

# RULES & REGULATIONS

## THE RANCH AT SUN VALLEY ASSOCIATION, INC.

**ADOPTED  
June 29, 2015**

**PREAMBLE:** The Ranch Board of Directors would like to thank all residents in advance for their cooperation in adhering to the Association Rules, Regulations and Guidelines. What is important to remember is that we all live in this very small community and the golden rule is to use “common courtesy” with your neighbors. Keeping the exterior living spaces neat and clean, keeping noise to a minimum after hours, immediately cleaning up after pets and sharing parking spaces near condominiums are just a few of the basic common courtesy things you can do to help make living in the Ranch a very pleasant experience for everyone. The Association Rules and Regulations on the following pages are intended to help you do the things you want to do in a manner that is acceptable to your neighbors and the Ranch Association. The rules are intended to accommodate the varying needs of our residents. Let’s face it, we are all very different people with varying likes and dislikes; however, by following the rules and regulations you will help preserve the health, safety and welfare of our residents and maintain property values important to all our owners. The Ranch is a very special place, we hope you enjoy living here.

*Thank You,  
Ranch Condominium Association  
Board of Directors*

## *Table of Contents*

|                                                                                           |    |
|-------------------------------------------------------------------------------------------|----|
| Rules & Regulations Enforcement Policy .....                                              | 1  |
| Assessment Collection Policy .....                                                        | 2  |
| Common and Limited Common Area Storage Policy .....                                       | 3  |
| Condominium Access Policy .....                                                           | 4  |
| Crawlspace Usage Board Resolution .....                                                   | 5  |
| Extension Cord Use for Engine Block Heating .....                                         | 6  |
| Long Term Parking Restrictions .....                                                      | 7  |
| General Parking Restrictions – ( <i>Vehicles, Trailer and RV's and Motorhomes</i> ) ..... | 8  |
| Dog Policy - ( <i>Owners and Tenants</i> ) .....                                          | 9  |
| Tenant/Long Term Guest Dog Policy - ( <i>Owner Acknowledgement</i> ) .....                | 10 |
| Alterations Rules Supplement - ( <i>Interior/Exterior Alterations</i> ).....              | 11 |
| i. Satellite Dishes                                                                       |    |
| ii. Window Coverings                                                                      |    |
| iii Deck Extensions                                                                       |    |
| iv. Landscape Alterations                                                                 |    |
| v. Interior Unit Alterations                                                              |    |
| vi. Crawlspace Encroachment                                                               |    |
| vii. Entry Door & Screen Door Replacement                                                 |    |

**RANCH CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS ENFORCEMENT POLICY  
June 29, 2015**

**RECITALS:**

At times it may become necessary for the Association to enforce the established rules and regulations. Most often this becomes necessary when an owner, guest or tenant is unaware of the Association rules and regulations. The Condominium Declarations allow the Association to collect varying fees to offset the cost of enforcement either administratively or through judicial action. Owners assume the responsibility for their tenant's actions while they reside in the Ranch Association. All action taken is directed to the condominium owner because the Association recognizes they have minimal recourse other than enforcing eviction of a tenant. The following enforcement procedure establishes due process which is in compliance with the condominium declarations and the condominium statutes within the State of Idaho.

**RULES ENFORCEMENT POLICY:**

There is a need to establish a policy for rules enforcement to assure compliance with the Covenants, Conditions, Restrictions and Rules and Regulations of the Association. The Board is given the authority within the Declarations to establish reasonable rules and enforcement policies that include monetary charges for violations. It is the intent of the Board of Directors to establish the following policy to insure compliance of Association governing documents and properly approved rules & regulations:

1. **Written Warning:** The resident of the condominium will receive a phone call, or personal contact by management and written warning requesting that any violation be remedied or removed within ten (10) days. This notice will be hand delivered to the resident or posted on the unit door. A copy of the letter will be sent to the unit Owner via US Mail. Pet violations will require immediate compliance.
2. **Notification Letter:** After ten (10) days, if the violation remains, a notification letter will be sent to the Owner via Overnight Certified Mail ( Return Receipt) or Email (Return Receipt), allowing an additional 4 days to remove the violation or to request a Board hearing by the specified date. A \$35.00 processing fee will be applied to the unit owner's account as a result of this letter. Pet violations will have one (1) day compliance warning before issuing notification letter and imposing \$35.00 processing fee.
3. **Violation Charges Per Day:** If after four (4) additional days the violation remains and a request for Board hearing has not been received from the owner, a \$50.00 per day charge will be applied to the owners account until the violation is removed. Fees shall be used towards administrative and legal expenses to enforce compliance.
4. **Violation Reoccurrence:** If the violation reappears within 365 days of the original notification, a certified letter will be sent to the owner, a \$35.00 fee will be automatically applied to the Owner's account, and violation administrative charges will be applied as indicated in item #3 above.
5. **Collection:** Collection of violation charges will be in accordance with the Assessment Collection Policy.
6. **Owner Responsibility:** Management personnel do not have the authority to reverse charges once applied to the owners account. Owners must submit a written request and attend a Board hearing regarding violations and charges applied to their accounts.

**OWNER WITH GUESTS AND/OR TENANTS RESPONSIBILITY**

Owners are responsible for the actions of their guests or tenants while on The Ranch Association properties. Owners are responsible for providing a copy of these rules and regulations to their guests and tenants. All violation processing fees and charges are the responsibility of the unit owner.

**RANCH CONDOMINIUM ASSOCIATION  
ASSESSMENT COLLECTION POLICY  
APPROVED BY THE BOARD OF DIRECTORS  
June 29, 2015**

**RECITALS:**

The Ranch Board has establish the following policy to insure that timely collection of Association charges are accomplished in a reasonable and diligent manner, and to fulfill the Board of Directors fiscal obligations to the Association membership. It is the intent of the Board of Directors that this collection policy is standard and equitable for all Association members that are past due on assessments and charges issued by the Association. The collection policy outlined below shall be the standard collection procedures utilized by the Ranch Board of Directors or its authorized agent in collecting past due Association assessments and charges:

1. **Due Date:** Dues are billed to owners on a quarterly basis. All accounts are due and payable and must be received by the authorized agent by the last day of the first month of the billing cycle. The billing and payment cycles are; billed August 1st with payment due by August 31st; billed November 1st with payment due by November 30th; billed February 1st with payment due by February 28th, and; billed May 1st with payment due by May 31st.
2. **Demand Letter:** After the end of the first month of the billing cycle a Certified Mail demand letter shall be sent for all accounts which are past due by the 10<sup>th</sup> of the second month of the billing cycle. An administrative charge of \$50.00 plus certified mailing costs from the USPS shall be applied to the Owners account along with accrued interest at the Board approved interest rate. Current interest rate is 1.5% per month. As of May 2015 these charges would total approximately \$78.00 plus certified mailing costs per occurrence.
3. **Lien Filing:** If payment of Association assessments and charges has not been received by the first day of the next billing cycle, the Board of Directors may authorize a lien be filed to protect the Association's interest. A \$100 lien and processing charge shall be applied to the owners account.
4. **Foreclosure Proceedings:** If, after 90 days of filing a lien, payment in full has not been received, the Board may authorize that all documentation be given to legal counsel to initiate foreclosure of the subject property. An additional charge of \$100.00 and accrued interest will be applied to the owner's account, as well as all legal expense incurred in foreclosure proceedings.
5. **Interest Rate:** Interest of 1.5% per month will be applied to all past due accounts. Interest shall only be applied to past due Association charges. Interest will not be charged on previous interest amounts applied to the owners account.
6. **Payment Plans and Reversing Charges:** Only authorized Board representatives can approve payment plans, or reverse finance charges, applied to delinquent accounts. Requests and/or outline for a payment plan must be submitted in writing to the Board of Directors.
7. **Statements and Notice:** The Ranch Condominium Association shall send all dues statements and delinquency notices to the last known physical address, or email address in the event the owner has opted for electronic billing, provided and in the official records of the Ranch Condominium Association. Condominium owners are responsible for notifying the Ranch Condominium Association of any change of address.

**RANCH CONDOMINIUM ASSOCIATION  
COMMON AND LIMITED COMMON AREA  
STORAGE POLICY  
APPROVED BY THE BOARD OF DIRECTORS  
June 29, 2015**

**RECITALS:**

The Ranch Board has establish the following policy to insure that common and limited common areas are maintained in a manner that complies with the governing documents and maintains the general appearance in a manner appreciated by all residents. The following policy has been established by the Board to aid the owners in what is permitted within view of any portion of the common or limited common area. The Board recognizes that residents may have personal wall hangings, wind chimes, bird feeders, decorative art, etc. beyond the list of approved items. Should any of these items be deemed offensive, fall into disrepair or become a nuisance to neighbors, the Ranch Condominium Association may require its removal by notification to the condominium owner or resident. Common areas are defined as all exterior grounds. Limited common areas are defined as porches, decks and balconies. With this policy, the Board has established only the following items may be stored on limited common areas within view of any portion of the common area grounds:

**COMMON AREA STORAGE**

None. No common area storage is permitted.

**LIMITED COMMON AREA STORAGE**

Only the following items shall be permitted within view of any portion of the common area or from neighboring condominiums:

**WOOD:** Neatly stacked firewood is limited to one (1) cord maximum (4'x4'x8'). Only brown or gray tarps may be used to cover wood stored on decks. No other tarp colors are permitted.

**FURNITURE:** Lawn, deck and outside furniture only. Outdoor tables, umbrellas, chaise lounges are permitted. All outdoor furniture must be in good repair. No overstuffed or interior furniture is permitted.

**BBQ:** Covered propane or natural gas barbecues are permitted. Charcoal barbecues are not permitted on decks per fire department regulation, safety and insurance reasons.

**BICYCLES:** May be stored on decks. The hanging of bicycles from or on any portion of the common or limited common is not permitted. Please do not hang bicycles in any manner. Winter storage of bicycles on limited common area is permitted provided the bicycles are covered with a brown or gray tarp.

**SKIS:** May be stored on limited common area from November 15 to April 15.

**FLOWER POTS:** May be stored on decks provided they are neatly stacked during winter months.

**UNDER DECK STORAGE:** None. The storage of any item under ground floor decks is not permitted due to potential fire hazards. Please do not store anything under decks as these areas must be kept clear of any stored item at all times.

**Note:** *All other items, stored or displayed, are subject to removal upon request by the Association. Please keep personal belongings, wall hangings, flags, wind chimes, bird houses, etc. to a minimum to avoid its removal being requested by the Association. What is a treasure to you may not be a treasure to your neighbor. Common courtesy is greatly appreciated by everyone!*

**ELECTRICAL CLOSET STORAGE**

Personal items may be stored in the Ranch Association electrical closets under the following conditions:

1. The closet will remain unlocked at all times allowing for access at any time by Association and/or emergency services and utility company.
2. Personal Storage must not impede access to: Circuit Breakers, Electric Meters, Telephone Equipment, Cable TV Equipment, Irrigation Time Clocks and Electrical Outlets.
3. Owner requests permission from Association before hanging any items from closet walls or ceiling.
4. Association reserves the right to remove any or all items upon request.

**RANCH CONDOMINIUM ASSOCIATION  
CONDOMINIUM ACCESS POLICY  
APPROVED BY THE BOARD OF DIRECTORS  
June 29, 2015**

**RECITALS:**

The Ranch Board has establish the following policy to insure unimpeded access to Ranch condominiums for the purpose of maintaining Association common area, which may only be accessible from within the condominium unit, and emergency access which may be required. The Ranch Association common areas include the crawlspaces, water pipe within walls, ducts, piping, electrical wiring within the walls and chimneys chases. The Ranch Association performs routine scheduled maintenance of these items from time to time to assure proper operation, safety of the residents and prevent damage to property. It is for these reasons access to condominiums is a requirement of the Association governing documents. By purchasing a condominium within the Ranch Association owner's agree by covenant that access to their condominium shall always be provided to the Association. The Ranch Condominium Association Condominium Access Policy is as follows:

1. All condominium owners will provide the Ranch Condominium Association with an entry door key(s) to be kept in the administrative office of the Association.
2. Whenever entry locks are replaced, or rekeyed, by the unit owner a key will be provided to the Ranch Association within 30 days.
3. The Ranch Association performs routine maintenance from time to time for all condominiums. If during the performance of these duties access to a condominium is found to be no longer available the condominium owner will receive a certified letter requesting an entry key be provided. A charge of \$25.00 will be applied to the owners account to cover administrative and mailing costs for this notification and mailing.
4. In the event of an emergency, where access to the condominium is found to be unavailable with the entry key provided to the Association, damage to entry door may occur through forced entry. All costs associated with damage to entry doors, resulting from emergency access measures taken, is the sole responsibility of the condominium owner.
5. The Ranch Association may, but is not obligated, from time to time provide access to a condominium to an owner or guest who may be unintentionally locked out of a condominium. Any cost associated with providing access to a condominium upon request of the unit owner is the responsibility of the condominium owner. (i.e. A fee may be charged for afterhours access, holidays and weekends.)

**Ranch Condominium Association**  
**PO Box 942**  
**Ketchum, Idaho 83340**  
[infoaltinc@cox.net](mailto:infoaltinc@cox.net)  
**208-622-8405**

CRAWLSPACE USAGE  
BOARD RESOLUTION  
Approved June 29, 2015

WHEREAS, Ranch Declarations Section 8.2, Common Areas; grants the Ranch Association (Association), as managed by the Board of Directors, the authority to assign common area; and, in compliance with Section 8.8, Architectural and Environmental Control Committee requirement that any alteration to the condominium or common area be reviewed and approved prior to installation by a condominium owner.

WHEREAS, the purpose of this resolution is to provide specific guidelines in which owners of lower tri-plex condominiums and cottage units may use the crawlspace area to locate and place condominium heating and/or water heating equipment.

WHEREAS, it is the intent of the Board of Directors to allow Owners of lower condominiums in tri-plex buildings, and Owners of cottage units, the ability to use crawlspace common area directly below their condominiums for the purpose of placing condominium heating equipment and/or water heating equipment in this area for the sole use of the unit owner.

BE IT RESOLVED, Owners of bottom floor condominiums in tri-plex building and free standing cottage units are permitted to locate and place condominium heating equipment and/or water heating equipment in the crawlspace directly below and within the footprint of the individual condominium unit. Owners intending to use this space must adhere to the following guidelines:

- 1) The owner shall submit for approval all manufacturer information, drawings, photographs and specifications for the heating and/or water heating equipment.**
- 2) The owner shall submit crawlspace drawings indicating the location of the condominium heating and/or water heater equipment and where access to equipment is provided and located within the condominium.**
- 3) The owner shall specify, and indicate on a photograph, exactly where venting shall exit the crawlspace area. No venting through the roof area of any condominium shall be permitted. Soffit venting may be permitted with Association approval. All venting and ducting, for condominium heating and water heating equipment, shall be approved by Association prior to installation. The Association may require owners to use specified and pre-approved venting alternatives. If the condominium heating equipment and water heating equipment requires venting other than what has been pre-approved, the installation of the requested equipment may be denied.
- 4) Each request for condominium heating and/or water heating equipment to be placed in a condominium crawlspace shall be reviewed and approved on an individual basis. The approval of a similar request in another condominium does not create a standard approval for any other condominium.
- 5) All condominium heating and/or water heating equipment placed in any crawlspace are considered limited common area and the sole responsibility of the unit owner to insure and properly maintain. If a water and/or fire loss occurs in the owner's condominium, as a result of the condominium heating and/or water heating equipment installed, the owner shall be solely responsible for the insurance deductible. In the event of a water and/or fire loss to other condominiums within the same building, or neighboring buildings, resulting from the condominium heating and/or water heating equipment installed by the owner, the deductible, multiple deductibles or replacement cost shortfall as may be applied by the insurance carrier shall be the sole responsibility of the owner.
- 6) The Association may have placed electric baseboard heating equipment in the crawlspace of the condominium to prevent damage from frozen and broken plumbing. Owners are not allowed to move or reposition the Association crawlspace heaters without written permission from the Association. The Association may winterize the crawlspace by closing and/or covering crawlspace foundation venting. Owners should design their condominium heating and/or water heating equipment placement taking these matters into consideration.

**RANCH CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR POLICY  
FOR  
EXTENSION CORD USE FOR ENGINE BLOCK HEATING  
June 29, 2015**

**Recitals:** The Ranch Board of Directors recognizes the necessity for vehicle engine block heaters during times of severe cold winter temperatures common in Sun Valley. The use of extension cords, from the condominium to the resident's vehicle, is usually required to provide the power necessary for engine block heaters. The Board of Directors would like all residents to be aware that extension cords across pathways create problems for residents, as a trip and fall hazard, and early morning snow removal operations which may be required. In general, the Association does not permit the use of extension cords which may cross any pathway due to injury liability and potential damage to snow removal equipment. It is the intent of the Board of Directors to allow the use of extension cords across common areas provided residents adhere to the following conditions:

1. Extension cords must be rolled up daily and stored on your individual deck or inside storage closet. Residents are not permitted to leave extension cords in the common areas during the daytime and early evening hours between 8:00 a.m. to 6:00 p.m.
2. Extension cords may not be plugged into any exterior common area light fixture or electrical outlet. This includes all exterior building, pathway and parking area light fixtures. Resident may only attach extension cords to their individual condominium electrical power source.
3. ***Please Note:*** Pathway snow removal activity **may begin as early as 7:00 a.m.** If an extension cord is damaged, by the snow removal equipment, the condominium Owner is responsible for all costs associated with replacing the extension cord and any damage to snow removal equipment which may occur.
4. All insurance deductibles or any other costs incurred by the Association, for any injury or property damage claim by another resident or guest, resulting from the use of an extension cord across the common area, pathways, parking areas, steps, porches, etc. shall be the sole responsibility of the condominium Owner.

**RANCH CONDOMINIUM ASSOCIATION  
LONG TERM PARKING RESTRICTIONS**

**APPROVED BY  
BOARD OF DIRECTORS  
June 29, 2015**

**Recitals:**

Parking within the Ranch Condominium Association is limited in the number of spaces available. However, the Board of Directors recognize the need and desire for some owners to keep a vehicle on the Ranch premises at all times to facilitate local travel when they are in the area. The Ranch Board encourages owners to use common courtesy and consider the needs of the permanent residents, frequent owner visitors and maintenance by management through the long term parking of vehicle in designated areas only. To meet the need for long term parking the Board of Directors have approved a long term parking policy based on the following conditions:

1. The long term parking of vehicles, over 14 days, is permitted in designated areas only. Owners must contact Ranch management of their intent to park long term and obtain information required on long term parking locations.
2. Only Owners may park vehicles on a long term basis.
3. If a Ranch owner parks a vehicle long term they must register the vehicle with the manager. Owners may request a vehicle registration form from the manager or register their vehicle on-line at [www.ranchatsunvalley.com](http://www.ranchatsunvalley.com).
4. Owners parking their vehicles long term must provide and allow access to the vehicle to the Ranch Association. Owners understand that vehicles must be moved from time to time to accommodate snow removal and scheduled parking area maintenance. Key to vehicle must be made available to the Ranch Association. Keys can either be kept in the Ranch Association management office or in the owner's condominium where access is provided to management.
5. The Ranch Association is not responsible for any damage to vehicles parked on a long term basis.
6. Tenants and Long Term Guests are not permitted to park vehicles on a long term basis.

Should you have any questions please contact the Ranch Association management at 622-8405.

**RANCH CONDOMINIUM ASSOCIATION  
GENERAL PARKING RESTRICTIONS**

**APPROVED BY  
BOARD OF DIRECTORS  
June 29, 2015**

**Recitals:** The space for parking of vehicles is limited to less than one vehicle per condominium unit. Due to this lack of parking space it is only through the cooperation of our residents and guests that regular vehicle parking is made possible. The Board also recognizes that from time to time there may be a need to accommodate the temporary parking of recreational vehicles, trailers, campers and motor homes in use by our owners and guests. The Board of Directors, given the limited available parking space, and the desire to accommodate the differing parking necessities, require that all residents and guests adhere to the following vehicle parking policy:

1. Parking at the Ranch Condominium Association is restricted to vehicles of reasonable size taking up no more than one average parking space. (7-9 feet wide by 16-24 feet in length)
2. No more than two (2) vehicles per condominium is permitted within the Ranch Associations designated parking areas.
3. Motor homes, RV's, campers, boats, snow machines, personal water craft, all-terrain vehicles, trailers etc. must take up no more than one average parking space. The parking of these types of vehicles is limited to 14 days in compliance with the Sun Valley Elkhorn Association governing documents pertaining to recreational vehicle, trailer and motor home parking. Vehicle requiring more than one space must have their parking location approved by the Ranch Association.
4. Parking of unregistered vehicles and vehicles in disrepair are not permitted. No vehicle repairs rendering a vehicle inoperative for more than 24 hours are permitted. Vehicles without a current registration are not permitted.
5. Vehicles parked on grass areas will be subject to immediate tow. Vehicles not moved for snow removal, unless parked long term with access provided to manager, will be towed immediately at the vehicle owners expense. Abandoned cars will be towed and impounded at the unit owners/tenants expense.
6. The speed limit through the parking area is 5 Miles per Hour.
7. The parking or storage of motorized vehicles is not permitted on decks.
8. Small motorized scooters may be parked in areas other than the designated parking area provided approval is first received from the Board of Directors.
9. All long term parked vehicles must be registered with and access provided to the Ranch Association management personnel.
10. Please note there are no reserved parking spaces anywhere within the Ranch Association. Owners, residents and guests must cooperate to share in the available space. If you are parking more than one vehicle in front of your condominium and another owner in the same building arrives for a short visit, the Board of Directors encourages you to move one of your vehicles. This neighborly gesture allows everyone the opportunity and convenience of parking near their condominium.

**RANCH CONDOMINIUM ASSOCIATION  
DOG POLICY  
APPROVED BY THE BOARD OF DIRECTORS  
June 29,2015**

**RECITALS:**

The Ranch Board of Directors has established the following dog policy allowing owners and tenants to keep pets subject to the condominium declarations and the rules and regulations as amended from time to time by the Board of Directors. The keeping of dogs within a condominium carries significant responsibility for the pet owner in assuring this activity does not negatively impact neighbors or cause damage to common areas and/or limited common area property. It is due to the significant potential negative impacts that specific rules and enforcement procedures pertaining to pets have been established. By adhering to the following guidelines the Board of Directors believes that pet and non-pet owners can live, share and enjoy the common areas together:

**CONDOMINIUM OWNERS**

Subject to the provisions of the American's With Disabilities Act, residents and owners only will be permitted to have a pet on the premises under the following conditions:

1. Owners with dogs will not allow them to roam loose in the common area and will have control over the pet either by leash or voice command.
2. Dogs may not be left unattended in the common area or limited common area decks and porches.
3. Owners shall clean up immediately after pets.
4. Dogs shall not be tethered in any manner to any common area or to any limited common areas. *(This includes all lawn areas, trees, bushes, any landscape features, decks, railings, or any part of the building exterior, etc.)* Any damage to the common areas or limited common areas, caused by a pet, will be the sole responsibility of the unit owner to pay for all repairs that may be required.
5. Pets are permitted on upper and rear fenced decks only provided the unit owner is present in the condominium. Pets shall not be left unattended in these areas by the owner. If the condominium owner is not present within the condominium the pet must be contained within the condominium. Owners who allow their dog to disturb the peace and tranquility of The Ranch by constant barking are in violation of the CCR's nuisance provisions as found in Article 10, Section 10.3 of the Condominium Declarations.
6. Owners in violation of these pet rules are subject to immediate administrative charges of \$100 per occurrence.

**TENANTS AND LONG TERM GUEST (Over 14 Days)**

Tenants and long term guests may have a pet within a Ranch condominium provided they do the following:

1. The tenant/long term guest is limited to one (1) dog unless a variance to this provision is approved by the Board of Directors.
2. The unit owner and tenant/long term guest must sign the "Tenant/Long Term Guest Dog Policy & Owner Acknowledgement", *(Dated 6-29-15)* copy and submit to the Ranch Association, whereby the unit owner accepts responsibility in cases of violation and any fee which may be applied to the Owners account as a result of the violation.

**SHORT TERM GUESTS (Less Than 14 Days)**

Short term guests may have a single dog in a condominium provided that guests adhere to all rules imposed upon the condominium owner. Any violation of rules is the responsibility of the condominium owner.

**Ranch Condominium Association**  
**PO Box 942**  
**Ketchum, Idaho 83340**  
**infoaltinc@cox.net**  
**208-622-8405**

**TENANT/LONG TERM GUEST DOG POLICY**  
**OWNER ACKNOWLEDGEMENT**

**BOARD RESOLUTION**  
Approved June 29, 2015

**WHEREAS**, Ranch Declarations Section 8.5, Rules and Regulations grants the Board of Directors the authority to establish reasonable rules and regulations regarding pets on association property and special assessing unit owners for non-compliance of established pet restrictions.

**WHEREAS**, the purpose of this resolution is to allow Owners the ability to rent their condominium to tenants with a dog; provided and conditioned on the condominium Owner assuming full responsibility for Tenant noncompliance and any special assessments issued by the Association for violation of rules and regulation pertaining to the keeping of a dog on the premises.

**WHEREAS**, it is the intent of the Board to allow Owners to house long term guests or rent to individuals with a dog provided they adhere to the following guidelines and acknowledge their understanding and acceptance of being special assessed for non-compliance violations. This acknowledgement is confirmed by the condominium owner, and the tenant, by signing and returning this original document to the Ranch Condominium Association.

**BE IT RESOLVED**, the Ranch Board of Directors have established the following rules and regulations for owners renting to Tenants or housing Long Term Guests with a pet; and, the Tenant or Long Term Guest agrees to adhere to these rules and regulations regarding the keeping of a dog within the Ranch Association; and, the Owner accepts full responsibility for any action or fees applied to their account for non-compliance by the tenant or long term guests:

1. Tenants and Long Term Guests are permitted to have only one (1) dog in the condominium, unless a variance is approved by the Ranch Condominium Board of Directors.
2. Tenants must immediately clean up after pet.
3. Tenants must be with pet at all times while on any portion of the common area. Dog must be under voice command or on a leash at all times while in the common area.
4. Dogs shall not be tethered in any manner to any common area or to any limited common areas. *(This includes all lawn areas, trees, bushes, any landscape features, decks, railings, or any part of the building exterior, etc.)* Any damage to the common areas or limited common areas, caused by a pet, will be the sole responsibility of the unit owner to pay for all repairs that may be required.
5. Pets are permitted on upper and rear fenced decks only provided the tenant or long term guests are present in the condominium. Pets shall not to be left unattended in these areas at any time. If the pet owner is not physically present within the condominium the pet must be contained within the condominium. Pet owners who allow their dog to disturb the peace and tranquility of The Ranch by constant barking are in violation of the CCR's nuisance provisions as found in Article 10, Section 10.3 of the Condominium Declarations.
6. Dog barking, creating a nuisance to the quiet use and enjoyment of neighboring condominiums, will be considered a violation and the pet shall be subject to removal from the Ranch Association by order of the Board of Directors.
7. Repeat violation of these rules, by the tenant or long term guests, may result in the Board of Directors issuing monetary violation administrative assessment of up to \$100 per occurrence and/or dog eviction notice issued to the condominium owner.

I understand and agree to the term and conditions as indicated above.

|                                                |                       |            |                        |            |
|------------------------------------------------|-----------------------|------------|------------------------|------------|
| <hr/> Unit #                                   | <hr/> Owner Signature | <hr/> Date | <hr/> Tenant Signature | <hr/> Date |
| <hr/> Board Approval/Authorized Representative |                       | <hr/> Date |                        |            |

## **RANCH CONDOMINIUM ASSOCIATION ALTERATIONS RULES SUPPLEMENT**

The following information is provided to owners and residents for reference purposes only. It is the intent of management to address some of the questions with regard to exterior alterations. For a full and complete understanding of exterior alterations restrictions please refer to the Covenants, Conditions and Restrictions. For a complete list of the rules and regulations, as established by the Board of Directors, please refer to the Rules and Regulations packet dated May 25, 2015. Please remember that **all exterior alterations require Ranch Condominium Association approval** prior to installation. The following are common exterior alteration requests:

**SATELLITE DISH INSTALLATION** – In general satellite dish installation is allowed provided the Owner submits a request for satellite dish installation to the Association for approval. The Association will guide the owner on the permitted locations for dish installation on the building exterior. The color of the dish must be approved by the Association. All damage and holes placed in the building to accommodate dish installation shall be repaired at Owner expense when the dish is removed. Tenants are not allowed to install a satellite dish without the unit Owners and Ranch Association approval. **All satellite dishes installed without Ranch Association approval are subject to immediate removal at the unit Owners expense.**

**WINDOW COVERINGS** – Owners must receive approval from the Ranch Association before changing any window coverings. The Association requires the color observed from the building exterior be neutral, i.e. beige, off-white, etc. The color facing the interior of the condominium can be whatever the owner desires. Please contact the Ranch Association before changing your window coverings.

**DECK EXTENSIONS** – The Ranch Association has approved standard deck extension plans. Owners must submit a request to management for a copy of the plans. Owners shall strictly adhere to the standard plans approved by the Ranch Association. Owners must submit the plans, and receive approval from the Sun Valley Elkhorn Association and the City of Sun Valley before construction begins. Please contact management office for more information.

**LANDSCAPE ALTERATIONS** – No landscape planting may be done by the unit owner without Ranch Condominium Association approval. All landscaping installed without first receiving approval is subject to removal by the Association at the unit owners expense.

**INTERIOR ALTERATIONS** – Any interior alteration that affects a common wall or ceiling and/or alters the original electrical, plumbing and gas supply, where installed, must first be approved by the Ranch Association. Keep in mind the interior walls may be considered common area property and any alteration to common area must be approved by the Association. Gas fireplace installation is permitted with Association approval.

**CRAWL SPACE ENCROACHMENT** – Owners are not permitted to encroach in the crawlspace of the condominiums without Association approval. Please refer to Crawlspace Policy dated June 29, 2015 (See Page 5).

**ENTRY DOOR & SCREEN DOOR REPLACEMENT** - The Ranch Association has approved standard entry and screen doors. If you plan on replacing either or both of these doors please contact the Ranch Association for the preapproved standards with which owners must adhere.