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December 2015

Dixie Springs Community Newsletter

<http://dixiesprings.org>

NIGHTLY RENTALS

The City Council had a public meeting about the recommended changes to the Nightly Rental Ordinance on 19 Nov. Unfortunately, I did not know or I would have put the information out to everyone. We had one person attend and protest the ordinance. They did not make a decision so we still have time to provide input, for or against. They are proposing that there must be 1000 feet between nightly rentals.

I called the City and there is a Council meeting this Thursday, 5 November, at 6 pm. I plan to attend and discuss the ordinance. Please join me—the more, the

better.

The issues that were brought up at the 19 Nov meeting were: since more than one family rents the house, the rental would violate the Dixie Springs CC&Rs requiring single family residences; these rentals are a commercial entity which are not allowed in residential zoning; hotels and motels cannot compete because of their higher overhead costs; the burden of the enforcement of the ordinance lies on the residents; issues with the nightly rentals we have in Dixie Springs.

DIXIE SPRINGS PARK/FUN RUN

We had a GREAT turnout for the fun run and park dedication. The Mayor came out and gave a great talk about the history of the parks and about how Hurricane is changing. We had so many people, we ran out of plates! Lots of folks participated in the run or walk and the pancakes were great! Thanks to Brett Clark for organizing it, the volunteers, and the companies and people that donated to it.

I talked to the Mayor about a dog park on the east side of the park. He said he would talk to the park

folks about it. I will talk to the city about this early next year. See the back pages of the newsletter for pictures of the fun run and park dedication.

The pavilion area of the Dixie Springs Park can be reserved by calling 435-635-2609. You can also reserve any of the other city park facilities. You can get information about all the parks at <http://www.cityofhurricane.com/categories/departments/parks>.

DIXIE SPRINGS AND AREA ACTIVITIES

Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet. Contact Karl at kjcarlton@yahoo.com if you have any questions.

Hurricane Community Choir

The choir rehearses each Wednesday evenings at 7 pm starting on 9 Sep. Contact NancyLCrowley@outlook.com for more information.

Pickle Ball

A number of residents go every Tuesday and Thursday at 7 am to play Pickleball at the courts by the High School. Contact Deanna Sudweeks at 602-768-2603.

Ladies Luncheon

The ladies of Dixie Springs meet for lunch on the first Tuesday of each month at noon at the Sand Hollow Golf Course restaurant. Come join us!

Motorcycle Trail Bike Riders

We have started a small group of trail bike riders that go on short trips around the area. Please see this web site for more information: trail90utah.com.

ATV

Contact Debbie at dhohens@sbcglobal.net or Mike at mikemunsell65@yahoo.com if you would like to join the community ATV rides.

Weaving

Calling all weavers, spinners and “want to be” weavers and spinners! We meet the first Monday from Oct to May at 5:30 pm at the Washington Branch of the Washington County library system, 220 N 300 E, Washington Utah. If you have any questions, email NancyLCrowley@outlook.com

Motorized RVs

If you have a motorized RV, join the Red Rock Rovers! They are a great group that plans great trips 4 times per year. For more info, go to <http://www.redrockers.org/>.

HURRICANE CHOIR CONCERT

The Hurricane Community Choir will have FREE concert on Saturday, 5 Dec, at 7 pm. It will be at the Hurricane Fine Arts Center located at 93 S 100 W. It will be held in conjunction with the Hurricane Valley Christmas Tree Festival.

The Choir will be singing a number of great Christmas songs. A number of the choir members are from Dixie Springs. Come out and cheer on your neighbors and friends. It is always a great time and great music!

RECOMMENDED VENDORS

Since there are quite a number of vendors, this section will just be used for new entries. Past entries are on the

Dixie Springs web site at:
<http://dixiesprings.org/shop-local/>

PARKING VEHICLES, TRAILERS, RVs, ETC IN THE STREET

Please remember that you cannot park a vehicle in the street for more than 48 hours.

Hurricane Ordinance, Title 6, Chapter 1, Section 6.1.3, Parking Regulations, D7, States:

Forty Eight Consecutive Hours; Impound: It shall be an infraction for any person to park or leave standing on any public road, street, alley or city property any motor vehicle for forty eight (48) or more consecutive hours, and any vehicle so parked or left standing may be subject to citation. For purposes of impoundment and removal, the chief of police or his designee may impound and remove any motor vehicle which reasonably appears to have remained unmoved for forty eight (48) or more consecutive hours. The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle. (Ord. 2012-03, 4-19-2012)

If you have a problem with vehicles or trailers parked more than 48 hours on the street, call the Hurricane police department at (435) 635-9663. Give them the street and a description of the vehicle or trailer.

DOGS NOT ALLOWED IN DIXIE SPRINGS PARK

The City informed me that dogs are not allowed in the new park. I would like to see an off leash dog park put

out there but I will need to approach the city council to see what can be done.

MERRY CHRISTMAS

Rod and I want to wish everyone a Merry Christmas! At Thanksgiving, one thing we gave thanks for is that we live in such a wonderful community. We have such great neighbors that take care of each other and really care. We have experienced little acts of kindness that

mean so much.

I hope each of you take the time to welcome new people to the community. We are growing very fast and we would like everyone to feel welcome and to feel a part of the community.

DIXIE SPRINGS CC&RS

July 2015, CCR management, ACC member selection

August 2015, Powers of the ACC

September 2015, Building Restrictions

October 2015, Building Restrictions (con't)

November 2015, Landscaping

Article IV, Use Restrictions

Section 1. Residential Use

Each owner shall occupy or use his house as a private residence for the owner and the owner's family or the owner's lessees or guests. No trade, business profession or other type of commercial activity shall be conducted on any portion of any Lot within the Subdivision, unless such is approved by the Architectural Control Committee and is consistent with the definition of a "Home Occupation" in accordance with the Zoning Ordinances of Washington County. Without exception, no such "Home Occupation" shall distract from the quiet enjoyment of other lot owners or require parking or office visits.

Section 2. Fee Conveyed.

Each Lot shall be conveyed as a separately designated and legally described freehold estate, the owner taking title in fee simple, subject to the terms, conditions and provisions hereof.

Section 3. Uses Permitted by Declarant During Construction.

Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for the Declarant on the building of said homes to maintain during the period of construction and sale of said homes, upon such portion of the premises as Declarant deems necessary, such facilities as in the sole opinion of Declarant may be reasonably required, convenient or incidental to the construction and sale of said homes, including, but without limitation, a business office, storage area, construction yard, signs, model homes and sales office.

Section 4. Household Pets Permitted.

No animals, livestock or poultry of any kind may be raised, bred, or kept on any Lot, except that dogs, cats and other household pets may be kept in homes, upon the owner's Lot, or on a leash while off the owner's Lot.

Section 5. Exterior Fires.

There shall be no exterior fires on the Lots whatsoever, except barbecue fires contained within receptacles designed for such purpose.

Section 6. Oil and Drilling Operations.

No drilling, quarrying or mining operations of any kind shall be permitted upon or in any Lot.

Section 7. Leases.

Any lease agreement between a home owner and a lessee shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration and that any failure by lessee to comply with the terms of such documents and rules shall be a default under the lease. Furthermore, all leases shall be in writing. Leases, as now written plus and including, property owners, groups or any other interests shall have no more than two (2) rentals of leased properties in the sub-division. The ACC must receive a copy of all rental or lease agreements. The Lessor must be responsible for the Lessees compliance with the CC&Rs.

Section 8. Orderly Garages.

Each owner shall keep his garage area in a neat, orderly, safe conditions with all storage areas completely enclosed. Garages shall be used for the parking of motor vehicles, storage and workshop purposes all pursuant to such rules. Garage doors shall be closed when premises are not in use.

There is more to this section which I will include next month. In typing this, I saw that it answered some questions I have received. For example, I was asked if you could raise pigeons in a house in Dixie Springs. The answer is, no you cannot, due to section 4.

DIXIE SPRINGS PARK FUN RUN/WALK AND DEDICATION



DIXIE SPRINGS PARK FUN RUN/WALK AND DEDICATION



DIXIE SPRINGS PARK FUN RUN/WALK AND DEDICATION

