

NORTHWOOD CENTER OWNER'S ASSOCIATION RULES & REGULATIONS

PARKING

1. Parking is permitted only in designated parking areas. Parking is not permitted at the ends of the buildings or in fire lanes.
2. Parking of motor homes, campers, or trailers of any kind is not permitted on HOA property.
3. Long-term parking is not permitted anywhere on HOA property.
4. Owners, clients and guests are only allowed to park at the HOA.

PETS

1. No dogs can be tied or staked in the common areas.
2. Pet owners must immediately clean-up and properly dispose of pet waste. Pets must be on a leash or under voice and sight control of the owner while on the HOA common area.

TRASH

1. Trash left outside of the unit in the common area is not permitted at any time. All trash must be placed in the dumpster. Recycling is not available and must be an individual responsibility to discard. Recycling containers are not allowed to be stored in the common area.
2. Trash pick-up days are each Wednesday.
3. Furniture, pallets, and construction material may not be disposed in the dumpster. They may not be left in the dumpster area or in the common area. Owners are responsible to haul away these items at their own expenses.

EXTERIOR

1. No alterations to the exterior are permitted without prior Board approval.
2. Penetrations to the roofing system and exterior wall are not permitted without prior Board approval. The cost for a follow-up inspection will be the owner's responsibility.
3. Owners will be responsible for damages or bringing the common area back to its original state and may suffer a fine.
4. All window treatments must be inside the windows. Nothing is allowed on the exterior.

NOISE AND CONSTRUCTION

1. If remodeling, please adhere to the Ketchum construction noise ordinance hours. For more information go to their website.
2. During a remodel, please be courteous of your neighbors. If you choose to have a dumpster for outside your unit, the dumpster should be labeled with your unit number and not used for trash. This will eliminate people putting their daily trash in your dumpster.
3. Please follow the construction ordinance for the City of Ketchum. Monday –Saturday 8am-6pm.

OTHER

1. For Emergencies, owners are responsible for ensuring Management Company has contact information.
2. Owners are responsible for adequately maintaining their unit to prevent damage to common area or surrounding units. Keep unit heated during the winter is imperative to keep pipes from freezing.

PRIOR BOD APPROVAL IS NEEDED FOR THE FOLLOWING:

Requests must go the ADC committee first for approval. Once approved the BOD will review for final approval.

1. Prior BOD approval is required for all modifications or additions to the exterior of the building structure or common area landscape area.
2. Exterior Signage
3. Window and exterior door changes require BOD approval.
4. Exterior Lighting.
5. Exterior Landscaping.
6. Sandwich Signs in common area. (Once new main sign installed all sandwich board signs must be removed) Scheduled for installation by spring of 2015.
7. Any remodel activity or interior installation that requires wall penetration to the outside must have board approval.
8. Awnings.

PioneerWest Property Management and may be contacted by phone at 208.726.9897 for further information or to find the appropriate protocol for submitting requests.

Association CC&R's are available through the website. Go to www.pioneervestsunvalley.com click on Associations, click on Northwood Center, login is 0038.

Adopted by the Northwood Center Owner's Association Board of Directors December 11, 2014