

PARKSIDE VILLAGE OWNERS ASSOCIATION RULES AND REGULATIONS POLICIES

WHEREAS, Article VIII, "Rights and Obligations of the Association", Article IX, "Assessments", and Article X, "Use of Condominiums" define the rights, obligations and responsibilities of the Association and owners.

WHEREAS, there is a need to establish rules to maintain the common area in a standard appreciated by all owners and provide guidelines necessary in a community living environment equal and fair to all residents.

WHEREAS, it is the intent of the Board of Directors to provide reasonable guidelines governing activities that may be offensive to members of the Association, their guests or tenants.

NOW, THEREFORE, BE IT RESOLVED that the following rules and regulations will apply to all owners, guests and tenants of the Association:

A. **USE AND APPEARANCE OF THE EXTERNAL LIMITED COMMON AREA.** The external limited common area consists of each unit's front porch, the upstairs balcony and downstairs enclosed patio.

1. The limited common area must be kept in a broom-clean and orderly condition at all times. Only neatly stacked firewood, a barbecue, outdoor furniture, flower pots and baskets may be stored on the unit's front porch. In the winter months (November-April) a maximum of two pairs of skis, or two snowboards, or a child's sled may be left on the porch, provided they are arranged in an orderly manner. Up to two bicycles may be substituted for the skis or snowboards in the winter months. In the summer months (April-October) up to two bicycles may be stored on the porch in an orderly manner. Bicycles may not be hung on the front porch.

2. All items stored on the upstairs balcony and the downstairs patio must not be visible from any portion of the common area. **EXCEPTIONS:** Up to 2 bicycles and one kayak may be hung in an orderly manner from the joists above the downstairs patio. Kayaks must be hung in such a way so they are flush with the rafters of the upstairs balcony and do not extend beyond the patio or are leaned against the building at the rear of the patio. Tips of two pairs of skis or two snow board tips may be visible at the rear of the downstairs patio during the winter months if they are leaned in an orderly manner against the building and not the patio fence.

B. **USE OF THE COMMON AREA.**

1. It is incumbent upon all residents of Parkside to respect their neighbor's privacy. The peace and tranquility of Parkside shall be maintained be at all times. A special effort must be made to keep noise to a minimum between the hours of 10 P.M. and 8 A.M. Hours for maintenance or repair work to units must coincide with the hours specified by Ketchum City Ordinances. Those hours are 8 A.M. to 7 P.M. Monday to Friday and 10 A.M. to 6 P.M. on Saturday. No work is allowed on Sundays.

2. Standard blinds, curtains or window shades, in good condition, are the only permitted window coverings. Use of flags, sheets, blankets or towels as window coverings is prohibited. No plastic may be installed on the exterior or interior of any windows or doors.

3. **No signage is allowed that is visible from a window, posted on the exterior of any unit or in common areas, with the exception of standard 18" X 24" real estate "for sale" or "for rent" signs (that would include for sale by owner). However, where an owner is conducting an Open House relative to a sale of the unit, a standard real estate Open House sign may be placed at**

the entrance to the complex while the event is in progress, limited to the hours of 8:00 a.m. to 5:00 p.m.

4. Pets are allowed at Parkside. Every dog owner is to name Parkside Village Owners Inc. as additionally insured on their individual homeowner's insurance policy. Residents with dogs will not allow them to roam loose in the common area and will keep the dog under verbal control and within 10 (ten) feet at all times in accordance with the City of Ketchum's leash ordinance. Dog owners will clean up immediately after pets. No dogs may be tied or staked in the common area. Any damage to the common area caused by a pet will be the responsibility of the pet's owner. Dogs may not be left unattended in the common area. Pet owners who allow their dog to bark, whine, and /or growl, disturbing the peace and tranquility of Parkside, are in violation of Paragraph B.1 above.

5. Parking at Parkside is restricted to vehicles of reasonable size taking up no more than one average parking space. **Box trucks**, motor homes, RV's, boats, snow machines, personal water craft, all-terrain vehicles, trailers etc. may not be parked at Parkside. **Class B motorhomes, defined as vehicles created from a standard passenger or work minivan are permitted. Slide in truck campers of reasonable size, when inside of, and secured to the bed of the truck are allowed. Under no circumstances may vehicles of any type be used for sleeping overnight when parked in the Parkside lots.** Parking of unregistered vehicles, vehicles with expired registration, and vehicles in disrepair is not permitted. Any vehicles equipped with accessories which protrude from the normal profile of the vehicle are not allowed. No vehicle repairs rendering a vehicle inoperative for more than 24 hours are permitted. Vehicles cannot be stored on the common elements for extended periods of time. **Trailers, oversized commercial vehicles etc. being used by vendors or contractors working at Parkside during the day are permitted. Overnight parking of the contractors' trailers and work vehicles is not allowed without prior written permission from the manager.**

6. Parking spaces at Parkside are extremely limited. At present, there are only 117 parking in our lot. This number is further reduced to as few as 103 spaces in times of heavy snow. It is reasonable for each resident to have no more than two vehicles. Therefore, each owner will be issued two parking passes for each unit owned. A parking pass will be displayed clearly on the windshield of each vehicle parked at Parkside. Owners who wish more than two parking passes may obtain them from neighbors who have no need for two passes. Vehicles not displaying parking passes are subject to towing with 24 hours notice. Vehicles without a current registration are not permitted. Vehicles not moved for snow removal will be towed immediately. **Enforcement:** Vehicles in the parking lots will be checked for permits on a random basis, and as the need arises. Permit checks will be conducted at nights as well as in the day. Vehicles without valid parking permits will have a violation notice placed on them and the license plate number will be noted. Vehicles in violation a second time will be immobilized or towed at the vehicle owner's expense. **No vehicle will be immobilized or towed if a prior violation notice had not been placed on it at least 24 hours before.**

7. Storage of items in the common area is not permitted. Motor vehicles in the parking lots must be driven on a regular basis and be in compliance with Section B, Paragraphs 4 and 5 above.

VIOLATION POLICY: The following procedure will be followed for any violation of the Parking policy. A warning will be posted on the vehicle allowing the owner 24 hours to correct the violation. After 24 hours the vehicle will be towed and impounded at the owner's expense.

C. **EXTERIOR OR INTERIOR ALTERATION POLICY** – The following procedures and guidelines must be adhered to.

1. No alteration will be made to the common area of a Parkside Condominium without the express

written approval of the Board of Directors. (See separate description of common area.)

2. All preliminary requests for alterations will include the Parkside Village Remodel Request Form (see attachment 1). This form must be received by Management at least 14 days prior to proposed start of the remodel.
3. Following review of the Remodel Request Form by the Board of Directors the owner of the condominium will complete the Parkside Village Construction Agreement (see attachment 2).
4. Owner may then proceed with construction. If, in the course of construction, changes are made to the approved plans, the owner will be required to submit changes to the Association for approval. Any alteration that is not approved is subject to remedy by the Association at the individual owner's expense.
5. The Association will be notified when construction is completed.
6. All screen doors installed shall be low kick, two panel storm or screen doors in a bronze color as depicted in the "Chamber door" brochure kept on file with the management company.
7. Requests for installation of new windows or sliding doors will be at the individual owner's expense. Windows will comply with the standards on file with the management company.

D. COLLECTION POLICY. There is a need to establish a policy to insure that timely collection of Association charges are accomplished in a reasonable and diligent manner, and to fulfill the Board of Directors fiscal obligations to the Association membership. It is the intent of the Board of Directors to establish a collection policy that is standard and equitable for all Association members that are past due on assessments and charges issued by the Association. **Now let it therefore be resolved**, that the collection policy outlined below shall be the standard collection procedures utilized by the Board of Directors or its authorized agent in collection past due Association assessments and charges:

1. All accounts are due and payable and must be received by the authorized agent by the 10th of each month.
2. A finance charge of \$10.00 will be applied to all accounts where payment has not been received by the 15th of each month.
3. If payment of Association assessments and charges has not been received by the 10th of the following month, a demand letter will be sent requesting payment in full within 10 working days, and an additional \$10.00 will be applied to the owner's account.
4. If payment has not been received after 10 working days, a lien will be filed with Blaine County. A lien charge of \$100.00 will be applied to the owner's account.
5. If, after 45 days of filing a lien, payment in full has still not been received, the records will be given to legal counsel to initiate foreclosure of the subject property. An additional charge of \$100.00 will be applied to the owner's account, as well as all legal expense incurred in foreclosure proceedings.
6. Interest of 8% per annum will be applied to all past due accounts.
7. Only the Board of Directors can approve payment plans for past due accounts.

E. ENFORCEMENT POLICY: There is a need to establish an enforcement policy to assure compliance with the Covenants, Conditions and Restrictions and rules of the Association. It is the intent of the Board of Directors to establish a policy that owners are subject to monetary charges for violations, and that owners will be made responsible for the actions of their guests and tenants while on Association property. The following shall be the enforcement procedure used when owners, guests, or tenants are in violation of the Covenants, Conditions and Restrictions and duly approved rules and regulations:

- The Board, or its authorized representative, may make random and/or regular inspections of the property for violations of these rules and regulations from time to time.

- Any unit found in violation of these rules shall have a notice placed on the front door noting the violation, and giving the resident Three (3) days to correct the situation.

- If the violation has not been corrected at the end of those Three days, a second notice will be placed on the front door of the unit giving the resident an additional Five (5) days to correct the situation. A copy of the notice will also be mailed to the Member (unit owner) at the mailing address on file with the Association. A copy of the notice may also be sent to the Member via Email, if the association has a valid address on file.

- If the violation has not been corrected at the end of those five days, the President may call a meeting of the Board to discuss the violation and determine if fines should be issued. The Member shall be given written notice of such meeting via personal service or certified mail at least Thirty (30) days prior to the meeting. (I.C. §55-115)

- At such meeting, the Member may be represented by counsel and has the right to be heard.

- In the event the Member begins resolving the violation prior to the meeting (if the violation is curable), no fine shall be imposed so long as the owner continues to address the violation in good faith until fully resolved. (I.C. §55-115)

- A majority vote by the board shall be required prior to imposing any fine on a Member for a violation of any covenants and restrictions pursuant to the rules and regulations of the homeowner's association. (I.C. §55-115)

- The amount of such fines imposed shall be at the discretion of the Board.