

RULES AND REGULATIONS

THIS SUMMARY OF WARM SPRINGS TENNIS CONDOMINIUM (WSTC) POLICIES IS PROVIDED FOR THE CONVENIENCE OF OWNERS, OCCUPANTS AND GUESTS.

PLEASE NOTE: UNIT OCCUPANTS/GUESTS SHOULD CONTACT THEIR INDIVIDUAL UNIT'S OWNER FOR ANY ISSUES.

ONLY UNIT OWNERS SHOULD CONTACT THE ASSOCIATION MANAGEMENT DIRECTLY

THE ASSOCIATION MANAGEMENT WILL NOTIFY UNIT OWNERS REGARDING ANY VIOLATIONS OF THE RULES AND REGULATIONS.

UNIT OWNERS ARE EXPECTED TO COMMUNICATE ANY ISSUES WITH THEIR TENANTS. THE ASSOCIATION MANAGEMENT WILL NOT BE RESPONSIBLE FOR COMMUNICATING OR RESOLVING ANY ISSUE DIRECTLY WITH A TENANT.

IN AN EFFORT TO AVOID FEES CHARGED TO THE ASSOCIATION FOR INDIVIDUAL REPEAT/EXCESSIVE VIOLATIONS, ANY FEES INCURRED TO REMEDY A VIOLATION WILL BE CHARGED DIRECTLY TO THE UNIT OWNER.

OWNERS are responsible for insuring occupants and guests are aware of and in compliance with all of the Association's Rules and Regulations, applicable covenants, conditions and restrictions.

OWNERS are expected to have lease agreements for all long-term renters that state the renters have a copy of and will abide by the Rules and Regulations of the Warm Springs Tennis Condos. Short term rentals shall provide a copy of the Rules within the unit in a conspicuous and permanent place within the unit and have a listing in which renters, upon payment agree to abide by the Rules of the Condominiums.

OWNERS must notify all renters of these policy Rules and Regulations as they will be the responsible party to incur fines for any renter violations. There is a minimum fee of \$25 for any call to management regarding renter rules violations.

OWNERS also must comply and relay the need to comply to renters the following:

1. Warm Springs Condos are a no smoking complex. Smoking of any kind will not be tolerated.
2. No pets are allowed for any short-term rentals.
3. Maximum occupancy of units is Four persons.
4. All vehicles must be moved during snow removal.

Any questions regarding these rules and regulations can be directed to Jon at Sawtooth Property Services at 208-720-5893. Our office is open Monday through Friday 9 to 5. Calls after hours for emergency purposes only is 208-720-5893. Thank you in advance for adhering to the Rules for Warm Springs Tennis.

PARKING

- All vehicles parked in the parking lot will need to display a permit. If you do not have one, call the office number. All vehicles with a permit in the window will still need to give management the make and model of the vehicle it will be used for. If short term rental the owner or renter will need to let management know the make, model, color and plate # of the vehicle that will be parked in the lot and for how long.
- Vehicles without a permit will be towed after a warning notice has been posted on the car.
- No inoperable or stored vehicles are allowed and will get a warning and towed after 72 hours.
- No recreational vehicles, campers, trailers or vehicles over 9.5 feet are allowed.
- Parking is limited to two vehicles per unit, one spot is assigned per attached map and the other will be first come first serve in a visitor spot. During the winter months when danger of snow falling off the roof is possible cars may need to shift and we ask all to work together to allow for room.
- The Association Board at their discretion and upon an owner request may allow an additional vehicle at a fee set forth by the Board for the timeframe in which the vehicle will be parked. Contact management for request.

SNOW REMOVAL

- Cars should be moved from the lot as early as possible on snow removal days.
- Owners are responsible for shoveling around cars that are not moved in order to maintain clearance of parking spaces.
- The building's metal roofs will slide. The Association is not responsible for ANY damage to vehicles.
- It is recommended that cars parked on the building perimeter of the lot allow at least four feet of clearance for snow slide from the roofs.

NOISE

- Please limit noise in the common areas and decks from 11:00 p.m. to 8:00 a.m.

PETS

- Owners of pets are asked to be considerate of the common area and other residents; please clean up after pets.
- Dogs which bark continually, are threatening to others, or are generally a nuisance are not allowed.

ENTRY WALKWAY

EMERGENCY ACCESS IS MANDATORY. WALKWAYS MUST BE CLEAR OF ALL CLUTTER

- Only two hanging bicycles per unit are allowed on entry walkway. All other bicycles are to be inside units or on the back of common area decks.
- No potted plants allowed.
- One bench of neutral color is allowed next to the front door (not to be used for storage of personal items).
- No personal additions of any kind on common area is allowed (i.e., garden art, bird feeders, signs, flowerpots, boots, shoes, holiday lights, vehicle extension cords out of season: this list is not exclusive).
- Absolutely no nails, screws, etc. shall be affixed to the exterior of the buildings without the Association's approval. Any unauthorized additions will be removed and repaired at owner expense. The minimum charge for repairs is \$100.

SMOKING

WARM SPRINGS TENNIS CONDOMINIUMS IS A NON-SMOKING COMMUNITY

- All community residents are prohibited from smoking in the WSTC common areas, INCLUDING all decks, grounds and parking lot.

DECKS

- NO items should be placed on top railings, including pots and decorations.
- Hanging or draping of materials of ANY kind (towels, rugs, swimsuits, clothing, laundry items, etc.) on or over decks or railings resulting in unsightly or cluttered appearance is prohibited.
- Firewood shall be stored (on the deck) in a neat and orderly fashion.
- Equipment such as outdoor tables, chairs, bar b-ques, flower boxes (when properly maintained), decorative items, and skis (in season only) are permitted. A kayak can be hung on the front deck under the eaves, to be out of sight from the front of the building.
- Unusable outdoor furniture and unused/excess furniture is specifically prohibited from deck areas (old sofas, mattresses, chairs, etc.).
- Decks shall not be used for storage of landscape tools, carpentry tools, automobile tools, sports equipment maintenance tools, etc.
- Garbage may not be collected or stored on decks.

RAILING ADDITIONS

- Any barrier fencing added to the railing must be approved by the Association.

DUMPSTER

- The trash receptacle in the common area is for the exclusive use of the WSTC residents.
- Trash is to be placed inside the receptacles. Items left on the ground will not be collected.
- The following items are picked up weekly for recycling: glass, newspaper, magazines, aluminum, plastic and aluminum. Please deposit these items in the appropriate receptacle. Anything else must be put in the dumpster for pickup. (Corrugated cardboard may be taken to the city recycling locations.)
- Christmas trees should not be placed in or around the dumpster. Christmas trees should be dropped off at local recycling points determined by contacting Clear Creek Disposal at 208-726-9600

WINDOWS/DOORS

- Repair, replacement, and maintenance are the individual responsibility of the unit owner, except exterior door painting when the entire complex is painted, which is done by the Association.
- Any addition or change of slider doors, windows, or screen doors require prior approval of the Association.

W A R M S P R I N G S R O A D

