**YO Ranch Restrictions**

* **Property Use**: Residential, recreational, hunting, ranching, and agricultural purposes only. ​ No mercantile or commercial use without a special permit. ​
* **Prohibited Acts**: No offensive, noxious, profane, or unlawful use of the property. ​ No hazardous materials except for normal farm, ranch, or household use. ​
* **Parcel Size**: Lots shall not be subdivided. ​
* **Ownership Limitation**: Maximum of three owners per parcel, except within a family group. ​ Third-party ownership must designate a contact person.
* **Permits**: Required for structures over two feet tall, including fences, water tanks, and windmills. ​ Approval from the Architectural Control Committee (ACC) is necessary. ​
* **Building Standards**:
	+ No improvements without Architectural Control Committee approval. ​
	+ Variances may be granted by the ACC. ​
	+ Structures must not exceed 35 feet in height. ​
	+ New construction only. ​
	+ Structures must have electricity, running water, and an approved septic system. ​
	+ No prefabricated or pre-assembled residences or garages. ​
	+ One pre-built structure up to 8x10 feet allowed per parcel but must be screened from view.
	+ Minimize visual impact; no bright or reflective materials. ​
	+ Residences must be screened from view. Residences or other structures shall be well screened behind hills or trees. ​
	+ Exterior lighting must be downward-facing and shaded. ​
	+ No permit required for unroofed patios, fire pits, or barbecues. ​
	+ Residences must be at least 2,600 square feet with specific exterior materials. ​
	+ Construction must be completed within two years. ​
	+ Utility installations must be screened from view. ​
	+ Driveways must include appropriately sized culverts. ​
	+ Underground bunkers or shelters are permitted under specific conditions. ​
	+ Solar panels must meet specific installation criteria. ​
	+ No mining, quarrying, or drilling. ​
	+ No offensive noise detrimental to any other portion of the property or to its occupants.
	+ Exterior antennas or satellite dishes require ACC consent. ​
	+ Aerobic septic systems required for residential structures. ​
	+ Unsightly articles must be screened from view. ​
* **Setbacks**: Permanent structures must be at least 500 feet from a Main Road and 300 feet from any property line or Secondary Road. ​
* **Fences and Entrances**: Must be at least 90 feet from the centerline of any Main Road or 60 feet from the centerline of any Secondary Road. ​
* **Signs**: Require ACC approval, with specific exceptions. ​
* **Water and Sewage Systems**: Must comply with applicable laws. ​
* **Mobile Homes and Portable Housing**: Not allowed as residences. ​ Portable housing use is limited and requires a permit. ​
* **Hunting Blinds and Feeders**: Must be screened from view and meet specific distance requirements. ​
* **Trash and Waste**: Must be kept in sanitary containers and not visible from roads or other properties. ​
* **Fires**: Open fires are restricted and must comply with governmental burn bans and safety regulations. ​
* **Hunting and Wildlife Management**: Managed by the Wildlife Committee with specific quotas and methods. ​
* **Oil Operations and Excavations**: Prohibited. ​
* **Rental Restrictions**: Short-term rentals (60 days or less) are prohibited. ​
* **Compliance**: Owners must comply with all restrictions, and violations can result in legal action. ​
* **Easements**: Reserved for utilities and access roads. ​
* **Maintenance**: Owners must maintain their property and pay an annual maintenance fund fee. ​
* **Assessments**: Annual maintenance fund charges apply, with a lien on the property for unpaid assessments. ​
* **Architectural Control Committee**: Oversees building and improvement approvals. ​
* **Wildlife Committee**: Manages wildlife and hunting quotas. ​