

Pineridge Townhomes
House Rules and Regulations

Article IV, section 4.3.1 (D) of the Declaration of Covenants, Conditions, and Restrictions for Pineridge Townhomes, gives authority to the Board of Directors to adopt reasonable rules and regulations governing use of the property.

The Board now intends to adopt reasonable rules and regulations, and also incorporate and summarize restrictions already contained within the Declaration.

The Board of Directors hereby adopts the following rules, regulations, and enforcement policies:

Parking

Owner/Resident Optional Spaces.

- Five of the eleven parking spaces shown on the plat map as guest/visitor parking will be designated as owner/resident/guest/visitor parking. Use of these spaces is on a first-come-first-served basis and are “owner optional”, not “owner only”. If you are an owner or a resident and one of these five spaces is not available, you may **not** park in one of the six remaining guest/visitor spaces. The eleven parking spaces will be clearly marked.
- Owners and residents with one and two car garages must comply with the CC&R’s and use their garages to park all of their vehicles. For example, if the owner/resident lives in a Sublot originally built with a two car garage and has two vehicles, both vehicles must be parked in the garage. For the purposes of this section, all garages are considered two-car except for the following Sublots: 1, 4, 5, and 8. An owner may use a visitor space to park a vehicle if they have a short-term (less than 48 hours) guest who will be parking in that space or in their garage.
- **Third Vehicles:** All Sublots are limited to two **resident** vehicles maximum. No exterior space may be used to park a third vehicle.
- Vehicles parked in any outdoor parking space must be driven on a regular basis. Storage of vehicles in outdoor spaces is not allowed.
- Owners who rent their Townhomes are required to make tenants or potential tenants aware of the Pineridge rules concerning parking. Sublot owners are subject to fines incurred for their tenants’ violations of rules, and according to the CC&R’s can be held responsible for paying any towing or immobilization fees their tenants may incur.
- Residents must obtain a parking permit for the vehicle of guests in their Townhome staying more than two (2) nights (48 hours) To obtain a parking permit e-mail or call the manager and specify the dates the permit will be used to sheri@bpmgmt.com or 208-481-1786 at least 48 hours prior to the arrival of your guest and a permit will be placed on the door of your Townhome.
- Vehicles in violation (residents or owners parking in visitor/guest spaces) will be given one written warning. A second violation will result in their vehicle being immediately towed or immobilized.

Snow Removal.

- After snow storms, all parking spots must be vacant (or listen for the plows and move while they’re here) between the hours of 9:30 a.m. and 12:00 p.m., or until parking spaces are plowed. If your vehicle is not moved a warning notice will be placed on it. If you fail to move your vehicle a second time, the enforcement policy outlined in Section F will be implemented to begin fining proceedings.
- If a vehicle is parked in a way that hinders efficient snow removal, including snow removal to adjacent spaces or fire lanes, the vehicle may be towed immediately without notice. If the vehicle becomes covered in excessive amounts of snow (the amount of which will be at the sole discretion of the association) and/or hinders other resident’s use or enjoyment of adjacent spaces, a 24 hour towing notice will be placed on the vehicle. If the vehicle is not moved, it will be towed. The owner of the subject vehicle will be responsible for all costs related to towing, impound fees, and any additional snow removal costs incurred by the association.

Fire Lanes

- **Vehicles may be parked in marked parking spaces and inside garages only. All access roads are to be considered fire lanes as required by Ketchum/International Fire Code, and any vehicles parked outside designated parking spaces (including behind garages), will be subject to immediate towing without notice.**

GENERAL ENFORCEMENT POLICY:

- 1. The Board, or its authorized representative, may make random and/or regular inspections of the property for violations of these rules and regulations from time to time.**
- 2. Any Townhome found in violation of these rules shall have a notice placed on the front door noting the violation, and giving the resident Seven (7) days to correct the situation.**
- 3. If the violation has not been corrected at the end of those seven days, a second notice will be placed on the front door of the Townhome giving the resident an additional Five (5) days to correct the situation. A copy of the notice will also be mailed to the Sublot Owner at the mailing address on file with the Association. A copy of the notice may also be sent to the Sublot Owner via Email, if the association has a valid address on file.**
- 4. If the violation has not been corrected at the end of those five days, the President of the Association Board may call a meeting of the Board members to discuss the violation and determine if fines should be issued. The Sublot Owner shall be given written notice of such meeting via personal service or certified mail at least Fourteen (14) days prior to the meeting. (I.C. §55-115)**
- 5. At such meeting, the Sublot Owner may be represented by counsel and has the right to be heard.**
- 6. In the event the Sublot Owner begins resolving the violation prior to the meeting (if the violation is curable), no fine shall be imposed so long as the owner continues to address the violation in good faith until fully resolved. (I.C. §55-115)**
- 7. A majority vote by the board shall be required prior to imposing any fine on a Sublot Owner for a violation of any covenants and restrictions pursuant to the rules and regulations of the homeowner's association. (I.C. §55-115)**
- 8. The amount of such fines to be imposed are as follows:**

First offense:	\$150
Second or Repeat offense:	\$200