

Common Areas & Improvements

Owned by Leisure Time RV Park Subdivision Homeowners Association

Rules of Use & Conduct aka

Rules & Regulations: Effective January 1, 2017

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.

Association Rules---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 These rules and regulations are established, published, amended or repealed by the majority action of the Board of Directors.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.

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

Garbage Collection & Yard Debris Station---area & 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 and related equipment.

Pavilion & Equipment---an enclosed shelter for use by Association members.

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 (except maintenance and authorized personnel)
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. Gas 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 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.

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
4. Adult usage of wood stove only

OTHER ASSOCIATION RULES

DUMPSTER/YARD DEBRIS/RECYCLING AREA

1. Dumpsters are to be used for household garbage only.
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 by dumpsters. No garbage. 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 ANYTHING IN THE 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 of \$50.
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.

SUBDIVISION PERIMETER FENCING

1. Maintenance, repair, or replacement of fence is the responsibility of each lot owner. Materials used must meet original construction standard of 6 ft. height & cedar pickets for all perimeter lots. Lots F-59 & P-1 may have a minimum height of three (3) feet to allow for river view, but must conform with cedar picket standard for that portion of perimeter. P-St. river lots perimeter fencing must conform with original pressure treated pole fencing both in height and design. Any lot currently having a different material or height for any perimeter lot will be required upon sale of property or replacement of fence to bring the perimeter fencing back to the intended standard. Lot owners are responsible for keeping these fences in good repair and aesthetically pleasing. All fences & improvements must be approved by Architectural Committee member.

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 should not be operated by children under the age of 16 on roadways unless they have a driving permit or driver's license. Having an adult in the cart and a child driver does not qualify as acceptable. 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 who will check for conflicting dates & payments of dues by lot owner. A \$25.00 fee will be charged for the use of the space, equipment and bathroom facilities. Do not give out the door code to your guests. The side door will be unlocked for bathroom use only. No use of showers, pool, hot tubs or laundromat.
3. The swimming pool, hot tubs 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.
6. Any owner wishing to rent his/her lot or premises must have a signed Owner/Renter Agreement on file with the managing agent as well as a copy of the negotiated lease with the current renter(s).
7. HOA Dues – All lot owners are responsible for paying yearly HOA dues by January 1st. Not to go beyond January 31st. Any dues that become in arrears by \$500.00 will automatically have a lien placed on the property. Once dues are in arrears by \$1,000.00 or more the property will be subject to foreclosure.

Leisure Time RV Park Subdivision Homeowner's Association

www.leisuretimervparkonline.com

Storage Space Rules for Common Storage Area

(see C.C. & R's 2.26 and Rules & Regulations "Storage Space Rules")

1. **Only one storage space** will be assigned in the Common Storage Area to an Association member (lot owner) regardless of the number of lots a member owns in the Association.
2. Storage in the Common Storage Area will be limited to the following Recreational equipment:
 - ATV's & their trailer
 - UTV's & their trailer
 - Snowmobiles & their trailer
 - Jet Skis & their trailer
 - Car Dollies
 - Enclosed or open utility trailers (maximum 30ft used for personal hauling only)
 - Motorcycles & their trailer
 - Golf carts & their trailer
 - Bicycles
 - Boats & their trailer, including canoes, rafts, pontoon and sailboats
 - Popup campers, tent trailers, slide-in campers on vehicle, & camper shells.
 - A camper may be dismounted so that the motorized vehicle may be used for transportation.

- All stored items are **not to exceed 42 ft. maximum overall length for pull-thru spaces and 30 ft. maximum overall length for perimeter spaces.** Limited large spaces are available.
 - Automobiles and light trucks must have current registration/tags and must not exceed 7 months storage time.
3. No Storage other than described in these Storage Space Rules will be allowed.
 4. All items stored in the Common Storage Area described in these rules must have current licenses, tags or decals if required by the state, county or city.
 5. All RV campers stored in the Common Storage Area described in these rules (slide-in pop up, tent trailers, trailers, 5th wheels or motor homes) must have a RVIA plate or decal and/or MSO (manufacturer's statement of origin).
 6. No item currently stored in the Common Storage Area will be considered grandfathered in.
 7. Any item stored in the Common Storage Area not in compliance with these rules will be removed at the owner's expense 30 days after notification by the Board to remove such item.
 8. The Association member (lot owner) presently assigned a space in the Common Storage Area must re-apply each year for a space. Every effort will be made so that the present user of a space can keep the same paid space he/she is currently assigned.
 9. Spaces will be assigned by the volunteer in charge of the Common Storage Area, in conjunction with Riverside Management as they receive applications & payment.
 10. Before placing or storing any item described in these rules, the Association member (lot owner) must sign a statement acknowledging that the Association is not responsible for damage or burglary to any item stored in the Common Area Storage.
 11. An application fee of \$60.00 will be assessed at the time of application for a Common Storage Area space. Spaces are eligible for renewal in January. No amortizing is done for spaces rented after January. **Receipt of Application deadline is February 1st. Forfeiture date is February 15th. On March 1st, the space will become available to the next applicant on first come first served basis.**
 12. Any member who has a storage space must be a member in good standing. On February 1st of each year if HOA dues are not paid, the member with a storage space will automatically forfeit said space and it will become available to the next applicant on first come first served basis.
 13. **No "free space" or use of unoccupied space(s)** will be provided by the Board or the Storage Area volunteer.
 14. Any cover placed over an item stored in the Common Storage Area must be kept in good condition, as determined by the Storage Area volunteer.
 15. **Only Association Members** can use the Common Storage Area spaces.

16. No signs or other articles are to be hung or placed on the fence.
17. The Association Member assigned a storage space will be responsible for repair to the fence if damage occurs while backing or parking in the assigned storage space.
18. Applications will be sent out with the annual assessment notices at the beginning of each year.
19. The Board will make every effort possible to accommodate emergency parking needed by Association Members. One space will remain available by the Board for this sole purpose.

ASSOCIATION BUILDING RULES

STORAGE SHEDS & BUILDINGS

1. Any and all building on lots must have a written approved permit from the Architectural Committee before any type of building is to start (CC&R 2.5) and a city permit if required for the project.
2. All storage sheds/buildings and locations must be approved in writing before a shed or building is constructed. If you are purchasing a prebuilt shed you must have written approval for the shed and location before bringing the shed into the Park. All sheds "should have a roof and siding color utilizing colors from the color chart approved by the board". "The style shall be the same as or consistent with a barn style roof which consists of a 4-sided roof or gable style roof".
3. It must have a height not to exceed 9-1/2 feet from ground level to roof peak. The size of the shed can be no larger than 100 square feet.

FENCES

1. 2007 CC & Rs "All fences must be limited to a four foot (4) or less fence constructed from wood or vinyl material. Fences must be constructed to manufacturer specifications and must be well-maintained and in keeping with the aesthetic of the surrounding lots and property within the Subdivision. All fencing design materials shall be approved in advance by the Board". **See Common Area Rules & Regulations that apply to Perimeter Fencing standards.**

WATER HOOKUPS

1. When replacing any water hookup, the frost-free hydrant is the property of Leisure Time RV Park and is to be returned to the Association if removed. You must submit in writing to the Board any plan to remove or move the hydrant. Any repair needing done to the hydrant is the responsibility of the lot owner.

ADDITION TO PARK MODELS, DECKS, ROOMS AND AWNINGS

1. Any type of building addition must be approved in writing by the Architectural Committee prior to starting any construction. If a city permit is required, it must be purchased after the Building Permit Request Form is approved.

ASSESSMENTS FOR VIOLATION OF CC&R'S AND PARK RULES & REGULATIONS

1. The Board or management agent must notify the lot owner of any violation in writing and send it first class mail to the last known address of such owner shown on the records of the Association. This notice will allow up to thirty (30) days, depending on the nature of the violation, to correct the violation.
2. If the violation is not corrected within the allotted time granted, the Association may incur costs or expenses to correct a lot owner's violation and levied against the lot owner in the form of an assessment.

SWIMMING POOL, HOT TUBS AND FACILITY USAGE RULES & REGULATIONS

As we all must recognize, our swimming pool, hot tubs and facilities are limited and must be properly managed in order to serve all our lot owners, their families and guests in a fair and equitable way. The Board has established the following procedures to aid in the management of our swimming pool, hot tubs and facilities.

SUMMER POOL HOURS (MAY 1 THROUGH SEPTEMBER 30)

Open 7 days a week 8:00am to 10:00pm Open Swimming

WINTER POOL HOURS (OCTOBER 1 THROUGH APRIL 30)

(One hot tub will be closed down for the season to save on costs)

Open 7 days a week 8:00am to 8:00pm Open Swimming

1. Posted hours for pool usage will be strictly enforced.
2. An adult **must accompany children under the age of 13 anytime** the children are using the pool and facilities. Children without proper adult supervision will be asked to leave the pool and facilities until proper adult supervision is obtained.
3. In order to assure reasonable sanitation conditions of the pool water, **children under the age of 3 will not be allowed in the pool without adult supervision. Any child not potty trained must have special swim diapers.** In addition, when any physical evidence of defecation in the pool is found, swimming pool **must be closed for a period of 48 hours** to allow the filtering system to clean the water.
4. No food or drink allowed in pool building. This applies even if you are not swimming.

5. The hot tubs will not be used for swimming or playing. The purpose of the hot tub is to provide a place to relax and enjoy the benefits of the hot water and its therapeutic value. **Due to overheating safety reasons, children under the age of 13 will not be allowed to use the hot tubs.**
6. A reasonable level of "swimming pool etiquette" will be required. Unreasonable noise, unwanted splashing or other activities that infringe on other member's enjoyment of the facilities will not be allowed.
7. No diving or cannonball jumps into the pool. If you are seen doing this, you will be asked to leave the pool.
8. **No children left unattended in the laundry or shower building.**
9. Please dry feet when exiting the showers or pool building.
10. Please be responsible and courteous. Clean up the pool and shower area after use.
11. Please read and follow the health department rules posted in the pool building.
12. The Board has approved the use of volunteer "pool monitors" and has authorized these volunteers to enforce all standing pool, hot tubs and facility usage rules and regulations.

The swimming pool, hot tubs and facilities are the primary shared recreational facilities in the subdivision. The Board asks all lot owners, family members and guests to recognize this situation and be willing to plan their use of the facility accordingly. Those lot owners who have family groups or several guests at one **time** would help by using the pool in small groups in shifts during their visits. **The General Public may not use the Clubhouse or Pavilion facilities.**