

SCOA ARC Committee Report
July, 2011-July 12, 2012

“No improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters the exterior appearance of any property within Spearfish Canyon, or the improvements located thereon, from its natural or improved state existing on the date a Tract Declaration for such property was first recorded shall be made or done without prior approval of the ARC.”

Approved Projects:

John Orem: 20477 US Hwy. 14A, sauna, fireplace stoves and more.

Bob Geis: 21387 US Hwy. 85, drainfield repairs.

Jerry Brockman: 21406 Icebox Lane, exterior redwood railings.

Tim and Diane Rath: (911 Address:) wood shed.

Chuck Knapp: 21464 Hanna Road, pond.

Les Wolff: 10941 Cheyenne Crossing Lane, replace shingles with rust steel.

Items pending or in process:

Lynn Thomas: 21267 US Hwy 14A, 2-story addition to cabin.

Items currently in formal grievance: None

Issues Pending:

Owners, realtors, and vacation rental businesses need to be informed that SCOA covenants restrict rental use of homes in the Spearfish Canyon Owners Association. No lot or dwelling Unit shall be rented to non-family members for more than 14 days during any calendar year. Owners are obligated to assure compliance by Renters with Declaration and all Spearfish Canyon rules.

The ARC also wishes to emphasize that homes in the Canyon are to be used as single-family dwellings and the ARC will not approve bathroom or kitchen facilities in secondary structures.

Submitted by:

Ralph Reausaw, ARC president

RR/cjr