

# Common Areas & Improvements

**Owned by Leisure Time RV Park Subdivision Homeowners Association**

**Rules of Use & Conduct aka**

## **Rules & Regulations**

(Effective November 12, 2020)

### **DEFINITIONS:**

Common Area---All open land not assigned to a residential lot.

Improvements---All infrastructures of the subdivision for which the Association has the operating and maintenance responsibility.

Rules & Regulations---Rules and regulations concerning the use of and conduct upon all Common Areas and Improvements. These rules and regulations are established, published, amended or repealed by the majority action of the Board of Directors.

### **DESCRIPTION OF COMMON AREAS & IMPROVEMENTS:**

Land---All open ground within the subdivision deeded to the Association and not designed as a residential lot.

Streets---All private streets within the subdivision deeded to the Association.

Walkways---All areas on open land designated as pedestrian walkways.

Streetlights & Signs---All installed street lighting and posted street name signs.

Subdivision Fencing---All installed perimeter subdivision fencing and that of the common areas.

Waterways & Riparian Areas---All ponds within the subdivision extending from the entrance of the Park to the area near the Payette River.

Waterway Pumping Station---The water pumping facility providing the water to the subdivision.

Domestic Water System---Domestic water lines providing all domestic water to the subdivision.

Irrigation Water System---Irrigation water lines providing non-domestic water to the subdivision.

Water Wheel ---Decorative Aeration

Central Sewer Lines & Lifting Stations---All lines & lifting station equipment.

Garbage Collection & Yard Debris Station Areas---Areas and/or fencing provided for deposit of domestic garbage & yard debris.

Electric Power System---Power pedestal unit located on each residential lot. All underground cable and above ground terminal lines including meter belong to the electric company. The power pedestal belongs to the lot owner.

Telephone System---All underground cable and above ground terminal lines belong to the telephone company.

Caretakers Residence---Residential structure to provide on-site housing for the Caretakers.

Equipment Storage Buildings---Storage buildings provided for maintenance equipment and supplies used by Caretakers.

Clubhouse---Building housing the kitchen, library, laundry facilities, toilet and shower facilities, heating and water heating equipment, swimming pool, hot tubs (if applicable) and related equipment.

Pavilion & Equipment---An enclosed shelter for use by Association members. Pavilion must be reserved for events. It will be closed November 1<sup>st</sup> until late Spring of each year for park equipment storage and maintenance projects.

Other Equipment---All other maintenance equipment and recreational equipment owned by the Association.

**THE FOLLOWING USE OF AND ACTIVITIES UPON THE COMMON AREA AND IMPROVEMENTS ARE PROHIBITED UNLESS APPROVED BY THE ASSOCIATION BOARD IN WRITING.**

#### **LAND**

1. Excavation
2. Landscaping or removal of existing flowers, plants or trees
3. Camping, tents or vehicles on Common Areas
4. Parking or Storage
5. Building Structures
6. Fireworks
7. Open bonfires
8. Firearms or dangerous sporting equipment
9. Endangering wildlife

#### **STREETS**

1. Speed in excess of ten (10) mph
2. Removal of gravel

3. Overnight parking or on-street parking other than by lot owner guests.
4. Excavation

#### **WALKWAYS**

1. Motorized vehicles
2. Removal of sand or gravel
3. Excavation

#### **WATERWAYS & RIPARIAN AREAS (relating to the bank of a stream or pond)**

1. Removal of plants or shrubs without Board authorization.
2. Depositing of any debris or garbage in waterways.
3. Motorized devices
4. Removal of dam material
5. Alteration in any manner
6. Spraying vegetation killer within 5 yards of water

#### **DOMESTIC WATER SYSTEM**

1. Any use other than connection to the RV domestic water system.

#### **IRRIGATION SYSTEM**

1. Absolutely no domestic use

#### **CENTRAL SEWER & LIFTING STATIONS**

1. Sewage entered into the central sewer system other than domestic waste from RV connection
2. Use of sewers on vacant lots
3. Putting gravel, rocks or any solid material in any sewer connection.
4. Flushing of any fiber type wipes (including all types that say flushable) and any feminine hygiene products

#### **ASSOCIATION MAINTENANCE EQUIPMENT**

1. Use by unauthorized individuals

#### **CLUBHOUSE**

1. Uses by general public.
2. Use of exercise equipment by anyone under 13 years of age without adult supervision
3. Entrance into storage or control rooms by unauthorized individuals
4. Altering of controls on any support systems by unauthorized individuals
5. Locking or unlocking of exterior doors by unauthorized individuals
6. Overnight parking on asphalt apron
7. Riding any motorized vehicle on asphalt apron other than to park

#### **PAVILION (Picnic Shelter)**

1. Riding scooters, roller skating, roller blading, skateboarding or riding bicycles on pavilion floor
2. Removal of tables or other equipment
3. Uses by the General Public

#### **OTHER ASSOCIATION RULES**

#### **DUMPSTER/YARD DEBRIS/RECYCLING AREA**

1. Dumpsters are to be used for household garbage only. Cardboard disposal is available at city recycling center.
2. No remodeling items, carpeting, flooring, etc. is to be placed in dumpsters. You need to rent your own dumpster from Lakeshore Disposal for remodel & construction debris. Board approval required.
3. No one outside the park may use these dumpsters. These are for lot owners only.
4. Yard waste goes only in the debris bin located at top of C-St by storage lot. No garbage or construction materials of any kind. Read posted rules.
5. Please recycle whenever possible.

6. Large cardboard items are not to be left in recycling area. These items need to be taken to the recycling center by the Legion Hall in town.
7. ABSOLUTELY NO DUMPING OF ANY KIND IN THE HOUSEHOLD DUMPSTER AREA. PLEASE DO NOT LEAVE PAINT, FURNITURE OR ANY ITEMS WHATSOEVER. Good reusable items may be donated to WICAP on the corner of Pine and Idaho streets or taken to the dump yourselves.
8. Please help keep dumpster area neat and clean.

#### **COMMUNITY FIRE PIT**

1. No one under the age of eighteen (18) years of age may set a fire in the fire pit.
2. Only wood approved by the Caretaker will be allowed.
3. No flammable liquid shall be used as a fire starter.
4. No children under the age of thirteen (13) will be allowed around an active fire unless accompanied by an adult.
5. No burning material may be removed from the fire pit.
6. No cans, paper goods, plastics or garbage of any kind shall be thrown into the fire pit.
7. Whoever sets the fire will be responsible for extinguishing the fire and cleaning the area around the fire pit when use is completed.

#### **SUBDIVISION WATERWAYS**

1. No swimming, wading or floating of any kind allowed (kayaks, tubes or rafts, etc.)
2. Parents and/or appointed guardians will be solely responsible for children & pet safety.
3. Cleaning or disposal of dead fish will not be allowed in waterways.
4. Established fishing regulations must be followed.

#### **WEED CONTROL & CLEANUP**

1. It is the responsibility of each lot owner to keep their lot clean and free of weeds and trash and all fencing in good repair.

2. If this is not done, a letter will be sent out by the Board or managing agency notifying the lot owner to clean the lot within 30 days. If not completed in this time frame, a second letter will be mailed to the lot owner giving 10 more days to complete the project or it will be done by the park at an expense to the lot owner.
3. If the lot owner knows that they cannot clean up within the time frame allowed, they will contact the Board or managing agent to clean up for them and pay the cost or hire someone to do the cleanup for them.

### **HORSESHOE PITS**

1. No one under the age of thirteen (13) years of age without adult supervision can use the facility. This is a safety matter.
2. Those members who use the facility will be responsible for the care of the horseshoe pits. Maintenance equipment will be available.
3. Members who use the facility must be aware of the location near the Caretaker's residence and conduct themselves accordingly.
4. Any tournament and/or reservation requests must be coordinated with the Board and reservation times posted on the Association bulletin board.
5. No use by the General Public.

### **GOLF CARTS, ATV'S, UTV'S and OTHER SIMILAR VEHICLES**

1. Drivers must meet all Idaho operating license standards. Children must meet helmet standards.
2. Golf carts, ATVs, UTVs, motorcycles, trail bikes and other similar vehicles should not be operated by children under the age of 16 on the roadways/streets in the LTRV Park unless they have a driving permit or driver's license. Having an adult in the vehicle and an unlicensed/unpermitted child driver is not allowed. This is a safety issue.

### **MISCELLANEOUS RULES**

1. Association Common Areas & Improvements are for the exclusive use of Association members and their invited guests.

2. The Pavilion (picnic shelter) may be reserved by Association members for private parties such as birthdays, anniversaries or family reunions. The reservation must be made with the Board of Directors who will check for conflicting dates & late dues owed by lot owner. A \$25 refundable cleaning deposit will be charged for the use of the space.
3. The swimming pool and facilities are for exclusive use of lot owners, immediate family and guests. A lot owner must accompany or give written permission for guests.
4. No commercial door-to-door solicitation allowed in the subdivision. Brochures or business cards may be left with a Board member to put in the information area of the Clubhouse.
5. The placement and removal of temporary snow covers will be the same as Idaho's snow tire regulation. They may be erected on or after October 15 and must be taken down by April 15.