

GARLAND MEADOWS RULES & REGULATIONS

These rules and regulations have been created for the purpose of preserving a high quality of life for Garland Meadows owners and residents, of promoting and preserving our community harmony, of improving property values over time, and of preventing unreasonable interference with each owner's use of their unit and the common areas.

These rules are pursuant to the powers granted under Sections 6.03 F. and 6.05 of the Garland Meadows CC&Rs, and all of the definitions and provisions of the CC&Rs are assumed by these rules and regulations even when not listed in full. These rules and regulations had been updated to abide by all provisions of the current Idaho Condominium Act.

To allow for better oversight and communication, owners will provide the HOA with contact information, vehicle, and pet information for themselves and their tenants, and will promptly notify the associate of any updates to this information. This can be done by completing the "Owner Tenant Information Document."

This and other documentation mentioned below may be found on the Boulder Mountain Properties website at <https://bmpmgmt.com/hoas/garland-meadows-hoa/>.

1. Units shall be used for residential purposes only, and no trade or business shall be conducted within the units or in the common area. Unit occupancy is limited to one family per unit or not to exceed three persons not related, as per City of Hailey zoning laws.
2. No structural modifications or alterations may be made within a unit, or to an exterior, a roof, or any part of the common area without review and approval of the HOA. Owners may submit requests using the Common Area Architectural Change Request Form."
3. For approved construction projects, owners must work with the property manager to find an appropriate site for a project dumpster and register with the property manager the names and contact numbers for all contractors on the project. Owners are also responsible for notifying in advance all adjoining neighbors who might be affected by the construction and are responsible for any damage caused by the construction.
4. No noxious or destructive activity shall be carried on in units, including activity that is an annoyance or nuisance to other owners and residents. Federal law defines smoking as a noxious activity and as such smoking is not permitted in common areas. Quiet hours are in effect from 10pm to 8am, and construction noise is allowed only between 8am and 7pm.
5. The exterior of units must be maintained in a clean and sanitary manner, including keeping exteriors, decks, porches, and entries free of clutter. Garbage cans and recycling bins must be stored in the garage and returned to the garage by the end of collection days.
6. Pet owners must clean up after their pets and must not allow their pets to roam off leash within common areas. Pets must be accompanied and under control at all times. Owners are responsible for any damage caused by their pets.
7. No part of the common area shall be used for storage of any kind. No toys, playhouses, swing sets, bikes, lawn furniture, grills, etc., shall be left in the common area unattended or overnight.
8. Unit temperature during freezing weather must be maintained at 50 degrees Fahrenheit or more, regardless of whether the unit is occupied.
9. Water hoses must be disconnected during cold weather to prevent bib cocks from freezing.

10. Grills must be enclosed and have metal containers to catch and retain grease, ash, etc. Only electric or propane grills are permitted, and per federal law, they may not be used within 10 feet of buildings, users must have a fire extinguisher on hand, and gas must be turned off after use of grill. Owners are responsible for any damage to buildings caused by the use of their grill.
11. Littering is prohibited.
12. For parking rules, please see the “Garland Meadows Parking Rules and Regulations, and Snow Removal Amendment 1 (as adopted August 15, 2021).”

Owners are responsible for the actions of their tenants and guests and for their compliance with these rules and regulations and the CC&Rs.

Failure to comply shall result in a board hearing that will set the amount for a violation assessment. A warning or notice shall be issued providing 15 days to remedy the violation. If it is not remedied within that time period, the assessment for violations shall automatically be assessed to the unit owner monthly until such time as violation is remedied. Notice shall be served using the contact information provide by the owner, and shall be deemed complete upon delivery regardless of whether or not the recipient acknowledges receipt.

All owners are strongly encouraged to attempt to resolve a complaint or dispute with another owner directly. If the complaint or dispute goes unresolved, the owners may report a violation by filling out the “Communication/Complaint Form”, and where appropriate, include a time-stamped photo for documentation purposes and information about what has been done to try and resolve the issue.

Pet owners will pay a fee of \$15 per month, per pet per unit, in addition to any HOA dues, to offset the costs involved with pet cleanup.

Request for maintenance of the common area may be communicated to the property manager by filling out the “Common Area Maintenance Request Form.”