



FAQs Old Cutters

Cottage Lot 1 Block 9

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This Frequently Asked Questions Sheet addresses the questions we most hear. These are for summary purposes and Buyers should consult the original legal documents for definitive legal information.

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

This lot has 8 units attributed to it (1.7).

It may be subdivided into 6 cottages and 1 duplex lot (i.e. 2 stand-alone detached or attached homes).

2. Building Size Requirements (2.1.1)

- **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. *Please note: CC&R and Hailey code allow Townhome/duplexes may be stand alone detached buildings.*
- **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.

3. Home Owners Association

HOA Dues: \$250 / quarter per lot – once subdivided it is split by number of lots

The Association pays for:

Trees and grass along streets – maintenance, replacement, irrigation
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



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4. Design Review Guidelines

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

Commencement/Termination of Construction: 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 Section 3(B) 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 non-reflective materials. Flat roofs (pitched 1: 12 or less) are permissible in Blocks 1, 2, 3, 4, 8, 9, 10, 11 and 12.

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.

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**.

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)

- 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."*



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Landscaping (2.18)

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)

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, ...

5. Impact & Utility Hook Up Fees

- **City of Hailey Website:**
<https://haileycityhall.org/community-development/forms-fees/>
- **City of Hailey Impact Fee / Building Permit Fees / Water & Waste Water Hook Up Fee:**
<https://haileycityhall.org/community-development/forms-fees/>
- **Electricity:**
<https://tools.idahopower.com/ServiceEstimator/Residential>
- **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 hookup fees and service available at that time.

6. City of Hailey Zoning Code:

<https://haileycityhall.org/codes-and-plans/>

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.pioneerwestsunvalley.com