

**PILGRIM COVE ASSOCIATION  
GENERAL RULES REVISED July 2025**

**Please share these rules with your family and guests to make everyone's visit more pleasurable.**

Pilgrim Cove is a unique community formed over the past seventy five years by individuals and families who love Payette Lake, pristine mountains, wildlife and access to a wonderland of natural beauty. This unique community has been built on mutual respect, caring about one's neighbors and enduring friendship that are in many instances three generations or more in the making. To preserve and enhance that community we ask all residents and their guests to adhere to a few basic rules.

**Speed limit 15 MPH:** One of the wonderful things about the Cove is the number of children who spend time exploring nature, riding their bicycles and growing up here with a sense of security and belonging. During the winter, the roads are used for sledding, tubing, cross country skiing and other winter activities. For this reason, the speed limit applies year-round and includes snow machines. Please help protect all users of the roads by driving slowly everywhere in the Cove and especially near the blind intersection of John Alden and Plymouth Road and near the beach access area. Speed is the major cause of dust, damage and deterioration of the roads. Approximately 70% of our dues and the Association's largest annual expense is for road maintenance and dust control. Please help conserve our resources by driving slowly on all our Cove roads. ATVs are limited to travel only on existing roadways at low speeds. The Association has installed "speed bumps" at strategic locations designed to enhance safety without unduly increasing any inconvenience to residents and guests. The location of speed bumps is a board function. Individuals may not alter the Association's roads, including installing "speed bumps", without Board authorization.

**Construction Road Maintenance Fees:** Cove road maintenance is the single largest cost our association incurs each year. Your Board works to maintain the roads on a year-around basis for resident access. The majority of road maintenance work is done in the late spring and early summer after the normal snow/rain/mud season. New construction and remodeling introduce heavy equipment and significantly increased traffic to our road system resulting in significant and costly damage. Therefore, construction fees for the dedicated purpose of restoring and maintaining our roads, payable to the Cove Association, are assessed pursuant to the following formula. The following fees are an annual assessment to the homeowner and will be applicable in each calendar year, or part thereof, in which there is construction or remodeling activity in progress.

1. New construction or remodeling with a permit value less than \$25,000 = No Fee
2. New construction or remodeling with a permit value between \$25,000 and \$100,000 = \$ 1000
3. New construction or remodeling with a permit value between \$100,000 and \$250,000 = \$2,500
4. New construction or remodeling with a permit value between \$250,000 and \$400,000 = \$4,000
5. New construction or remodeling with a permit value greater than \$400,000 = \$5,000

This fee schedule is effective for any work occurring on or after 8/1/25. The Board finds it necessary to make this fee applicable each year in which there is construction activity because projects take longer to complete and damage to the road occurs on a continuing basis during the entire period of construction. After the roads are repaired each spring and summer the damage from continuing construction activity reoccurs and the benefits of the normal maintenance efforts are short-lived or negated. Therefore, the recurring assessment for prolonged projects is intended to help defray the costs the Association is now incurring for additional maintenance activities.

**Construction hours:** The Cove is a vacation and relaxation area with homes in close proximity to one another. Predictable peace and quiet are priorities for residents and guests. Therefore, contracted construction work including framing, excavation and concrete pours and the use of tools including, but not limited to framing, excavation and concrete pours and the use of tools including, but not limited to nail-guns, power saws, stone cutters, heavy equipment and other similarly noisy equipment should be limited to times between 8:00 a.m. and 7:00 p.m. and should not be operated on weekends and Federal holidays.

**Fireworks prohibition:** Illegal fireworks are just as illegal in Pilgrim Cove as anywhere else and their use is strictly prohibited. We live in the forest and there is a high risk of fire and property destruction much of the year. Caution with fire and explosives of any kind is critical to our safety. If you see anyone using illegal fireworks, or being careless with any fireworks, the Board encourages you to ask the offenders not to do so. You should also consider calling the Valley County Sheriff's office if you at all feel uncomfortable approaching someone directly.

**Common Area – beach, swimming area, boat ramp and docks:** The Common Area between the gated access from Plymouth Road to the lake is maintained by the Cove Association and Cove residents for the benefit of Cove residents and their accompanying guests. Please do not lend your gate key to non-members or others who are not authorized to use these facilities. This includes marina, boat storage and boat repairmen. A charge of \$100 will be assessed for any lost key. Please maintain the beach area and its safety by locking the gate immediately after you go in or out and please do not leave it open for any extended time. Occupants of a dwelling in the Cove pursuant to a rental arrangement are not guests but are renters. Except for the use of Cove roads for ingress and egress, the Cove Association is unwilling to accept the potential liability from renters using the beach, swimming area, boat ramp and docks as they are in the Cove due to a commercial relationship with a resident. In addition, the Cove Association is unwilling to further congest these areas with more people during the already busy summer months. Cove residents who rent out their cabins are responsible for notifying their renters that these common areas are not available to renters.

**Unloading Dock:** For the convenience of Cove residents and guests a paved boat ramp and two unloading docks plus a swim dock are maintained by the Cove Association. These docks are also used by sunbathers and others for boat and water access. Please be respectful of these multiple uses and the safety of others. A roped-off swim area is maintained by the Association between two of the three common docks. For swimmer safety no boats or motorized craft are allowed in this area.

**Boat Slips:** All of the boat slips and the associated area of supporting docks are privately owned and maintained. These slips may only be used with the owner's expressed consent. Some slips may be available for rent to other residents but cannot be included as part of a cabin rental arrangement. Please contact slip owners directly for information.

**Fires at the Beach:** For fire safety and to maintain a clean beach, fires are limited to the large metal pan fire pit which is also equipped with grates for grilling. Please make sure any fire is put out completely when you finish your activity at the beach. The risk of fire in the Cove from any source is extreme, so please do not have a fire if the Forest Service fire risk rating is moderate or above, or dry, windy conditions exist. We must depend on each other for our safety.

**Beach Sanitation:** There is no trash pick-up or removal from the beach. Please remove your own trash and any other you may find there. The Cove Association provides a “port-a-potty” for your convenience during the summer months. Well behaved dogs may be “off-leash” between dawn and 10:00 a.m. Never leave pets unattended in the Beach Area. It is the responsibility of all pet owners to immediately clean-up after their pets for the safety of others and out of respect for their neighbors.

**Vehicle and Boat Trailer Parking:** Parking in the Common Area is very limited. In addition, there is a strong interest among Cove residents to restore and maintain the park-like nature of our Common Area. Residents with boat slips or private docks are required to keep their boat trailers at their cabins or to make other storage arrangements. To maximize convenience for residents and their guests who do not have a boat slip, boat and trailer parking in the Common Area is limited to when your boat is on the water or when both boat and trailer are parked in the Common Area for same day usage. Any trailer parked in the Common Area must be clearly labeled with the owner’s name and phone number. There should be no empty trailers or boats on trailers parked in the Common Area overnight.

Please park all day-use boats and trailers in a manner that will maximize storage space and not hinder other trailers and boats from being moved. Please do not block Common Area trails or walkways.

**Boating:** When possible, boats circling the Cove should travel in a counter-clockwise direction and Coast Guard regulations require boats pulling skiers, wake boarders or wake surfers to travel in a counter-clockwise direction. Please always operate all watercraft in a safe and responsible manner. Please remember that all power boats have the obligation to yield to boats with riders in tow and all non-motorized watercraft including sailboats, kayaks, SUPs and swimmers.

The Cove Association in conjunction with the Valley County Sheriff’s Office Marine Patrol has placed and maintains “No Wake” buoy markers 300 feet off the shoreline. This no wake zone is maintained for the safety of non-motorized watercraft and swimmers. Also, the no wake zone helps reduce the wear and tear to the numerous docks in the Cove including those owned and maintained by the Cove Association.

**Winter Use:** The Cove Association pays to have John Alden and Plymouth Road maintained and cleared of snow. Vehicles parking on these roadways and restricting traffic and snow removal equipment may be towed at the owner’s expense. The turn-a-rounds at the end of John Alden and Plymouth Road are to facilitate snow storage and emergency vehicles and are not for parking. During winter months trash cans may not be placed in the right-of-way along John Alden or Plymouth Road. The right-of-way must remain clear to allow efficient and cost-effective snow removal operations within the Cove.

Pilgrim Cove and the surrounding area, including Ponderosa State Park, offer countless opportunities for fun, recreation, exploration, renewal and the creation of wonderful memories. Please be a part of making time and life in the Cove a great experience for everyone who has the opportunity to visit and live here.

Thank you for your consideration,

Your Cove Homeowners’ Association