

Marlin Meadows CC & R's

Homeowner's Association shall be known as Marlin Meadows

Homeowner's shall acknowledge and follow the State of Idaho's Right to Farm Act.

(<https://legislature.idaho.gov/statutesrules/idstat/Title22/T22CH45/SECT22-4502/>)

County setback rules and building codes (IBC/RBC) are to be followed. As well as the low voltage, lighting, downward directed request.

Maintenance, weed control, screening and landscaping of said properties are to be taken care of by the owners of each lot and or working together to upkeep the properties.

The EIPHD rules and regulations shall be followed.

Next and most important to the HOA:

1. Be a Good Neighbor: this entails if a problem arises between neighbors that you should respect one another's point of view and first discuss that problem until a suitable and positive outcome is reached. (This mean you may have to walk over and talk to your neighbor)
2. Realize you are next to Agricultural and Farm property. Be aware of the State of Idaho's Right to Farm Act. (go to the link above and read.)
3. Install a fence, following the County rules and regulations.
4. A NIMBY (Not in My Backyard) attitude will not be tolerated. We respect everyone who was here before us. We are supposed to be a diverse and tolerant community.
5. HOA fees are \$100.00 a year. If the cost of maintenance and upkeep exceeds what is in the HOA fund, the cost of any repair, etc. shall be split accordingly.