

South Hailey Townhouses Rules and Regulations

The Rules and Regulations enable us, as residents of this complex, to live among each other in a harmonious and safe fashion. Below is a list to help the Association clarify owners' and tenants' responsibilities.

Please talk with your neighbors regarding rules violations first, as they may not be aware of the situation or that it is in fact a rule violation. Be courteous and work together as you would want to be treated. Look for solutions and propose any solutions or ideas you may have for a more harmonious community.

The South Hailey Townhouses Property Owners Association and property is managed by Boulder Mountain Property Management. Please contact Boulder Mountain Property at 208-639-9890, sheri@bmpmgmt.com, or P.O. Box 2442, Hailey, Idaho 83333, with questions or to report violations. For emergencies only, Sheri at 208-481-1786

Thank you in advance for your consideration of the South Hailey Townhouses Rules and Regulations!

- I. COMPLIANCE: All owners, tenants and agents employed by unit owners must comply with these Rules and Regulations. The unit owner is liable for the actions of their tenants and guests and for their compliance with these Rules and Regulations. Owners must provide all tenants with a copy of the Rules and Regulations, and it is recommended that they are written into all tenant leases. When a violation occurs, the tenant and owner will receive either a written or verbal warning, and then if not remedied, depending on the situation, a hearing will be set to determine a fee by the Board.
- II. CONDUCT: No noisome or offensive activity shall be carried upon any lot. Repeated complaints about offensive or excessive noise will result in a warning and a fee of \$50.00 will be assessed the Association for further violations. Renters may be evicted for repeated violations especially during the hours of 10:00pm to 8:00am.
- III. SMOKING: South Hailey Townhouses is a no smoking residential area. Due to young children and health standards the following has been adopted. A resident may only smoke within their unit if windows are closed. There shall be no smoking within the common areas or within 35 feet of the buildings. When a violation occurs, the tenant and owner will receive a written warning, and then if not remedied, a hearing will be scheduled with the Board in which a fee will be determined and assessed by the Board.
- IV. MAINTENANCE OF GROUNDS AND STRUCTURES:
 - A. Please keep all exterior areas neat and uncluttered. Please remove toys, tricycles, bikes, plastic swimming pools, etc., from the grounds at the end of each day or when not in use. All front and back areas of units must also be kept neat and uncluttered with no tarps or furniture other than patio on deck or entries. Remember, you can be held liable for damages in case of an accident or property damage.
 - B. Dumpster areas are to be kept neat and clean. All trash must be placed inside of dumpster. All boxes must be broken down. No large items, sofas, stove, mattresses, etc. may be placed in the dumpster; they must be hauled away at the owner/tenants' expense. Please be considerate of the trash needs of our entire community.
 - C. No alteration or changes to the structural design of the Townhouses may be made without prior written approval by the Association Board of Directors. This ensures maintenance of consistency with the original design and appearance of the complex and to meet permit-based construction and material quality standards, including decks, garages, and fences. See CC&Rs for more information regarding structural changes.
 - D. We strongly urge owners and tenants to obtain insurance on personal property, as said property is not covered by the Homeowner's Association insurance policy.
 - E. No hot tubs or spas on decks or patios.
- V. PETS:
 - A. Limit 2 pets per unit; Limit 1 dog per unit.
 - B. A \$25 per month fee will be assessed to the Owner by the Association Manager per dog (only). Pets must be under leash control of their owners always. No pets may be tethered outside for unreasonable periods of time, so that they become a noise problem or their basic survival needs remain neglected. **Owners, tenants, guests and visitors must clean up after their pets.**

VI. GENERAL PARKING GUIDELINES

- A. Parking is limited to two spots per unit: one in garage, one in asphalt parking area in front or close to unit. Every vehicle parked in parking areas must have a parking pass visibly hanging from rear view mirror.
- B. Owners are responsible to keep vehicle information up to date with the Association Manager, including Vehicle make/model, color, and license number. Vehicles parked in garages do not need a pass. Lost passes will be replaced for a \$25 fee assessed to the Owner by the Association Manager.
- C. The speed limit in the paved parking areas is 5 miles per hour.
- D. Parking of boats, snowmobiles, trailers, busses, commercial vehicles, campers, as well as junk cars and derelict vehicles shall not be allowed on any part of the townhouse property or on adjacent public ways. Vehicles in violation will be towed without prior notice.
- E. Major repairs to automobiles, motorcycles, etc., where they remain disabled in the complex parking areas and roadways will not be allowed and will be towed immediately.
- F. Parking in fire lanes, non-designated parking places or in yards cannot be permitted as it can prevent emergency vehicles from getting in and around the complex. In case of an emergency, there is not time to have a vehicle towed away; the delay has already occurred. Vehicles in violation will be towed without prior notice.
- G. Guest vehicles must be registered with Association Manager prior to arrival and not longer than 14 days.
- H. Owners, tenants, guests and visitors are asked to please abide by these general parking guidelines.

VII. WINTER PARKING AND SNOW REMOVAL GUIDELINES

- A. Snow removal season begins November 1st each winter season, and the following guidelines will apply to vehicles parked in paved parking areas. During periods of snowfall, vehicles must be removed from paved parking areas in order to enable the snow removal contractor to work quickly and efficiently and allow residents and emergency vehicles safe access to homes and vehicles.
- B. Each morning with more than 4" of snow accumulation, paved parking areas will have a preliminary path plowed, allowing for easier egress from the property. After initial snow plowing, all vehicles must be moved by 10am to allow rest of paved parking area to be plowed. If vehicles are not moved plowing cannot be properly performed and parking will be difficult for all.
- C. If permitted vehicle is not moved prior to snow removal, then it will be the responsibility of owner or tenant to remove the snow left around their vehicle completely from the parking area. If the snow removal company must return to remove snow, a \$50.00 fine will be assessed to the owner by the Association.
- D. Cars without parking pass will be towed, at owner's expense, without prior notice upon discovery during snow removal season.
- E. Vehicles, even with permit, not moved for two plowings will be towed without prior notice. If a resident plans an extended leave from the property, they will need to make arrangements to have their vehicle moved to allow for plowing or vehicle risks being towed.
- F. No vehicle may park at end areas of Garages 13 and 7 during snow removal season. Snow will be stored in these areas. Vehicles will be immediately towed, at owner's expense, with no notice.
- G. Owners, tenants, guests and visitors are asked to please abide by these winter parking and snow removal guidelines.

Thank you again for your consideration of the South Hailey Townhouses Owners Association Rules and Regulations!