

Rocking Star Ranch HOA and Covenants Reference Guide

July 16, 2021

This reference guide provides basic information about the Rocking Star Ranch (RSR) Home Owners Association (HOA) and covenants for current and new property owners.

It also includes a summarized "checklist" of the basic property standards and requirements outlined in RSR covenants.

RSR Homeowners Association

HOAs are non-profit organizations created to serve property owners of residential communities. Preserving property values and maintaining shared common areas such as roads are two primary functions of most HOAs. Everyone who owns property in RSR is automatically a member of our HOA, formally known as Rocking State Ranch Association, Inc.

Membership in our HOA is tied to the deed for each property and there is no option for being a non-member. Everyone is expected to do their part in taking care of the community. This includes paying dues on time and maintaining their property according to the covenants.

Our HOA Board of Directors manage the daily business, operations, and maintenance needs of the subdivision and ensures everyone complies with the covenants. The current board members are fellow property owners who volunteer their time and effort to serve.

Our Covenants

Covenants is short for Declaration of Protective Covenants for Rocking Star Ranch. It is a document containing standards and requirements each property owner agrees to comply with by purchasing property and becoming an HOA member. It mandates how everyone must use and maintain their individual tracts, homes, and common areas. The intent and purpose of the covenants, as stated in Article I, is to:

- Protect the value, desirability and attractiveness of property
- Protect tract owners from undesirable development and use of other tracts
- Prevent unsightly, unsuitable, or unsafe structures
- Insure consistent value of tracts and improvements
- Insure and encourage suitable landscaping
- Maintain the roads and open space
- Keep the restrictions imposed by the covenants to a minimum while preserving the right to enjoy attractive surroundings free of nuisances, undue noise and danger

Everyone signs the covenants when closing on their property and the title company should have

provided a copy. A pdf version is also on the RSR website at www.rockingstarranch.com.

Covenants Checklist

The checklist below is a summarized list of the "actionable items" contained in Articles III through VII of our covenants. The intent is to make it easier to find the basic day-to-day requirements without having to rely solely on the 30 page covenants document.

The checklist does not include information contained in Articles I, II, and VIII through XIII as these articles pertain more to the organizational and administrative management of our HOA.

Also not included are more detailed construction requirements for things like:

- Individual tract approaches and driveways
- Homes, outbuildings, and renovations and the Committee approval process
- Septic systems, water wells, and underground utilities

The Declaration of Protective Covenants for RSR, as amended, is the official document and takes precedences over any information and language used in this checklist.

Article III, Uses and Restrictions

1. No billboards, junk, debris, trash, or non-operational vehicles maintained on any tract. (Ref: III, 2. Page 5)
2. No noxious/offensive activity on any tract, as reasonably determined by the Association. (Ref: III, 2. Page 5)
3. No excessively loud noise caused by any activities. (Ref: III, 2. Page 5)
4. No discharging fireworks, firearms and/or hunting. (Ref: III, 2. Page 5)
5. No operating ATVs, motorcycles, snowmobiles, or off road vehicles within the subdivision (only on public roadways, properly licensed and observing all traffic laws, or upon the vehicle owner's tract if not disturbing the serenity or leaving marks in native turf.) (Ref: III, 2. Page 5)
6. No snowmobiles driven across country within the subdivision. (Ref: III, 2. Page 5)

Commercial Enterprise

7. No commercial business activity, other than certain home occupations. (Ref: III, 3. Page 5)

Home Occupations

8. No offensive noises, vibrations, smoke, dust, odors, heat or glare noticeable at or beyond property line. (Ref: III, 4, a. Page 5)
9. No storage or display of business materials, goods, supplies, equipment and/or tractors or other heavy equipment visible from outside of any structure on any tract. (Ref: III, 4, b. Page 5)
10. No retail trade or other activities involving non-incident customer traffic. (Ref: III, 4, c. Page 5)
11. Employees working on the site of the home occupation shall only be bonafide and full-time residents of the home. (Ref: III, 4, d. Page 6)
12. No home occupation that is a body or mechanic repair shop. OK to work on your personal vehicle inside a garage or outbuilding if out of sight and sound from adjoining property. (Ref: III, 4, e, i. Page 6)
13. No massage parlors/technicians. (Ref: III, 4, e, ii. Page 6)
14. No home occupation deemed noxious, annoying, or offensive by at least 75 percent vote of other tract owners. (Ref: III, 4, e, iii. Page 6)

Dumping/Burning Trash

15. No tract used or maintained as a dumping or storage ground for rubbish, salvage, scrap, debris, junk, appliances, building materials, vehicles in non-running condition, or trailers, motorcycles, snowmobiles, ATVs, vehicles stored on trailers in a state of disrepair, or junk cars. (Ref: III, 5. Page 6)
16. Trash, garbage, or other waste kept only in sanitary containers. (Ref: III, 5. Page 6)
17. Any sanitary container, dumpster, or other disposal equipment shall be enclosed on three (3) sides as further described in III, 5. Page 6
18. No burning grass, weeds, trash, construction materials, waste, or any material. (Ref: III, 5. Page 6)
19. No trash, litter, or salvage items, discarded appliances, etc., permitted to remain visually exposed. (Ref: III, 5. Page 6)
20. Owners are responsible to ensure trash, debris or other material is not allowed to blow off their tracts. (Ref: III, 5. Page 6, 7)

Pets and Animals

21. Domestic pets, maximum of four per tract, not including horses. (Ref: III, 10, a. Page 8)
22. Domestic pets must be under owner's control at all times, not to run free off owner's tract, and not be a nuisance to any other tract owner or resident. (Ref: III, 10, a. Page 8)
23. No animal of any kind which in the opinion of the Association makes unreasonable noise, causes odor, or is a nuisance. (Ref: III, 10, a. Page 8)
24. Horses or Llamas, maximum of two collectively per tract. Special circumstances apply to birth of offspring, grazing, riding stables, fencing, corrals, structures, and tilling of soil see covenants, all subject to Committee approval. (Ref: III, 10, b. Page 8)
25. Other farm animals, such as cows, sheep, swine, not permitted on a permanent basis. Exceptions for 4-H, FFA, and similar projects may be approved by the Committee. (Ref: III, 10, c. Page 9)

Vehicles

26. No vehicles parked or stored on any tract or road except private passenger automobiles, light duty trucks and vans, and recreational-type vehicles. (Ref: III, 11. Page 9)
27. No semi-trailers or semi-trailer tractors parked or stored on any tract or road. (Ref: III, 11. Page 9)
28. No vehicles in non-running condition or in a state of disrepair parked on any tract or anywhere in the subdivision for an extended time or repeated practice. (Ref: III, 11. Page 9)
29. No vehicles, trailers, or equipment habitually parked on any road. (Ref: III, 11. Page 9)
30. Vehicles listed below shall be parked away from the general view of adjacent tract owners and roadway of any residence. (Ref: III, 11. Page 9)
 - Camp trailers
 - Horse trailers
 - Boats and boat trailers
 - Recreational vehicles larger than light-duty pickups and vans.
31. All vehicles parked or stored on a tract must be owned by and registered to the tract owner or resident of the home on such tract. (Ref: III, 11. Page 9)

Minerals/Excavation

32. No oil drilling, oil development, refining, quarrying, or mining. (Ref: III, 12. Page 9)

33. No underground fuel tanks, tunnels, mineral excavations or shafts. (Ref: III, 12. Page 9)

Fencing

34. Privacy and/or boundary fencing permitted only as further detailed in III, 14, and subject to Committee approval. (Ref: III, 14, a. Page 9, 10)

35. Fencing other than immediately surrounding a dwelling or small yard must meet Wyoming Game and Fish standards to not affect wildlife. (Ref III, 14, a. Page 9, 10)

36. Owners must keep fencing in a state of good repair and promptly remove accumulation of trash and/or debris. (Ref III, 14, a. Page 9, 10)

37. Any snow or wind fencing shall be utilized on a seasonal basis only, not erected before October 1st and removed before June 1st, of any calendar year. (Ref: III, 14, a. Page 10)

38. Animal containment fencing may be used with materials specified in III, 10. Page 8, and III, 14, b. Page 10.

Temporary Structures

39. No tent, shack, garage, or other outbuilding used as a family dwelling, either temporarily or permanently. (Ref: III, 15. Page 10)

Signs

40. No signs of any kind displayed to the public view, except as listed in III. 16. Page 10.

Single Family Homesites/Further Division Restriction

41. No structure other than one private single-family dwelling per tract together with a private garage and/or appropriate outbuildings. (Ref: III, 17. Page 10)

42. No tract may be further divided into smaller tracts. (Ref: III, 17. Page 10)

Antennas and Satellite Dishes

43. One television antenna and one specialty antenna (non television) less than 25 feet in height is permitted and which the signal does not interfere with any neighbor. (Ref: III, 18. Page 10)

44. Satellite dishes two feet (2') or less is permitted, affixed to a home or situated within 12 feet (12') of the side of a home are acceptable without prior committee approval. (Ref: III, 18. Page 10)

Maintenance of Homes and Improvements

45. Along with maintaining homes and improvements, tracts shall be kept free from noxious weeds which, in the reasonable opinion of the Committee, constitute a nuisance or are likely to spread to neighboring property. (Ref: III, 19. Page 10) (NOTE: See additional requirements for noxious weeds under Article VI, Landscaping, below.)

Article IV, Architectural Control Committee

46. No homes or outbuildings constructed or renovated until plans have been properly submitted to and approved by the Committee as further detailed in IV, 2 through IV, 6. Page 11, 12.

Article V, Standards Relating to Improvements (Homes/Outbuildings)

47. All dwellings/improvements constructed only as further detailed in V, 2 through V, 7. Page 13, 14.

Outbuildings/Barns

48. No more than one (1) outbuilding or barn on any tract. (Ref: V, 8. Page 15)
49. Outbuilding size and location in relation to the home must follow requirements in V, 8, unless otherwise approved by the Committee. (Ref: V, 8. Page 15)
50. Any plan for an outbuilding must be submitted to and approved by the Committee as further detailed in IV, 2 through IV, 6. (Ref: V. 8. Page 15)

Outside Flood/Area Lights

51. Flood-lighting and all night flood/area lighting is not acceptable for use on any tract unless otherwise approved by the Committee. (Ref: V, 9. Page 16)
52. All outdoor lighting fixtures shall be designed to shield or prevent broadcast of lighting to adjacent tracts. (Ref: V. 9. Page 16)

Rebuilding or Restoration

53. If any part of a residence or improvement is destroyed by fire, wind, or other cause, it must be rebuilt or all debris removed. Rebuilding/restoration must commence within (3) three months and completed within (1) year, unless otherwise approved by the Committee. (Ref: V, 10. Page 16)

Article VI, Landscaping

Landscaping in General

54. Installation of landscaping completed within twelve (12) months after construction of the primary residence. (Ref: VI, 1 a. Page 16)
55. Within twelve (12) months after construction of the dwelling, owner shall plant and maintain no less than five (5) trees as further detailed in VI, 1, b. Page 16.
56. No unsightly shelter or wind protection for trees, such as used tires or wood pallets. (Ref: VI, 1, b. Page 16)
57. Any dead tree removed from the tract shall be replaced as necessary to meet the five (5) tree minimum. (Ref: VI, 1, b. Page 16)
58. Landscaping and other improvements shall not interfere with safe visual distance at road intersections or driveways. (Ref: VI, 1, c. Page 17)
59. Buildings, landscaping, other improvements shall not interfere with the natural drainage patterns through the subdivision. (Ref: VI, 1, d. Page 17)
60. Rocks and gravel may be used with any landscaping scheme, but not constitute the predominate ground cover. (Ref: VI, 1 e. Page 17)
61. Bare soil around a home after construction shall be reseeded with native turf or owner's choice of grass within one (1) year. (Ref: VI, 1, f. Page 17)
62. Irrigation systems, if installed to water seeded or sodded yards, are not to exceed 10,000 square feet. No restriction on drip irrigation for trees/shrubbery. (Ref: VI, 1, f. Page 17)
63. Each owner must control noxious weeds, as defined by Laramie County Weed and Pest and/or the Committee or Association. Approved herbicides only, nothing that might endanger wildlife or wetland habitat. (Ref: VI, 1, g. Page 17, 18)
64. If an owner fails to respond to a written request for weed control from the Committee, the Committee has the right to contract for services to come onto the owner's tract to treat the weeds and the owner must pay all costs. (Ref: VI, 1, g. Page 17, 18)

Article VII, Common Open Space

Right of Access

65. The Open Space is accessible only to tract owners, their immediate families and guests, for passive recreational uses only (exception: emergency and maintenance vehicles). (Ref: VII, 3. Page 18)

Restrictive Use of the Common Open Space

66. Prohibited uses of the Open Space include: storing of items, scarring vegetation, dumping yard/pet waste, overnight camping, promoting erosion, motorized vehicles, fireworks or firearms, causing noise or disruption to Members, and as further detailed in VII, 4, a through m. Page 18, 19.

67. No shed, lean-to, canopy, or other structures in the Open Space. (Ref: VII, 5. Page 19)

68. No signs in the Open Space. (Ref: VII, 6. Page 19)

69. Pets permitted in the Open Space only when on a leash and/or under the control of the tract owner, family member, or guest. All pet waste must be collected and disposed of properly. (Ref: VII, 7. Page 19)

70. No fencing allowed in the Common Open Space. (Ref: VII, 8. Page 19)