

EXCERPTS FROM MUIR WOODS CC&R'S  
(Italics Supplied To Emphasis Areas of Concern)

The following sections of the CC&R' were drawn up for the purpose of maintaining Muir Woods as a high quality neighborhood in which we all wish to be proud to live in . These are not are not new requirements, but are offered separately for your review and to provide a quick check list to determine if your home and activities are in compliance.

Section 5.06 Commercial Use: No lot shall be used at any time for commercial or business purposes except for uses which shall be conducted and maintained solely within a residential dwelling unit located on a Lot, and which qualify for a home occupation permit, however denominated. No signs relating to said business activity shall be displayed where visible from any public or private road within Muir Woods Subdivision.

Section 5.07 Street and Other Lighting: Exterior Lighting and interior lights reflecting outside shall be placed in such a manner which will minimize glare and excessive light spillage onto neighboring Lots. (*This is particularly applicable to flood lights on the exterior of your home or out buildings.*)

Section 5.12 Fences: No fence of any kind shall be constructed on nay Lot unless the plans and specifications therefore, including the location, material and color thereof, have been approved in writing by the ACC (Architectural Control Committee). No fence or hedge located on a Lot shall have a height greater than six (6) feet above the surface of the ground upon which it is located. The construction of "spite" fences or "spite" trees or shrubs shall be prohibited on all Lots.

All fences shall be constructed in a substantial manner and shall be maintained at all times in good repair. All new fences constructed as boundary fences shall be wood as determined by the ACC, it being the intent of the ACC to require uniformity in new boundary fencing to the extent reasonably possible. No fences shall be allowed in the front yard of a Residential Lot.

All rear fences on lots bordering the common area will be provided by the Developer. No additional fencing will be allowed in this area. Screening devices may be installed so long as they are of a screen material so that sight lines are not impaired. Privacy screening fences may be installed; however, such fences must have ACC approval.

All fencing adjacent to pathways and through residential Lots shall be fenced in accordance with Boise City micro-path standards.

Section 5.15 Maintenance: Each Owner of a Lot shall maintain all improvements located thereon in good and sufficient repair and shall keep the improvements thereon painted or stained (*this applies to fences, buildings, etc.*), lawns cut, shrubbery trimmed, windows glazed, rubbish and debris removed (*this applies to lots held by builders/developer*), weeds cut and otherwise maintained in a neat and aesthetically pleasing condition (*this also applies to lots held by builders/developer*).

Section 5.16 Nuisances: No rubbish or debris of any kind shall be placed or permitted to accumulate upon any Lot within Muir Woods Subdivision and no odor shall be permitted to arise wherefrom so as to render any Lot unsanitary, unsightly, offensive or detrimental to any other Lot therein or in the vicinity thereof or to its occupants.

No noise or other nuisance shall be permitted to exist or operate upon or from any Lot so as to be offensive or detrimental to any other lot within Muir Woods Subdivision, or in the vicinity thereof, or to its occupants. Without limiting the generality of any of the foregoing provisions; no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any Lot within Muir Woods Subdivision except for speakers in an outside living area (i.e. – Patio or Gazebo).

Section 5.17 Boats, Campers and Other Vehicles: Any trailer, mobile home, truck larger than a standard pickup, motor home, boat, tractor, vehicle (other than automobiles), campers and garden or maintenance equipment when not in actual use, shall be kept at all times in an enclosed structure or screened from public view. At no time shall any said vehicle or equipment be parked or stored on a public or private right-of-way within Muir Woods Subdivision. *(It has been determined that any of the above, [Boat, Camper, Motor Home, etc.] that is parked behind a six (6) foot fence is considered screened.) (It has not been determined if such items should be screened from the common area by a similar six (6) foot fence.)*

Section 5.21 Outbuilding: One outbuilding per lot shall be permitted. The design, location, color, and décor of such building must be of a construction similar to the primary building, and must be approved in writing by the ACC before construction begins.