

## **COMMUNITY INFORMATION**

### **2009 DUES ARE \$600/QUARTER FOR EACH LOT OR HOME.**

Dues pay for security, sanding and plowing of the main roads, and forest management of 500 acres of open space. Open space has trails for hiking, horse back riding, or cross country skiing. Motor vehicles are not permitted on trails. Licensed street vehicles only permitted on the roads.

Dues can be paid by January 15 for the entire year and be reduced to \$2280.00

### **Water:**

Water cost \$30/month. In addition a graduated scale is used dependant on gallons used during the month.

There is a \$180 annual bill for availability to a lot until house is built. All tap fees have been paid.

All homes are on private septic systems.

### **Design philosophy:**

House must be natural in appearance. All building and renovation must be reviewed and approved by the Architectural Control Committee. Houses are a minimum of 2,000 square feet. Propane tanks are allowed, but must be screened. All utilities are underground.

### **Other information:**

Each home may have up to four horses. No farm animals are allowed. Dogs and cats are welcome. Jefferson County leash laws apply.

There are presently forty-nine homes and three lots. West Ranch covers 1020 acres with 500 acres designated as open space.

There is no clubhouse or other amenities.

There is no private viewing of the Ranch. You must contact the realtor listed and make an appointment.