

WESTWOOD TOWNHOMES OWNERS ASSOCIATION
RULES & REGULATIONS 2015

The Westwood Townhomes Owners Association (the "Association") has adopted the following rules and regulations (the "Rules and Regulations") effective as of January 22, 2015. These Rules and Regulations, as may be amended from time to time, are an integral part of the Declaration and Covenants, Conditions and Restrictions for the Westwood Townhomes (the "Declarations"). In addition to the Rules and Regulations, the Association requests consideration for others and common decency with respect to the behavior and conduct of Owner, occupants, and their guests. For the purposes of these Rules & Regulations; "Common Area" shall be defined as it is in the Westwood Declaration and Covenants, Conditions, and Restrictions:

"The "Common Area" means the entire project except all townhome sublots, as defined in this declaration or as shown on the Plat for Westwood Townhome Phase I Subdivision. The common area shall be owned by the Association for the common use and enjoyment of the townhome subplot owners at the time of the conveyance of the first townhome subplot subject to reserved areas for future townhome sublots as shown on the plat for Westwood Townhome Phase I Subdivision."

A. Common Elements

- a. No resident of a Dwelling Unit may store materials or objects of any kind in the Common Area without the prior written consent of the Board of Directors of the Association (the "Board"). This includes, without limitation, rubbish, plant waste, building materials, tools, etc.
- b. Owner trash receptacles are to be removed from street side pickup area and returned to garage or garbage corral no later than the evening of the day of the Association's scheduled pickup.
- c. Owners are responsible for violations committed by their guests or tenants. Owners are liable for all damage done by their guests or tenants.
- d. No resident of a Dwelling Unit may commit any action that detracts from the visual attractiveness of the Project.
- e. There will be no changes in the landscaping of the Common Area without the prior written consent of the Board. Only the Association is permitted to plant gardens, trees, shrubs, etc. in the Common Area.
- f. All toys, recreational equipment, bicycles and similar items must be stored from sight except when in use.
- g. No resident of a Dwelling Unit may commit any action that presents a danger to other residents, their property or the Common Area.
- h. No fires are permitted in the Common Area.
- i. No resident of a Dwelling Unit may store anything in the Common Area or inside their Dwelling Unit, nor commit any action that raises the rates of, or invalidates, Association Insurance policies.
- j. No noxious, offensive, dangerous or unsafe activity shall be conducted in any Dwelling Unit, nor shall anything be done, either willfully or negligently, which may be or become a nuisance to the other Owners or occupants. No Owners or occupant shall make or permit any disturbing noises nor do or permit anything to be done by others that will interfere with the rights, comforts or convenience of other Owners or occupants.
- k. No motorized vehicles may be kept or stored anywhere on the Common Area.
- l. No rags or rugs are to be dusted from the windows or beams on the exterior of the Dwelling Units.
- m. No clothing, household fabrics or any other items may be dried or aired in such a way as to be visible from the exterior of a Dwelling Unit.
- n. The use, maintenance and function of the Common Area shall not be obstructed, damaged or unreasonably interfered with by any Owner or occupant of a Dwelling Unit.
- o. No firearms, BB guns, bows, or other objects that can be used as weapons may be operated in the Common Area.

B. Parking

- a. Guest parking spaces are for use by guests only. Owners and occupants may not park in guest parking spaces.
- b. A vehicle parking illegally or in violation of the Declaration or these Rules, pursuant to Idaho Code 49-1806, may be towed at the request of the Association at the vehicle owners expense.
- c. No vehicle may park anywhere in the Project except in designated parking spaces.