

Rules and Regulations:

The rules are formed from the use restrictions as part of the Declarations of Covenants, Conditions and Restrictions of Valley Run and binding to all sublots within the Association. These responsibilities are placed on all sublots to guarantee the marketability and enjoyment of all who reside or visit Valley Run Townhomes.

- 1. Residential use only** - units and the sublots shall not be used for any business purposes. This includes using units for short term rentals; litigation has shown that rental income is a business. Short term rental is anything less than 3 months. All rentals must have lease agreement with contact information and rental insurance policy on file with Management. Board approval is required to conduct any business out of your unit or for any exceptions to this policy.
- 2. Owners must maintain** their subplot in a clean, sanitary, workable and attractive condition. Including decks, interiors and garages within sublots.
- 3. Owners must get approval for any changes to units and sublots** - due to structural engineering, no changes both internally and externally are allowed without approval by the Board of Directors. There is a design review application, please call the office to obtain one. No landscaping changes can be made without Board of Directors approval. Window blinds and curtains that are visible to the exterior must maintain consistent color with all other units to retain the overall property esthetics. Due to noise propagation in confined spaces between units and across the shared driveway, installation of any noise generating devices such as box window fans or crawl space radon removal systems requires Board approval.
- 4. No external antennas**, satellite dishes, radio poles, flag poles or clotheslines are allowed unless approved by Board. No hanging of items on decks or patio walls.
- 5. No smoking is allowed within 35 feet of units in the complex.**
- 6. No vehicle** shall be parked within the project except in the garage or directly in front of garage as parking regulations allow (see attached). The driveway is a fire lane and must be kept clear at all times, including when guests want to “stop by and drop something off.” Overflow parking at entrance is for temporary guests, and priority is given to units 215A and 217B because they cannot park in front of their garages. If staying longer than five days in overflow parking, Board approval is needed. Any inoperable or improperly parked vehicle is subject to towing, call Association management with questions.

Valley Run Townhomes Owners Association, Inc.

P.O. Box 3063
Hailey, ID 83333

7. **Garbage receptacles and recycle bins** are to be kept in garages except on days of pick-up. Management moves trash cans and recycle bins to the street for Wednesday AM pick-up. Owners are responsible for taking glass and cardboard to local recycle locations at the YMCA parking lot or the LDS Church on Spruce Avenue; do not place cardboard or glass in recycle or trash. Christmas trees should be disposed of at city-sponsored lots, typically at the YMCA; do not leave Christmas trees at the street because they are not picked up.
8. **No trailers, boats or recreation vehicles can be parked on the premises.**
9. **Only owners may have pets** – A maximum of 2 disciplined household pets only, and they must be contained or on leash at all times. No animals are permitted to run loose on the premises due to safety issues as well as sanitary concerns in common areas. Owners must clean up after their pets or a fine will be placed on the unit owner. If pets bark excessively as to interfere with the quiet enjoyment of other occupants, the Board may require steps by owner to remedy and a fine will be placed on the unit owner.
10. **No bird feeders or other outside animal feeding** (either pets or wild animals) is permitted because it draws rodents and ants.
11. **All owners shall carry correct insurance** for liability on their subplot. This is listed within the Declaration and binding upon membership in the Valley Run Townhomes Association.
12. **The association can assess monetary penalties** as per #6i on page 9 of the Declaration. The Association will follow the laws of the State of Idaho to fine owners within the Valley Run Townhomes Owner Association. The Board will place fines on a case by case situation.

Management:
Boulder Mountain Property Management
208-481-1786
208-639-9890

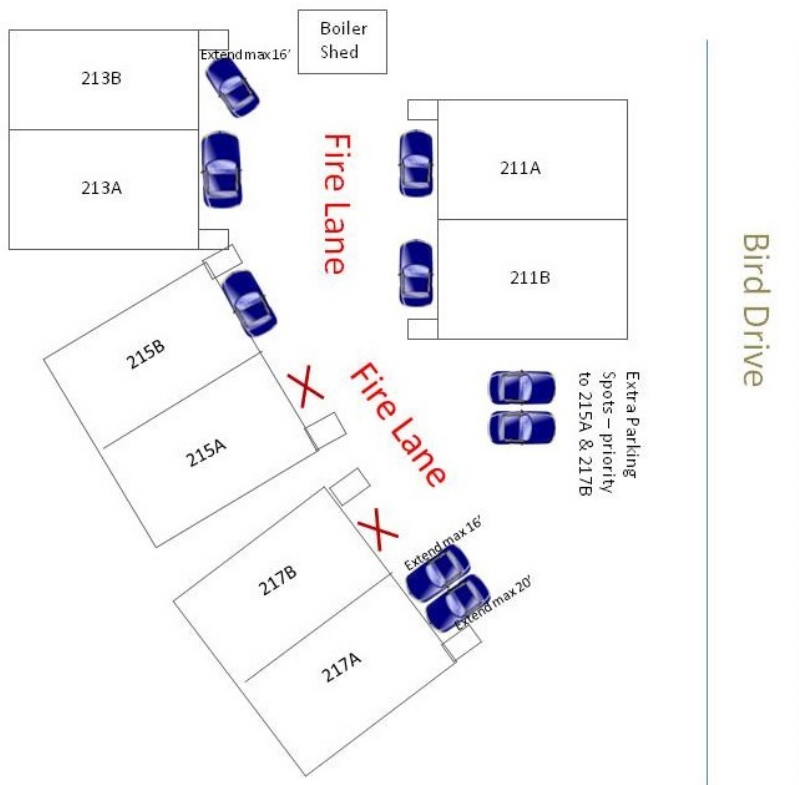
Valley Run Parking Policy

**** Only park in front of your own unit unless given permission otherwise ****

Ketchum Fire Code requires that we maintain a 20' fire access lane in our shared driveway to permit fire and emergency vehicle access. This fire lane is marked with a no parking sign on the boiler house wall.



Parking inside your garage as your first choice helps lessen congestion in our common driveway. When that's not possible, here's where you can park to maintain the required 20' fire access lane:



Units 211A (Sahlman), 211B (Madsen), 213A (Olsen), and 215B (Friedman) can park one vehicle horizontal in front of their units if it's against the garage and up close to the garage door.

Units 215A (Pinney) and 217B (Davidson) cannot park in front of their units because they are in the driveway access "choke point" and parking there would prevent fire/emergency access to rear units.

***** Given the lack of extra parking for 215A and 217B, it is considerate if we give them priority on the two extra spots in the driveway (when they're in town and have guest vehicles) *****

Unit 213B (Broback) can park one vehicle horizontal close against the garage or at an angle so long as the vehicle doesn't extend more than 16' measured from the garage door.

Unit 217A (Ziherl) can park head-in. If two vehicles are parked in front of the garage, the one on the right must not extend more than 16' and the one on the left, 20', measured from the garage door. If only one vehicle is parked in front of the garage, it should be parked on the leftmost side.

***** Renters and guests should be informed of this parking policy *****