

# WARM SPRINGS RANCH RESIDENCES OWNERS' ASSOCIATION RULES AND REGULATIONS

Ketchum, Blaine County, Idaho

Adopted by the Board of Directors: \_\_\_\_\_

## PREAMBLE

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These Rules and Regulations ("Rules") are adopted by the Board of Directors of the Warm Springs Ranch Residences Owners' Association, Inc. (the "Association") pursuant to the Declaration of CC&Rs recorded November 3, 2021, as Instrument No. 688400, Blaine County, Idaho, and Idaho Code § 55-3201 et seq. These Rules supplement the CC&Rs; in any conflict, the CC&Rs govern. All Owners, tenants, occupants, and guests are bound by these Rules.

## SECTION 1 – SHORT-TERM RENTAL PROHIBITION

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### 1.1 30-Day Minimum

Consistent with CC&Rs Section 2.1(g), no Owner shall rent, lease, or permit occupancy of any Residence to any third party for fewer than thirty (30) consecutive days. Short-term rentals ("STRs") — including but not limited to rentals through Airbnb, VRBO, HomeAway, or any similar platform — are strictly prohibited.

### 1.2 Rental Documentation

Within ten (10) days of any tenancy commencing, the Owner must provide the Association with: (a) a copy of the executed lease showing a minimum 30-day term; (b) names and contact information for all adult tenants; and (c) an Owner emergency contact. Failure to provide documentation is a separate violation subject to fines under Section 3.

### 1.3 Owner Responsibility for Tenants

Owners are responsible for their tenants' compliance with the CC&Rs and these Rules. Violations by tenants are assessed against the Owner. The Association reserves the right to monitor public rental platforms to identify STR violations.

## SECTION 2 – ENFORCEMENT AND NOTICE PROCEDURES

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The following procedures apply to all violations of the CC&Rs and these Rules, consistent with Idaho Code §§ 55-3215 and 55-3216.

### **Step 1 — Violation Notice**

Upon identifying a violation, the Association shall send a written Violation Notice to the Owner by first-class mail or email. The notice shall include:

- Description of the violation and the applicable CC&R or Rule provision;
- Required corrective action and cure period (minimum 10 days for standard violations; 24 hours for safety/health violations);
- The applicable fine if not cured; and
- The Owner's right to request a Hearing within ten (10) days of the notice date.

### **Step 2 — Hearing (Owner's Right)**

Any Owner may request a Hearing before the Board within ten (10) days of a Violation Notice. Upon a timely request:

- The Board shall schedule a Hearing within thirty (30) days;
- The Owner shall receive written notice of the Hearing at least ten (10) days in advance;
- The Owner may appear in person, by proxy, or submit a written statement; and
- The Board shall issue a written decision within fifteen (15) days of the Hearing.

If no Hearing is requested within the deadline, the violation and proposed fine are deemed confirmed.

### **Step 3 — Fine Imposition**

Fines are imposed after the cure period expires and either (a) no Hearing was requested, or (b) the Board upheld the violation at Hearing. All fines are special assessments against the Owner's Lot subject to lien and collection under CC&Rs Article 6, including interest at the maximum rate allowed by Idaho law.

### **Continuing Violations**

Unresolved violations accrue a daily continuing fine per the Fine Schedule below until fully cured. The Board may waive or reduce continuing fines upon documented cure.

### **Costs, Lien, and Attorney's Fees**

If the Association cures a violation on a Lot after Owner's failure to act (CC&Rs § 6.10), all costs are billed to the Owner as a special assessment subject to lien. The prevailing party in any enforcement action is entitled to reasonable attorneys' fees and costs (CC&Rs § 8.7).

### **Non-Waiver**

Failure to enforce any provision on any occasion does not waive the right to enforce it in the future (CC&Rs § 8.5(e)).

## SECTION 3 – ENFORCEMENT POLICY

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The following fines apply to all violations of the CC&Rs and these Rules. Fines are assessed per occurrence or per day for continuing violations. Repeat offenses are tracked on a rolling 12-month basis. The Board retains discretion to reduce or waive fines in extraordinary circumstances, which shall be documented in Board minutes.

Violation	1st Offense	2nd Offense (within 12 mo.)	3rd+ Offense (within 12 mo.)	Daily Fine (if ongoing)
Short-Term Rental (under 30 days)	\$500 Per Day	\$1,000 Per Day	\$2,000 Per Day	\$2,000/day
Failure to Provide Rental Documentation	\$150	\$300	\$500	\$25/day
Unapproved Exterior Modification / Construction	\$250	\$500	\$1,000	\$50/day
Failure to Maintain Exterior / Property Condition	\$150	\$300	\$500	\$25/day
Prohibited Vehicle / Boat / Camper Storage	\$100	\$200	\$400	\$25/day
Prohibited Signage	\$100	\$200	\$400	\$25/day
Nuisance / Noise Violation	\$100	\$200	\$400	\$25/day
Pet Violation	\$100	\$200	\$400	\$25/day
Trash / Dumping Violation	\$100	\$200	\$400	\$25/day
Open Fire Violation	\$200	\$400	\$750	N/A
Discharge of Firearms	\$500	\$1,000	\$2,000	N/A
Delinquent Assessment (after 30-day grace)	\$50 + interest	\$100 + interest	\$150 + interest	Max. legal rate

*\* STR fines accrue per rental transaction or per day if the rental is ongoing. The Association may also seek injunctive relief for STR violations.*

## SECTION 4 – AMENDMENT

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These Rules may be amended by the Board at any duly noticed meeting. Owners shall receive not less than ten (10) days' written notice before a vote on any amendment. Amendments take effect upon Board adoption and written notice to all Owners, and may not conflict with the CC&Rs or Idaho law.


## ADOPTION

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The undersigned, constituting all five (5) Directors of the Warm Springs Ranch Residences Owners' Association, Inc., hereby adopt these Rules and Regulations as of the date written below.

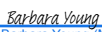
Date Adopted: 05/14/26

**President:**

Signature:   
Robert Parker (May 14, 2026 14:20:22 MDT)


Print Name: Robert Parker

**Director:**

Signature:   
Barbara Young (May 20, 2026 10:41:06 MDT) **David & Barbara Young**


Print Name: Barbara Young

**Director:**

Signature:   
Inca Coman (May 21, 2026 07:55:33 MDT)

Print Name: Inca Coman

**Director:**

Signature:   
Kathy Benjamin (May 14, 2026 16:18:45 CDT)

Print Name: Kathy Benjamin

**Director:**

Signature:   
Jordan Jadallah (Jun 2, 2026 14:41:41 MDT)

Print Name: Jordan Jadallah












# WSRR\_Rules\_Regulations\_FINAL


Final Audit Report

2026-06-02


Created:	2026-05-14
By:	Sheri Thomas (sheri@bmpmngmt.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8yiKQDjgDtRT41iJcq0Muk2hr4CS8geQ

## "WSRR\_Rules\_Regulations\_FINAL" History

-  Document created by Sheri Thomas (sheri@bmpmngmt.com)  
2026-05-14 - 8:19:40 PM GMT- IP address: 184.178.64.47
-  Document emailed to robert@vpcompanies.com for signature  
2026-05-14 - 8:19:46 PM GMT
-  Document emailed to bjyoung0919@gmail.com for signature  
2026-05-14 - 8:19:46 PM GMT
-  Document emailed to incacoman@gmail.com for signature  
2026-05-14 - 8:19:46 PM GMT
-  Document emailed to kathy.benjamin21@gmail.com for signature  
2026-05-14 - 8:19:47 PM GMT
-  Document emailed to jordan@jadallah.com for signature  
2026-05-14 - 8:19:47 PM GMT
-  Email viewed by bjyoung0919@gmail.com  
2026-05-14 - 8:19:54 PM GMT- IP address: 66.249.84.104
-  Email viewed by robert@vpcompanies.com  
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-  Signer robert@vpcompanies.com entered name at signing as Robert Parker  
2026-05-14 - 8:20:20 PM GMT- IP address: 184.178.66.29
-  Document e-signed by Robert Parker (robert@vpcompanies.com)  
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 Email viewed by kathy.benjamin21@gmail.com

2026-05-14 - 9:07:32 PM GMT- IP address: 74.125.215.1

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2026-05-14 - 9:18:43 PM GMT- IP address: 72.133.185.200

 Document e-signed by Kathy Benjamin (kathy.benjamin21@gmail.com)


Signature Date: 2026-05-14 - 9:18:45 PM GMT - Time Source: server- IP address: 72.133.185.200 - Signature Appearance Selected: MOBILE\_DRAW

 Email viewed by bjyoung0919@gmail.com


2026-05-20 - 3:42:28 PM GMT- IP address: 74.125.209.131

 Sheri Thomas (sheri@bmpmgmt.com) replaced signer bjyoung0919@gmail.com with Barbara Young (davidyoung19727@gmail.com)


2026-05-20 - 9:04:12 PM GMT- IP address: 184.178.64.47

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2026-05-20 - 9:04:12 PM GMT

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2026-05-20 - 9:04:19 PM GMT- IP address: 74.125.209.130

 Document e-signed by Barbara Young (davidyoung19727@gmail.com)

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2026-05-21 - 1:54:44 PM GMT- IP address: 74.125.215.101

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2026-05-21 - 1:55:31 PM GMT- IP address: 70.171.131.27

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Signature Date: 2026-05-21 - 1:55:33 PM GMT - Time Source: server- IP address: 70.171.131.27 - Signature Appearance Selected: MOBILE\_DRAW

 Email viewed by jordan@jadallah.com

2026-06-02 - 8:40:28 PM GMT- IP address: 184.177.136.196

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2026-06-02 - 8:41:39 PM GMT- IP address: 184.177.136.196

 Document e-signed by Jordan Jadallah (jordan@jadallah.com)

Signature Date: 2026-06-02 - 8:41:41 PM GMT - Time Source: server- IP address: 184.177.136.196 - Signature Appearance Selected: MOBILE\_DRAW

✔ Agreement completed.

2026-06-02 - 8:41:41 PM GMT