streets are maintained and plowed by the City of Hailey.

For Budget, Minutes, etc: www.pioneerwestsunvalley.com

Click on Old Cutters under Associations. The password is: 0042

2. Important Highlights from the CC&Rs

(This information is summarized and paraphrased, please consult the original for more details.)

Minimum Building Size Requirements (2.1.1.) CC&Rs Amended in 5th Amendment:

- **single-family** on residential 8,000 SF or less shall not be less than **1,200 sq. ft.**
- **single-family** on residential lot greater than 8,000 SF shall not be less than **1,800 sq. ft.**
- **townhouse** unit constructed on a **duplex** Lot shall not be less than **1,100 sq. ft.** and at least **400 sq. ft.** of living area must be on a second story.
- **townhouse** unit constructed on a **cottage lot** shall be **not less than 450 sq. ft., and not greater than 1,400 sq. ft.** Total SF is exclusive of decks, open porches, carports, garages, and basements.

Garage Setbacks (2.1.2.)

Garages which are accessed from an alley shall be setback to allow for snow storage.

- If the garage is oriented **perpendicular** to the alley it shall be setback at **least twenty (20) feet.**
- If it is oriented **parallel** to the alley it shall be set back at least **ten (10) feet.**



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Driveways (2.1.3.)

All access driveways shall have a wearing surface approved by the DRC of asphalt, concrete, or other hard surface materials, and shall be properly graded to assure proper drainage. The driveways to access each Lot in Blocks 5, 6 and 7 of the Subdivision shall only be constructed from the adjacent alley into the Lot and shall not be constructed from the adjacent street.

Fencing. (2.1.4.) Amended in second amendment to the CC&Rs

- All property boundary fencing within Blocks 1, 2, 3, 8 and 12 shall be **post and rail** with a maximum **top rail height of 42"** and a **minimum bottom rail height of 18"** above the finished grade surface of the Lot.
- Within Blocks 4, 5, 6, 7, 9, 10 and 11, **fencing along property boundaries that front street shall be not more than 42" high**, all other fences shall be not more than **72" high**, and solid fences shall have features every 16'. *The fourth amendment to the CC&Rs adds: "Front yard fencing is not allowed within the 20-foot setback anywhere in the Subdivision."*

No Temporary Structures. (2.12.) No house trailer, mobile home, yurt, tepee, tent (other than for short term individual use which **shall not exceed one (1) week** unless approved by the Association), shack or other temporary building, improvement, or structure shall be placed upon any portion of the Property, except temporarily as may be required by construction activity undertaken on the Property. Temporary, recreational use of tepees, tents or similar structures may be permitted.

No Unscreened Boats, Campers, and Other Vehicles. (2.13.) Changed in the 5th amendment to the CC&Rs:

Boats and campers must be enclosed at all times, **except** during the periods of **May 1 through October 31**, or removed from the property. **A 48-hour grace period of loading and unloading is allowed. Snowmobiles** may be stored on a homeowner's property **from December 1 through March 31**. Snowmobiles cannot be stored in a front yard. At all possible times any all-terrain vehicles, motorcycles, recreational vehicles, bicycles, dilapidated or unrepaired and unsightly vehicles, or similar equipment shall be stored in the garage and are not allowed on streets, parking areas, and driveways, unless screened from view or by a structure pre-approved by the DRC. To the extent possible, garage doors shall remain closed at all times. A \$100.00/day fine will be the financial responsibility of the owner for each violation.

Pets (2.17.) A "reasonable number" of household pets are allowed. **Chickens may be kept as per Hailey City ordinances on lots larger than 12,000 square feet.**

Landscaping (2.18) Changed in the 5th amendment to the CC&Rs:

A landscaping plan must accompany all plans submitted to and approved by the DRC. When new homeowners receive their Certificate of Occupancy before July 31 in a calendar year, their landscaping must be completed before the end of the calendar year. If new homeowners receive their Certificate of Occupancy after July 31 they have until May 31 of the following year to complete landscaping.

All **utilities** must be underground (2.20.)



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See CC&Rs for restrictions and conditions on Wood Burning Stoves, antennae, energy options, satellite dishes, exterior speakers, drainage, unsightly articles, energy devices, outdoor kennels, shared driveways, voting rights, design review rules, utility easements, duplex rules, fences for screening, outdoor storage, construction, ...

3. Design Review Guidelines (Exhibit A of the Original CC&Rs)

(This information is summarized and paraphrased, please consult the original for more details.)

Commencement/Termination of Construction Section 6(K) of Exhibit A, *CC&Rs Amended in 5th Amendment*: Construction must **commence** pursuant to the approved plans **within one year** from the date of such approval. Construction must be **completed** within **18 months after commencing construction**.

Roofs for all structures except entry porches shall be no flatter than 6: 12 pitch and no steeper than a 12:12 pitch. Entry porch roofs may be flatter than a 6:12 pitch. Every roof must have a minimum of a one (1) foot overhang. Permissible roof materials are limited to nonreflective materials. *Second amendment to the CC&Rs adds*: Flat roofs (pitched 1: 12 or less) are permissible in Blocks 1, 2, 3, 4, 8, 9, 10, 11 and 12.

Front Porches must be constructed facing the street and be a minimum of six (6) feet by twelve (12) feet in size for every single-family home and duplex townhouse unit.

Garages must be located off and accessed from an adjoining alley. If there is no adjoining alley for access, then garage doors must not face the adjoining street. Garages which are accessed from an alley shall be setback to allow for snow storage. If the garage is oriented perpendicular to the alley it shall be setback at least twenty (20) feet. If it is oriented parallel to the alley it shall be set back at least ten (10) feet.

Design Review requires a pre-design conference, and submittal of preliminary design plans in two formats and include site plan, survey of site, floor plans/elevations, exterior elevations, a conceptual drawing, and potentially other items, along with a design review fee of \$500. Preliminary Design Review - The Design Review Committee (DRC) will respond in writing no later than 30 days after submittal is complete. Final Design Review – see DR Guidelines for required elements. The DRC will respond in writing no later than 30 days after submittal is complete.

4. Other Zoning Information

Zoning & ADUs

Everything north of 720 & 721 CD Olena (inclusive) is LR-2.

The rest of Old Cutters is GR/General Residential.

If lot is 7000 SF or more in the GR zone, an ADU/Accessory Dwelling Unit is allowed.

5. Water Rights - Lots 13 and 14, Block 2, and Lot 1, Block 3

The declarant has conveyed (the "Large Lots") water rights for the diversion of water from the Big Wood River through the Hiawatha Canal and High Ditch to ponds and streams on the Large Lots, for irrigation and aesthetic purposes (the "Water Rights").



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6. **Additional Parking** - Lots 13 and 14, Block 2, and Lot 1, Block 3

The "Large Lots" require two additional on-site parking places per dwelling unit (plat note 16).

7. **Cottage/Duplex Lots - Densities Outlined in the CC&Rs**

"Duplex Lots" may be divided into two (2) townhouse sub-lots (1.11 of CC&Rs)

Lot 14, Block 5; Lots 4 and 15, Block 6; Lots 9 and 18, Block 7; Lot 3, Block 11

"Cottage Lots" (1.7 of CC&Rs)

Lot 1, Block 9 > eight (8) units total (*Cottage lot available*)

of which two (2) of the townhouse sub-lots are to be duplexes (*Duplex lot available*)

Lot 2, Block 4 Sonitalena > nine (9) units total (*Cottages already built*)

of which two (2) of the townhouse sub-lots are to be duplexes (*Duplex lot available*)

Lot 4, Block 10 Rimrock > nine (9) units total (*Cottages already built*)

of which two (2) of the townhouse sub-lots are to be duplexes (*Duplex lot available*)

Lot 9, Block 3 > nine (9) units total (*Cottages & Duplex – already sold and under construction*)

8. **Impact & Utility Hook Up Fees**

- **City of Hailey Website:** https://haileycityhall.org/forms_fees/index.asp
- **Building Permit Fees:** <https://www.haileycityhall.org/documents/TABLE1A-Updated01-20-15.pdf>
Example: For a home valued between \$500,001 TO \$1,000,000 \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
- **City of Hailey Impact Fee** (Second page of Building permit)
https://haileycityhall.org/forms_fees/documents/20181214BuildingPermitApplication20201013.pdf Development Impact Fee Exhibit "A"
1001 SF to 1600 => \$1,486; 1601 SF to 2200 => \$1,893;
2201 SF to 2800 => \$2,202; 2801 SF or More => \$2,375
- **Water & Waste Water Hook Up Fee:**
https://www.haileycityhall.org/Forms_Fees/WaterWastewaterPermitApp092519.pdf
Pricing: ¾" => \$ 8,080; 1" => \$13,436; 1 ½" => \$25,739; 2" => \$41,073
Subject to change every October.
- **Electricity:** <https://tools.idahopower.com/ServiceEstimator/Residential>
Examples approximate: Hook ups range b/w \$4,700-\$9,800 depending on distance to transformer; for larger pond lots range from \$7,300-\$13,000
- **Gas:** Gas is stubbed to each lot. Contact is Lance McBride at Intermountain Gas for precise quotes: 208-737-6314.
- **Cox Cable:** Request a serviceability evaluation from Cox. A tech will be sent out to establish hook up fees and service available at that time. Once established, new accounts are \$75/per service. Two or more services is generally free of charge.

Disclaimer: Buyers and Agents should do their own Due Diligence.

This is a summary for convenience but should not be relied upon as final or legal documentation.

Legal documents include the Plat, CC&Rs and HOA rules. Most of these are available at:

www.luxuryinsunvalley.com/old-cutters and www.5B-realestate.com.com/old-cutters