

Tanglewood Acres Rules

Adopted 10/1/02

With Revisions as Adopted in Annual HOA Meeting 2021

The homeowners of Tanglewood Acres agree to adhere to the following rules in order to protect property and to ensure a safe, pleasant community:

A: General

1. Jointly preserve, protect and maintain common areas, including roads, bridges and property bordering Goodwin creek.
2. Be good stewards of our personal property by:
 - a) Keeping it clean and free of potential hazards.
 - b) Maintaining buildings in good condition.
 - c) Removing brush, dead trees in similar combustible material that could constitute a fire.
3. In order to keep the natural beauty of the area for all to enjoy, no changes can be made to the common areas without approval of the HOA Directors.

B: Fire Restrictions

1. No open fires on the ground are permitted
2. Charcoal or gas-fueled barbecue grills are permitted, as long as they do not allow flames, embers, briquettes or any fuels to escape.
3. When low moisture conditions and/or high winds elevate the possibility of a fire occurring within Tanglewood Acres borders, temporary bans on any open flame fire – even in grills – may be imposed by the US forest service officials, Custer County officials or by the Directors. During these periods no fire of any kind will be permitted. Fireplaces/stoves may be used during dry conditions if equipped with spark arresters.

C: Noise

1. Residence and guest of Tanglewood Acres will avoid disturbing their neighbors with unreasonable noise. Stereos, radios, televisions or other electronic devices should not be played loud enough to annoy neighbors. If a neighbor complains of excessive noise, and notifies the noise producing party, homeowners and/or guest agreed to reduce noise makers to levels that do not extend beyond their own property lines.
2. Intentional creation of excess noise (e. g., loud outdoor parties) will be avoided.

D: Vehicles

1. Vehicle driven within Tanglewood Acres will conform to posted speed limits.
2. Motorcycles, all-terrain vehicles and other motorized recreational vehicles are permitted to enter and leave Tanglewood Acres but are not allowed to roam freely.

E: Tree Accountability and Liability

1. Trees infested and killed by disease, pine beetles or other infestations must be removed to prevent the problem from spreading to other trees in the community. This may require taking action before a certain time of year. Property owners are responsible for taking such action.
2. To protect neighbors' trees from disease, beetles or other infestations, it may be necessary for Tanglewood Directors to arrange for treatment or removal. This will only be done after gaining consent from the homeowner.

F: Hunting

1. Hunting is not allowed in Tanglewood Acres.
2. Discharge of firearms is prohibited in Tanglewood acres.

G: Enforcement of Rules

Tanglewood acres property owners agreed to subscribe to these rules for the purpose of protecting the entire community, each person's investment and everybody's peace of mind and enjoyment. Any disagreements or disputes will be addressed via:

1. Communication among the parties involved, initiated by those parties.
2. If a resolution is not forthcoming, the dispute can be brought before a meeting of at least two Tanglewood Directors but only for the purpose of airing issues. Directors will attempt to facilitate a resolution but cannot "rule" on a dispute.

H: Adoption and Changes

These rules went into effect October 1, 2002 upon the vote of two-thirds of eligible Tanglewood Acres property owners who voted by September 1, 2002. Any failure to formally cast a vote was counted as an abstention.

Any property owner can suggest changes to any rule. Suggested wording changes, or a request for a new rule, should be submitted to the President of the Tanglewood Homeowners Association, who will prepare them for a vote (1) during annual meetings of all property owners or (2) by a mail or email vote, at the President's discretion.