

# CHRISTOPHE ASSOCIATION RULES & REGULATIONS

Revision January 2021

## I. FIRE AND SPRINKLER ALARM SYSTEM:

- The system is monitored 24/7 by Sentinel Security. The system loops one unit to another in three buildings. If an alarm is tampered with or removed, the loop is broken, therefore 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 equipment tampered with or removed from the ceiling.

## II. PARKING AND USE OF GARAGE:

- Each Christophe unit has the use of (1) parking space for an operable motor vehicle registered, with visibly displayed parking pass. Each unit is permitted to use no more than a maximum of three spaces. There is a \$40.00 per month fee for the second and third space 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 pass will be issued for your guest by the "Parking Passes designated individual" on the attached contact list and must be visibly displayed in the vehicle. (See **Attachment #1 Rules and Regulations Contact Information**) After 14 days, your guest is considered a resident and the owner of the unit will be charged \$40.00 per month for the use of a second parking space. At that time another pass will be issued by the "designated individual" for the dates of the stay. If an owner's parking permit is lost, there will be a \$20.00 replacement fee. Contact the "Parking Passes designated individual" for assistance.
- Improperly parked vehicles, using more than one space, may be removed by the HOA at vehicle owner's expense. Photos of the improperly parked vehicle will be taken.
- Space for storage of non-motorized vehicles is not permitted without prior written consent by the Board. Non-motorized vehicles will be parked in a space, not a prime space, chosen by the Board.
- Items such as furniture, construction materials, appliances, wood, etc. may not be stored or leaning against walls anywhere in the garage. Owner will be warned and given 2 business days to remove the items. If not removed, HOA will remove and dispose at owner's expense.
- The parking garage is not a playground. Use of skateboards, bicycles, etc. are prohibited.
- Unauthorized vehicles (not displaying a valid parking pass) parked in the garage will receive a written violation on the vehicle windshield and a photo taken. If the vehicle is not removed or a parking pass has not been obtained, the vehicle may be towed after 24 hours at the vehicle owner's expense.
- Trash bins are for only the residents' everyday household trash, 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 pets must be on leash at all times, and walked off property. 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.
- 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 companies of the above.

- 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 2 business days to remove such items. If not removed, HOA will remove and dispose at owner's expense.

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

- Owners planning a remodel must send a written request with a detailed list of the remodel to the Board for approval. No walls may be removed without a written description of the scope of work by an engineer.

#### **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 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 is considered a noxious activity, as it is harmful and unwholesome to others. Owners of long term tenants, your lease must reflect the NO SMOKING policy and should include a fine for the violation. Owners renting short term, please inform your property management company, Alpine Lodging, Airbnb, VRBO, etc. of the NO SMOKING policy and fine imposed by the management company for a violation.
- Smoking 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 cause of unintentional injury death in the U.S. for children ages 1-14.

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 \$10.00.
- To prevent disturbance to others due to loud noise, only radios with headphones are permitted.
- Notify pool violations to the Tyrolean front desk at 208-726-5336 at any time or Engelmann Monday - Friday during business hours.

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

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

- Keys to the laundry room are issued to unit owners. They may not be given to anyone who is not a Christophe owner, tenant, or guest. Charge for a replacement laundry key is \$10.00.

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

- Owner's dues are billed by the 15<sup>th</sup> of each month for the following month.
- Payment in full is due on the 1<sup>st</sup> of the month, according to the CC&R's. There is a receipt of payment grace period until the 5<sup>th</sup> of the month.
- If payment in full is not received by the 5<sup>th</sup> 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 there is a delinquent balance outstanding by the 60<sup>th</sup> 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 90<sup>th</sup> day after the original due date, the owner will be subject to a lien along with the fees involved with filing 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 and 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 the tenant's name, contact numbers, make and model of their vehicle in case of an emergency.