

## **ELKHORN SPRINGS RULES**

### **RULES AND REGULATIONS**

The following Rules and Regulations (“Rules”) are adopted per Section 4.3.1.4 of the Condominium Declaration of the Elkhorn Springs Residential Condominium Association. These rules are meant to complement the Covenant Codes and Restrictions (“CC&Rs”) and are in no way intended to minimize or alter the CC&Rs.

These rules apply to both owners and renters. Owners are responsible for tenants being informed of these rules and owners are responsible for tenant violations.

#### **I. Building Exterior/Common Area/Windows/Doors/Decks**

- A. No exterior modifications may be made outside of any unit without the written permission of the Board of Directors.
- B. No modifications to the Common Area (as defined in the CC&Rs) may be made without the written permission of the Board of Directors. This includes, but is not limited to, the removal or modification of internal walls, venting, piping, electrical wires, etc.
- C. The windows and doors are defined as common area and if there are maintenance issues related to the windows and doors, management should be notified prior to the commencement of any work. If modifications (other than maintenance) to windows/doors are desired, approval from the Board of Directors is required.
- D. Only material(s) specifically designed to be used as window shades or coverings shall be draped on the inside of windows; nor shall anything be draped over the deck and railings.
- E. No visible storage of items such as bicycles, coolers, toys, sporting equipment, etc. shall be permitted on decks
- F. The Board of Directors, at its sole discretion, reserves the right to prohibit any outside “decoration”.
- G. Any repair of common area elements requires the approval of the Board of Directors or Management and is the responsibility of the Association. Should an owner authorize repair to any portion of the common area, the owner is responsible for the cost of such repair.
- H. Clothes lines or hanging of laundry on decks or over balconies is not permitted.
- I. The use of chimes and other sound-generating devices is prohibited.

#### **II. Hallways**

Exterior hallways are common property and shall be kept neat and tidy at all times.

- A. Property such as shoes, boots, clothing, sports equipment, or other furniture (other than one bench or chair) may not be kept or stored in the hallway. Any prohibited items may be removed without warning.
- B. Each owner may have one bench or chair in the hallway near the entry of such owner’s unit provided that 1. The bench or chair allows for safe passage of persons in the hallway; 2. The bench or chair is not unsightly; and 3. The bench or chair is kept in a clean and sanitary condition.

- C. Other tasteful exterior items, provide that they do not impede passage are not encouraged but permissible, subject to II.D, below.
- D. Notwithstanding the above, should any three members representing at least three separate units file a complaint about an item in the hallway, the Board of Directors shall hold a hearing. Complaints must in writing, made to the property manager, and will not be kept confidential from the offending unit owner. Within thirty days of the complaint, the Board shall hold a public hearing to determine whether or not the items are permissible.
- E. Hallways are not be used for children's play areas.

### **III. Garages**

Garages are to be used primarily for vehicle parking and ingress/egress to the buildings.

- A. Bicycles: Bicycles should be stored in designated storage areas and bicycle racks only.
- B. Storage: The use of the garage for storage of items is highly discouraged. Nonetheless, any items stored in the garage must be non-hazardous, not create nuisances, shall not interfere with parking and/or ingress and egress, and shall not be unsightly. Common sense should be used; however, the Association reserves the right to remove or relocate hazardous items or items that create a nuisance without warning. Examples include, but are not limited to, ammunition, alcohol, gasoline containers, freezers, items that produce smells, large/clunky items, etc. In addition, the garage is often washed and the Association assumes no liability for items stored on the ground that become wet or damaged as a result of garage washing.
- C. Idling: For safety reasons, idling of vehicles is strictly prohibited.

### **IV. Lockboxes**

Exterior lockboxes shall be installed by management only and be installed on the drywall, under the number of the unit. Any lockboxes installed prior to the adoption of these rules are permitted.

### **V. Construction**

- A. All major remodels – those generally consisting of work exceeding \$5,000 in labor and material – shall require thirty days advance notice to management in order to formulate a plan in relation to use of parking, common area, debris removal, etc. The final plan shall be approved by the Board of Directors and, depending on the scope of construction, a damage and construction compliance deposit may be required.
- B. Interior alterations to units shall not be allowed between July 1 and September 15 or between December 15 and January 15.
- C. No construction causing any type of noise may begin earlier than 9 AM or end later than 5 PM.
- D. All construction and contractor vehicles must be parked in guest parking from 8 AM to 6 PM only.
- E. The garage and all other parts of the common area (including the hallways) are not to be used as a storage area, dumpster storage area, trash collection area, or staging area.
- F. All construction debris must be removed without leaving debris in the hallways or garages. Association garbage cans may not be used for removal of construction debris.

- G. Any cost associated with cleaning up after construction and/or repairing damaged common area as the result of the construction, will be billed to the unit.

#### **VI. Pets**

- A. Pets must be leashed at all times in the common area and are not allowed to run loose.
- B. Pet owners are required to pick up after their pets.
- C. Any costs associated with waste cleanup or damage caused by pets will be billed to the unit.
- D. Barking dogs are not allowed.
- E. Any pets causing excess noise (e.g. unattended barking dogs within units) are not allowed.

#### **VII. Smoking**

The smoking of a tobacco product by any owner, tenant, guest or invitee within any building located on the Elkhorn Springs Residential Condominium Development as defined by the Declaration, including but not limited to condominium units, hallways, stairs, decks or patios, and within twenty feet (20') of any building located on the Elkhorn Springs Residential Condominium Development is strictly prohibited. The Board finds that tobacco smoke is a proven hazard to human health, and that tobacco smoke within individual condominium units in the Elkhorn Springs Residential Condominiums infiltrates interior common areas and circulates throughout buildings. The Board finds that smoking is an offensive or noxious activity and interferes with the quiet enjoyment of the Development in violation of Section 3.3 of the Declaration. Pursuant to Section 4.3.2.5 of the Declaration, the Board is authorized to enforce Section 3.3 of the Declaration by the promulgation of this association rule.

#### **VIII. Noise**

Noise travels readily through walls and floors. Special consideration should be given to activities which are normally done without thought in single-family residents. When possible, it is appreciated when louder activities are completed during the days rather than after-hours.

- A. Standard noise is defined as noise that is part of normal use of the unit and includes such things as walking on floors, flushing toilets, cooking, etc. It is understood that standard noise is a reality of living in a condominium association and should be expected. Although owners and guests should try to minimize standard noise when possible, standard noise will not be governed by the Association.
- B. Excess noise is defined as noise that is in violation of City of Sun Valley Ordinances and is not allowed at any time. Examples include loud stereos, late-night parties, excess noise in the hallways, etc. The Sun Valley police department should be called for excess after-hours noise and management should be notified the following morning.

#### **IX. Holiday Lighting**

- A. Lights may be hung from decks and inside windows between Thanksgiving and March 15.

- B. Single strand, white lights and colored lights are allowed. No “icicle” style lights are allowed and no blinking lights are allowed.
- C. Holiday lights must be turned off no later than 11 PM nightly.

**X. Parking**

- A. Each owner has one or more designated spaces and said space(s) should be the primary parking spot of each owner.
- B. Vehicles shall not leak oil and or cause other environmental hazards (e.g. smell) within the garage. Remediation of environmental hazards will be billed to the owner who caused said damage.

**XI. Enforcement**

The Board of Directors reserves the right to enforce rules as appropriate, including initiating the time of the Property Manager which, if excessive, incurs a cost. Such cost will be assessed to the violating owner. Notwithstanding the above, all owners in violation of the rules will be allowed to protest, to the Board of Directors, any rule or alleged violation per Idaho Code 55.115.