

# RESIDENCES AT EVERGREEN CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS

1. **Parking:** Use assigned parking space only. Keep the area around your vehicle in a clean and orderly fashion. Any oil spill or leaks must be cleaned up immediately by the owner of the vehicle. All vehicles must be in good, clean running condition and have current license plates. Owners are responsible for all costs of damages caused by noncompliance and will be required to remove the vehicle at their expense in a timely manner. Parking of motor homes, boats, campers, and trailers of any kind are not permitted in the garage. No one can work on their vehicles while parked in the garage; vehicles may not be propped up at any time. There is no smoking in the garage, stairwells, and elevator. Parking spaces are for vehicles only, storage is not permitted. Please park within the marked lines, any vehicle taking up two spaces will be tagged, and owner notified.
2. **Pets:** Owners must always keep their animals under their personal control. Pets must be on a leash while in all common areas. Owners must clean up after their pets. Pets may not be tied up outside in the common area or on the deck at any time. Barking dogs may not be left inside or outside at any time. No reptiles, rodents, livestock, or poultry shall be kept in any unit; only domestic dogs, cats, fish, and birds inside bird cages may be kept as household pets. A fifty-dollar (\$50) fine will be assessed the owner for each day an infraction of any of the above rules exists.
3. **Window and Window Coverings:** Each owner shall be responsible for repair, replacement and cleaning of the windows and glass of his Condominium both exterior and interior (however, the association will pay for one exterior window clean per year, usually in May or June). No owner may, without the consent of the Association, place anything in or on the Unit windows, which is in variance with the general appearance of windows of similar Units.
4. **Decks and Patios:** Television or radio poles, antennae, flag poles, clotheslines or other external fixtures shall not be constructed or erected in the common area or the limited common area. No fences, awnings, ornamental screens, sunshades, or walls of any nature shall be erected or constructed on or around any portion of any structure or elsewhere within the development. There shall be no exterior drying of clothes on the decks or patios or any other common area. Items left permanently on decks shall be limited to barbeque grills, patio furniture, plant pots, and hoses. **Smoking is not allowed on individual or common area decks and balconies.**

5. **Hallways:** To be kept in a clean, sanitary, and orderly fashion. No clothing or personal items may be left in the hallway. Flower arrangements and ornamental decorations must be approved by the Board of Directors. Smoking is not allowed in the hallways.
6. **Alterations:** No structural alterations shall be made at any time without prior approval of the Board of Directors. Exterior alterations are prohibited.
7. **Only one "For Sale" sign is allowed per condominium. No signs of any kind shall be displayed to the public view.**
8. **Nuisances/Noise:** No noxious or offensive activities shall be conducted within the development. Nothing shall be done on or within the development that may be or may become a nuisance or that in any way interferes with the quiet enjoyment of the condominium occupants. Per the City of Ketchum, it must be quiet after 10 pm. A citation or fine will be administered by the Ketchum police if parties, horn honking, and loud noises persist after 10 pm.
9. **Maintenance of Interiors:** Owner shall keep the limited common areas and interior of such Owner's unit and storage space, including, without limitations interior walls, windows, glass, ceilings, floors, and permanent fixtures and appurtenances thereto, if any, in a clean, sanitary, and attractive condition and good state of repair; and shall keep the heating equipment serving such owner's unit exclusively in a good state of maintenance and repair.