

Requested by and return to:
Garland Meadows Association, Inc.
PO Box 2215
Hailey, ID 83333

Instrument # 685876

HAILEY, BLAINE, IDAHO
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Recorded for : GARLAND MEADOWS ASSOCIATION
JOLYNN DRAGE Fee: 22.00
Ex-Officio Recorder Deputy
Index to: AMENDED COVENANTS & RESTRICTIONS

**Garland Meadows Homeowners Association, Inc.
Parking Rules and Regulations
Amendment 1
(As adopted August 15, 2021)**

This document is being recorded to rescind instrument number 676468, which was recorded on December 3, 2020, to rewrite and improve the Parking Rules and Regulations.

These Rules and Regulations for the use and occupancy of the Garland Meadows Condominiums are hereby made and promulgated pursuant to the powers granted under Sections 6.04(F) and 6.06 of the CC&Rs and all of the definitions and provisions of the CC&Rs are hereby incorporated by reference into these Rules & Regulations as if set forth in full.

A parking layout (2021) is attached hereto as Appendix A. Building B parking in front of Buildings E and F as assigned. Building C parking in front of Buildings G and H as assigned. Buildings B and C parking assignments will be rotated to a different entry on a temporary basis. Building B and C parking will only be temporary until a permanent parking space option is approved by a majority vote of the homeowners. The Board may periodically change parking assignments. Homeowners affected by a parking change will be notified by email.

The following parking rules pertain to Garland Meadows common area and the adjacent north side of Cedar Street:

1. Every Garland Meadows home is provided a garage for one vehicle. Only one additional vehicle for each condominium is permitted to park on the common area as assigned.
2. Homeowners' visitors/guests may only park in their assigned parking space.
3. Parking on the north side of Cedar St. or on the common area is not intended for long term parking and shall not exceed 5 days. For extenuating circumstances please contact the Board.
4. No unregistered vehicles shall be parked on the premises other than in a garage.
5. Boats, RVs, trailers, etc., shall only be parked on a temporary basis not to exceed 5 days in an assigned space and shall not be any longer than 20 feet.
6. No homeowner's commercial vehicle longer than 20 feet shall be parked on the common area.
7. No vehicle maintenance or repair, other than simple maintenance, shall be performed on the premises other than in the homeowner's garage. No oil changes or other similar type fluid maintenance shall be completed other than the homeowner's garage and the Owner/Renter must dispose of all vehicle fluids in a legal manner off of the premises.
8. Any vehicles leaking oil or grease on the common area will be required to park off the premises until the leak is repaired. All oil spills require immediate clean up.*
9. The alleyways/Fire Lanes must be kept clear of parked vehicles and parking is prohibited other than for immediate loading/unloading.
10. No vehicles shall be parked in such a manner as to inhibit access to another owner's garage.
11. No parking is permitted on any greenspace or utility easements at any time.
12. Out of respect to all homeowners, no vehicle should be permitted to sit unattended with their engine idling for more than 5 minutes.

* (To remove oil spills, apply a small amount of solvent onto the oil. Pour clay cat litter onto the spill and grind it in. Let the clay sit for a day then sweep up and discard. Repeat, if necessary, until the spill is removed.)

Vehicles parked in front of a home entry shall ensure the following neighborly respect and courtesies are observed:

1. No vehicle shall be parked backed into a home's entry other than for loading or unloading.
2. Vehicles parked in front of a home's entry will not block the safe ingress or egress of that home. Maintain a 2 ½ foot space minimum from entry. A homeowner is responsible for ensuring that snow is removed from his/her assigned parking space. This includes snow that is swept off the vehicle, so homeowners have safe access to their entries.
3. Vehicle owners will not shine their headlights into home entry windows for more than 3 minutes.
4. Owners must ensure vehicle is parked so it does not block others assigned parking spaces.

Snow Removal:

An annual snow removal contract will ensure snow is removed from the driveway, parking, sidewalks, and home entries. Contracts generally call for snow removal after a 3-inch snow fall. Homeowners are required to ensure snow is removed from their own entry and assigned parking aprons for snow falls less than 3 inches. To prevent ice buildup, do not shovel any snow onto the driveway or a parking space at any time. Snow is to be moved to a greenspace and not onto an already cleared area. If there has been a heavy snow and the snow removal crew is expected, snow may be thrown onto the fire lane/driveway/alleyway. Do not throw ice you have chipped onto the fire lane/driveway/alleyway. It must go onto a green space.

All homeowners are responsible to ensure their vehicle is moved off the premises for snow removal equipment operations. Homeowners failing to move their vehicle will be responsible for removing any snow left on the premises to a greenspace. The association is authorized to impose a per-occurrence fine for failure to do so.

No snow, ice or debris shall be dumped in a drywell drain.

Complaints and Disputes Common Area:

All homeowners have a responsibility to resolve a complaint or dispute with another homeowner. If the complaint or dispute goes unresolved the homeowner may contact the property management company with a detailed description of what has occurred along with any evidence, and what has been done to try and resolve the issue.

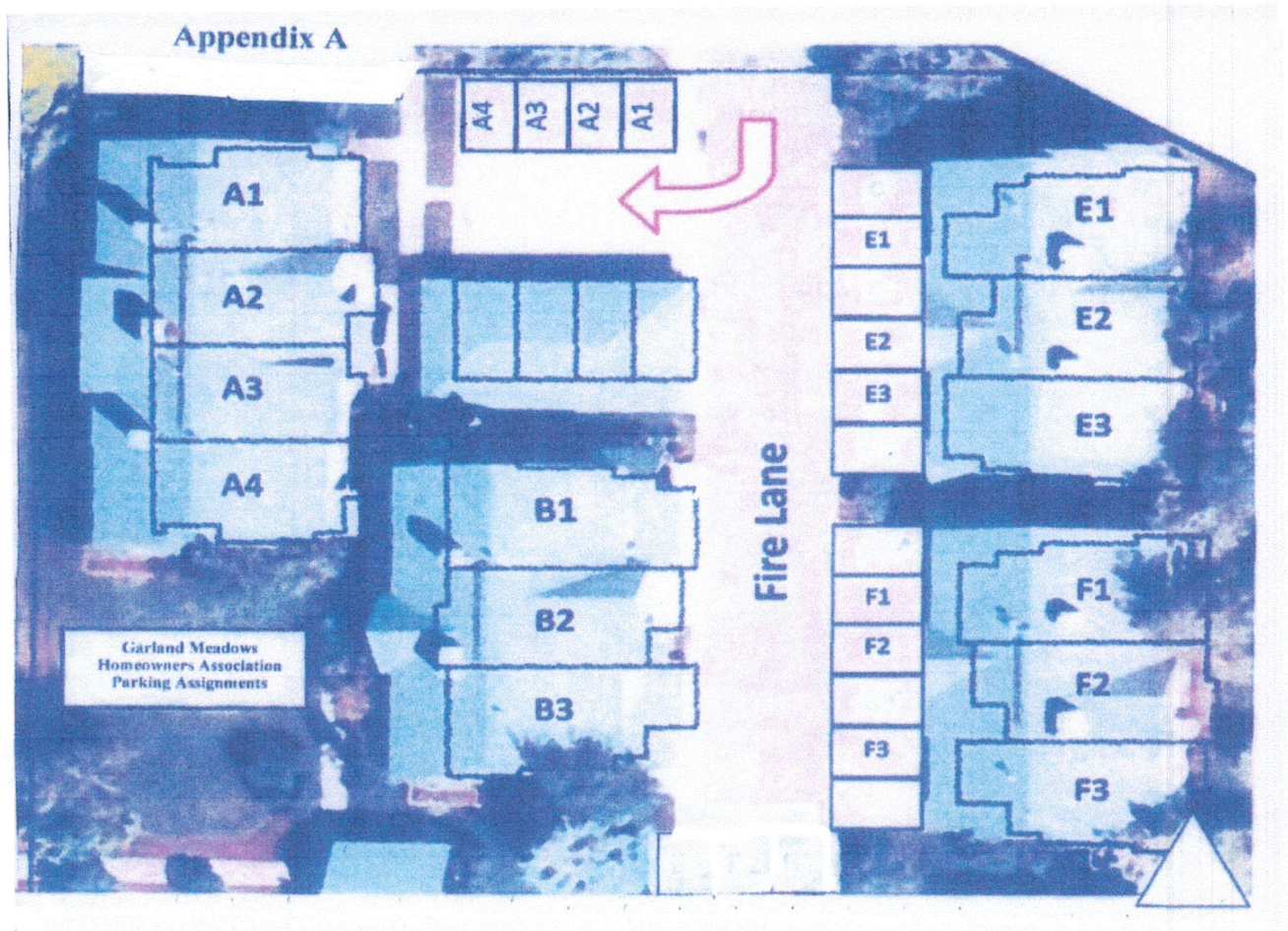
Each unit owner is responsible for the actions of his Renter, Tenant, or Guests and their compliance with these Rules and Regulations and the CC&Rs. Failure to comply shall result in an assessment for violations of \$50,00 per month plus damages. A warning or notice presented by Property Management shall be issued providing 15 days to remedy the violation or cause it to be remedied. If it is not remedied within that time period, the assessment for violation shall automatically be assessed to the unit Owner monthly until the violation is remedied. A final Notice shall be by certified mail and shall be deemed complete upon mailing regardless of whether the recipient refuses or fails to pick up his or her mail. It is the responsibility of the Owner to inform the Association of the proper address for notice and any change in address thereafter.

Please help us keep Garland Meadows Condominiums a place where people are proud to reside by being neighborly, courteous, respectful, and helpful to each other.

Thank You: The Garland Meadows Homeowners Association, Inc.
State of Idaho, County of Blaine

APPENDIX A

August 15, 2021



Parking Rotation Schedule

Building E

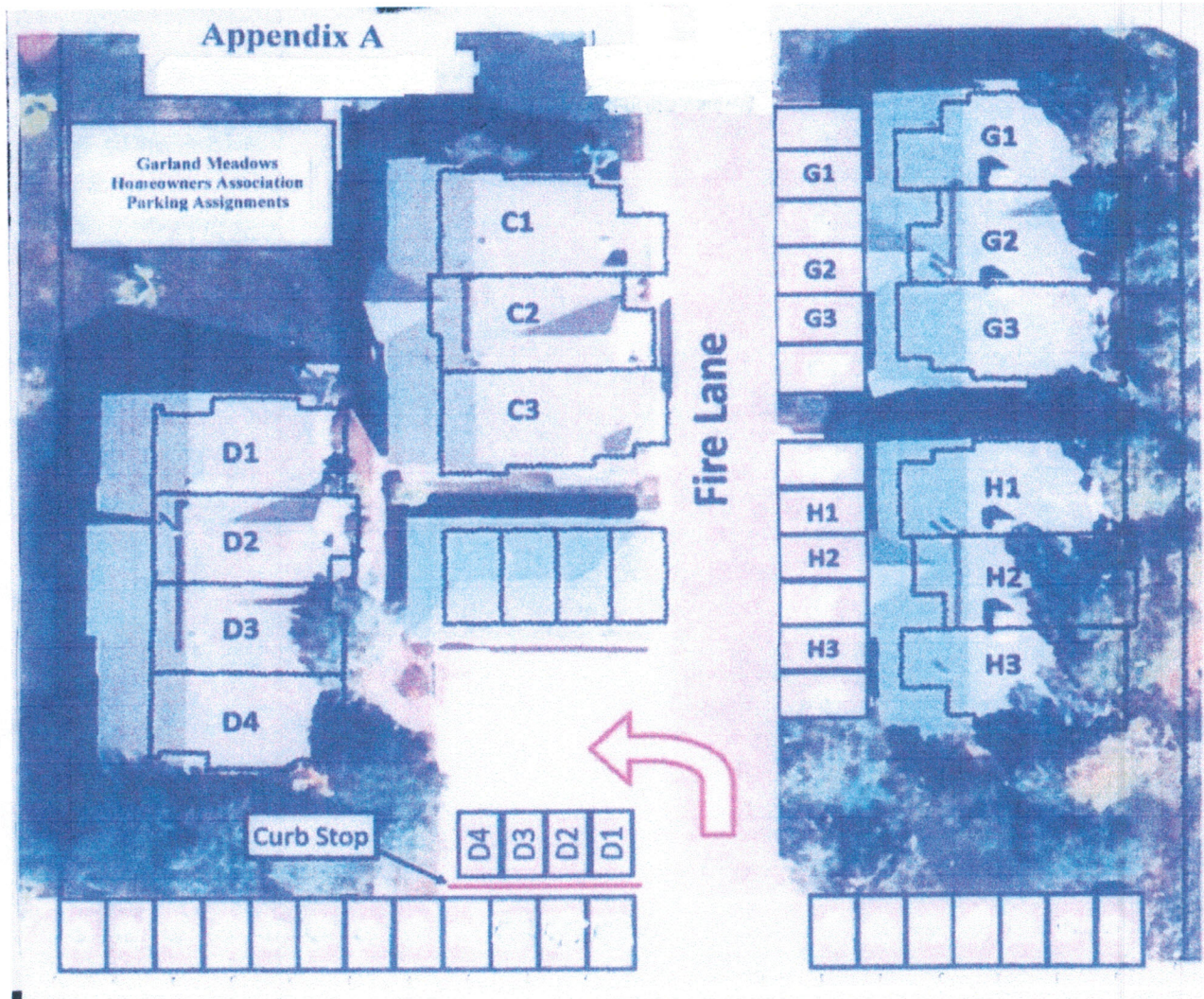
- B1 November through April, E3 entry / May through October, E1 entry
- B2 May through October, E2 entry

Building F

- B2 November through April, F1 entry
- B3 November through April, F2 entry / May through October, F3 entry

APPENDIX A

August 15, 2021



Parking Rotation Schedule

Building G

- C1 November through April, G3 entry / May through October, G1 entry
- C2 May through October, G2 entry

Building H

- C2 November through April, H1 entry
- C3 November through April, H2 entry / May through October, H3 entry

This record was acknowledged before me on

8/20/21

by

Jan Cambier
Jan Cambier
Board Secretary

Garland Meadows Homeowners Association, Inc.

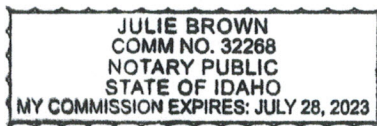
STATE OF IDAHO)

) S.S.

County of Blaine)

On this 20th day of August, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Jan Cambier known or identified to be the person whose name is subscribed to the within instrument and acknowledge to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for the State of Idaho

Residing Hailey, ID

My Commission Expires 7.28.23

This record was acknowledged before me on

8/20/2021

Date

Robert W. Rae
Robert W. Rae

President

Garland Meadows Homeowners Association, Inc.

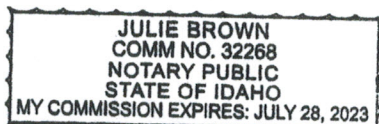
STATE OF IDAHO)

) S.S.

County of Blaine)

On this 20th day of August, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Robert W. Rae known or identified to be the person whose name is subscribed to the within instrument and acknowledge to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for the State of Idaho

Residing Hailey, ID

My Commission Expires 7.28.23