

Open Space Management Plan

I. Introduction

Dorothy Gayle Ranch is a proposed residential subdivision located approximately 1.5 miles southwest of Tetonia and south of W 4850 North. The site consists of 40.46 acres of farmland. The proposed development consists of 7 lots with 6 buildable lots in accordance with the Teton County Subdivision Regulations. The unbuildable lots consisting of 1.69 acres will be set aside as an open space for wildlife conservation or as agricultural farmland.

II. Purpose

This document has been prepared to establish guidelines for the use and maintenance of the Open Spaces within Dorothy Gayle Ranch. This document is intended as a guide to the general principles of land management, for use by the Dorothy Gayle Ranch Homeowners Association (“HOA”) in establishing open space lands that enhance the landscape and provides measures for low impact recreation for the residents of the Development. As such, it does not attempt to include all operational documents and contracts that may be required for its implementation.

The intent of the open space is to remain as natural as possible with native vegetation, or vegetation as currently found on the parcel.

The requirements of these Open Spaces will continue to evolve over time. This document does not purport to anticipate all future needs. Instead, it establishes a system for management that permits flexibility and responsiveness to changing conditions and needs, and a means to revise procedures and resolve problems if they arise. The Open Spaces shall comply with the Teton County Zoning Regulations at the time the subdivision was approved.

II. Open Space Lands

Open Space Easement Use

In general, the Open Space Easements are intended to provide resource protection, buffer from adjacent properties, preservation of views and a low impact recreational amenity for the property owners of the development, as well as allow access for facility maintenance. The Open Space lands, lots, and/or easements as shown on the Plat are platted to the property owners with rights reserved to the HOA for construction and maintenance of improvements and amenities.

The designated open space consists of 1.69 acre parcels platted as open space. The open space parcel occupies the northern lot of the property. Unless determined otherwise by the HOA, the areas designated as Open Space will remain in their current native condition to preserve their natural character, to provide wildlife habitat, scenic views, and low impact recreational opportunities.

Wildlife Management

A Natural Resource Evaluation with Wildlife Habitat Assessment was completed on the property. That document identifies the open space parcel as the most valuable wildlife habitat within the 40—

acre subdivision with most of the use by wildlife described as transitory. However, the report includes recommendations to support maintenance of the wildlife habitat, which include:

- Wildlife friendly fencing
- Outdoor lighting restrictions
- Management of pets
- Management of noxious weeds

Open Space Access

The Open Space will allow access for all property owners within the subdivision for passive recreational use (walking, equestrian, bicycling, picnicking, etc.). Motorized vehicles will be limited in the Open Space except for those necessary for maintenance and agricultural operations.

The Open Space allocated as parks and trails will allow access to the general public for passive recreational use.

Open Space Management

Operational costs for the Open Space areas will be financed and managed by the HOA. Management will consist of encouraging native vegetation, repairing and replacing existing livestock fencing, periodically maintaining natural surface trails, and controlling invasive weeds.

Weed control will be a major objective for management of the open spaces. The HOA will conduct periodic surveys of the property to ascertain the presence of noxious weeds and establish the methods to control the weeds as necessary. Control of noxious weeds in the open space will be performed by the HOA or a licensed contractor hired by the HOA in accordance with Idaho Statute Title 22, Chapter 24, Noxious Weeds 22-2407. The control efforts will employ chemical, cultural, and biological methods and follow integrated pest management and best management practices as recommended and approved by the Teton County Idaho Weeds Department. Precautions will be implemented to restrict materials or methods which would endanger wildlife, water quality or adjacent lands.

In addition to weed control, open space areas may be enhanced from time to time with plantings of trees, shrubs, native grasses, and forbs.

IV. Individual Residential Building Sites

The area of each residential lot that lies outside of any Open Space Easement is the development area. Within the development area is a designated building envelope in which all buildings must be constructed. The development area outside the building envelope may not contain buildings but may include landscaping, wells, septic systems, driveways, walkways, gardens, etc.

Responsibilities of Individual Lot Owners

Management and maintenance, including weed control and erosion control, of all property within the development area is the responsibility of the individual lot owner, whether developed or not.

Remedies for Deficient Management by Individual Lot Owners

If an individual lot owner is unwilling or unable to maintain their development area in an acceptable condition, the HOA is empowered by the CCR's to correct any and all deficiencies.

Responsibility for Managing Open Space

The responsibility for managing the open space is the HOA.

The party(ies) responsible for the open space management will implement the recommendations of the Wildlife Habitat Assessment in terms of wildlife friendly fencing, if any, lighting to meet the Teton County Lighting Ordinance, and management of pets.