

# CHRISTOPHE ASSOCIATION RULES & REGULATIONS Revision 2023

## I. FIRE ALARM & SPRINKLER SYSTEM:

- The Christophe fire alarm-sprinkler system is monitored 24/7 by city code requirements and is critical to personal safety and property. The fire alarm and sprinkler system loops all units to one another in the three buildings. If a part of the system is tampered with, or removed, the loop is broken placing adjoining units and occupants in harm's way.
- Owners will be financially responsible for the cost of labor, repair and/or replacement of fire alarm/ sprinkler equipment and any/all associated damage after tampering, damaging and/or removing fire alarm/sprinkler equipment from the ceiling.

## II. PARKING AND USE OF GARAGE:

- A visible Parking Permit is required for all cars parking in the garage.
- Lost Parking Permit replacement fee is \$20 and can be obtained by request from the Property Manager.
- Each Christophe unit has the right to use one (1) parking space for an operable motor vehicle.
- Each unit is permitted to use no more than a maximum of three spaces. There is a \$40.00 per month fee for each of the second and/or third spaces based on availability and Board approval.
- Residents are permitted to have a visiting guest use a parking space for 14 days subject to space availability. A guest parking permit authorized by the HOA must be issued to your guest and must be visibly displayed in the vehicle.
- After 14 days, a guest is considered a resident and the owner of the unit will be charged \$40.00 per month in advance for the use of a second parking space subject to space availability. At that time, a new temporary guest permit will be issued by the Property Manager for the dates of the approved stay.
- Improperly parked vehicles using more than one space, may be removed by the HOA at the vehicle owner's expense. Photos of the improper parked vehicle will be taken for documentation. All actions will be reported by the HOA Property manager.
- Space for storage of non-motorized vehicles or equipment is not permitted without prior written consent by the Board. Non-motorized vehicles will be parked in a non-prime space chosen by the Board.
- Items such as furniture, construction materials, appliances, wood, etc. may not be stored or leaned against walls anywhere in the garage. Owners will be warned and given two business days to remove the items. If not removed, HOA will remove and dispose at owner's expense.
- Recreational use of wheeled devices within the garage is prohibited.
- Unauthorized vehicles not displaying a valid parking permit parked in the garage will receive a written violation on the vehicle windshield and a photo will be taken. If the vehicle is not removed or a parking permit has not been obtained, the vehicle shall be towed after 24 hours at vehicle owner's expense.
- Trash bins are for everyday household trash and NOT for construction materials, debris, furniture, etc. Such items must be removed from the property and taken to the dump.

## III. PETS:

- Only owner-occupants are permitted to keep pets on property. and are to be kept off all lawns, patios, pool area, and gardens. Owner's are permitted to have dogs on patios, provided they are in complete control at all times, they do not bark or show any aggressive behavior and are strictly not allowed on the lawns, in the gardens or in the pool area. If any of the above restricted behavior occurs, anyone guest or owner may ask the owner to remove the pet and it must be adhered to. Furthermore, if any individual, guest or owner is in the patio area and requests the pet be removed due to valid medical condition (allergy to pets) or fear of dogs, etc., the pet must politely be removed. Owner's pets must be on leash at all times, and walked off property to conduct the pet's business.

- Tenants and guests are not permitted to keep pets on the property. Owners that lease long term, your lease agreement must reflect the no pet policy and you should include a fine for violation. Owners renting short term, please inform your property management company, Airbnb, VRBO, etc. of the no pet policy and fine imposed for the violation. Owners are responsible for their tenant's or guest's pet removal as well as any damage or expense associated with clean-up or damage caused by pet.
- Owners of pets causing noise or not following the above conditions may be asked to remove the pet or pets from the property.

#### **IV. BALCONIES, WALKWAYS, COMMON AND LIMITED COMMON AREAS:**

- Small amounts of firewood and furniture are permitted to be kept on balconies. Small amounts of firewood and furniture are permitted on walkways as long as they do not interfere with foot traffic.

**V. BBQ grills of any kind are NOT PERMITTED in any area of the property. This includes all common and limited common areas, balconies and walkways. Items such as bikes, fishing equipment,**

**play items, boxes, trash, etc. shall not be kept or stored in common and limited common areas, on the walkways or hanging over railings. The above applies to tenants and short term guests as well. Please notify your property management agencies of the above policy.**

**VI. Construction materials, tools, construction debris, furniture, etc. are not permitted to be stored on walkways or in the garage. Warning will be sent to the owner. Owner will be given two business days to remove such items. If not removed, HOA will remove and dispose items at owner's expense.**

#### **V. REMODEL PROCEDURES:**

- **Owners planning a remodel must request and submit the Christophe HOA Remodeling Application Process Form. The remodeling details in this form must list the interior remodeling that affects plumbing, electrical, venting, and/or insulation. If structural changes are proposed (ie. removal of walls), the request must include the certified evaluation from a structural engineer. All work must be approved by the board prior to the start of remodeling.**

#### **VI. INTERIOR WINDOW COVERINGS AND EXTERIOR MODIFICATIONS:**

- Interior window coverings must be a natural or neutral color.
- No owner may modify or decorate the exterior of the buildings, screens, doors, windows, decks, walls, entries, or other portions of any unit visible from outside the unit without the prior written consent by the Board.

#### **VII. OFFENSIVE ACTIVITY:**

- The Christophe is a SMOKE FREE, VAPE FREE COMPLEX.
  - Section 11.10 of the CC&R's states: No noxious or offensive activity shall be carried on in any unit and all common areas, nor shall anything be done therein that may be or become an annoyance or nuisance to owners, tenants or guests.
  - Smoking/Vaping is considered harmful to others. Owners of long-term and short term rental tenants must include the NO SMOKING policy and include a fine for the violation.
  - Smoking/Vaping is strictly prohibited in any unit, common, and limited common areas of the property. Such areas include, without limitations, all walkways, all balconies, the courtyard, garage, elevator, stairwells, patios, pool area, etc. Smokers should be a minimum of 20 feet away from the complex structures and property lines. Owners shall be responsible for enforcement and for any violations committed by their long term tenants or short term guests.
  - Excessive noise is considered an annoyance to other residents.
  - Construction activity is limited to MONDAY through FRIDAY ONLY, from 8am - 6pm.
- \* QUIET HOURS are from 10pm until 8am.

#### **VIII. RULES PERTAINING TO THE POOL and SPA:**

- The HOA assumes no liability or responsibility for your safety or the safety of your family, tenants, or guests for use of the pool and spa. Enter and swim at your own risk. Drowning is the second Any member whose assessment account is delinquent, or whose property is not in compliance with the CC&R's shall not be allowed pool and spa access. Unauthorized access to the pool is trespassing and can be referred to the Ketchum Police Department.

- Pool hours are from 9am until 10pm. Pool hours change during certain months. When the pool is closed, please contact the Tyrolean, 208-726-5336 for details.
- NO lifeguard is on duty at any time.
- Children aged 12 and under must be under the supervision of an adult at all times.
- Gate MUST be closed at all times. Do not prop the gate open.
- No roughhousing, diving, running, pushing, or shoving is allowed.
- No front flips, back flips, or other tricks are allowed.
- NO SMOKING or VAPING is permitted in the pool area.
- NO GLASS or glass containers are permitted in the pool area.
- PETS are not permitted in the pool area.
- No tampering with pool equipment or pool safety devices is allowed.
- Pool keys are not to be loaned out or shared with neighbors, or friends. Charge for a replacement pool key is \$25.00.
- To prevent disturbance to others due to loud noise, only devices with headphones are permitted.
- Notify pool violations to Christophe HOA property managers Monday - Friday during business hours, or notify the Tyrolean front desk at 208-726-5336 at any time.

Any member of an owner's household, tenants, or guests that violate these rules, in the sole discretion of the Association, their access to the pool can be suspended in accordance with these Rules & Regulations.

#### **IX LAUNDRY ROOM:**

- Keys to the laundry room are issued to unit owners and are for the sole use of owners, tenants and guests. They may not be given to anyone who is not a Christophe owner, tenant, or guest. Charge for a replacement laundry key is \$25.00.

#### **X DELINQUENT ACCOUNTS:**

- Owner's dues are billed by the 15th of each month for the following month.
- Payment in full is due on the 1st of the month, according to the CC&R's. There is a receipt of payment grace period until the 5th of the month.
- If payment in full is not received by the 5th of the month, a \$20.00 late charge and finance charge will be applied to the outstanding balance.
- If there is a delinquent balance by the next monthly billing, an additional \$20.00 late charge and finance charge will be applied to the balance.
- If a delinquent balance is outstanding by the 60th day after the original due date, an additional \$20.00 late charge and finance charge will be applied to the outstanding balance and a warning letter of an impending lien will be included with the statement.
- For each additional month that the owner's account remains in delinquent status, additional \$20.00 per month late charges and additional finance charges will continue to be assessed.
- If a delinquent balance is outstanding by the 90th day after the original due date, the owner will be subject to a lien along with the fees involved with filling the lien. The Association also has the option to deny access to all amenities, or to foreclose on the owner's unit.

#### **XI CONCLUSION:**

These Rules and Regulations are in addition to the restrictions on the use of the Units and Common Elements contained in the Declaration. All owners and occupants are responsible for reading and abiding by the restrictions on the use of the Common Elements set forth in the Declaration. All Owners are responsible for providing their Tenants and Guests with a copy of the Rules & Regulations. In accordance with the Association's Covenants, all owners renting long term shall include clauses which prohibit smoking within any unit or common and limited common areas of the property along with the no pet policy. All owners renting long term shall provide the Association with a copy of the tenant's long-term lease that includes name, contact numbers, make and model of vehicle, and in case of emergency a personal contact name and phone number.

