

## **ANSWERS TO FREQUENTLY ASKED QUESTIONS**

### **Regarding the Pointes At Horsethief Shores**

**NOT** a complete representation of the Subdivision Restrictions  
Go to [www.CascadeLakeRealty.com](http://www.CascadeLakeRealty.com) for complete set of CC & R's

Association Dues is to be approximately \$450.00 per lot for the first year.

Idaho Power has installed underground power lines.

Telephone service is by cell phone. Internet service is by satellite.

Roads have been finished with road mix being dredge tailings.

Winter access from Warm Lake Road through the subdivision is privately maintained by the Home Owners Association.

Currently the Horsethief area is outside the boundaries of Cascade Rural Fire District, however home owners may contract with Cascade Rural Fire District for fire protection. Timber fire protection is provided by Southern Idaho Timber Protective Association. For additional information contact Fire District at (208) 382-3200.

Standard Dock shall be 8' x 14' anchored to and extending from the shoreline up to 20' including gangway, any deviation from the Standard Dock shall require a permit. (Read CC & R's for more information regarding docks)

The Lake is drained by Fish and Game approximately every 7 years for maintenance. Fish and Game may continue with this practice to achieve fisheries management objectives.

The Lake is owned and regulated by the Idaho Department of Fish & Game along with the 50' Buffer, common area around the Lake. (Read CC & R's for more information regarding the 50' Buffer)

Modular, manufactured or mobile homes or temporary structures may not be used as residences. All homes to be constructed on site.

All exterior components of home to be completed within 18 months after commencement of construction.

Owners and visitors may use a camper, motor home or trailer 60 days out of each year, up to 14 days consecutively, with 72 hour period between 14 day occupancy periods. After residence is constructed, guests may use a camper for up to 30 days a year.

Residence to be a minimum of 1,600 sq. ft. if single storied or 2,000 sq. ft. if two storied.

Trees may be removed to enhance views and to prep construction sites. Otherwise, the architectural control committee must approve tree removal.

Exteriors of buildings must be of natural materials or be indistinguishable from natural materials. Earth tone colors.

Architectural Control Committee to approve all building plans.

All vehicles and recreational toys to be screened from view.

Household pets okay. Horses or livestock are not to be kept on property.

Snowmobiles, motorcycles, and all-terrain vehicles may be used in the subdivision for ingress/egress to the owner's property or for property maintenance, upkeep and repair.

YMCA Property is located at the south end of the subdivision.

Common Area 1 shall remain the property of the developer. The developer reserves the right to subdivide the common area.

Horsethief Reservoir about 6 air miles east of Cascade and has been managed by Idaho Fish & Game since 1967 for fishing. The Reservoir occupies approximately 270 acres and contains 5,500 acre feet of water with a depth of up to 25 to 30 feet.