

# INDIAN SPRINGS CONDOMINIUM ASSOCIATION, INC.

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## *RULES AND REGULATIONS*

The following Rules and Regulations apply to all Indian Springs Condominium owners, and owners are directly responsible for compliancy by their guests, renters, or lessees.

### **BIKE RACKS**

- Bike racks are located by buildings M and T; they are available on a first come, first serve basis to owners, their guests and tenants
- The Association is not responsible for bike theft and encourages users to lock their bikes when not in use
- The bike racks will be monitored by management and abandoned bikes will be tagged by management. After the bicycle tag has been affixed for an additional 15 days without removal, management company representatives could remove the bicycle, storing it for an additional 30 days before disposal

### **COLD TEMP ALARMS:**

- A cold temp alarm has been installed in each unit; the alarm is monitored by Sentinel Security. The alarm will go off if the temperature in the unit falls below 45 degrees for 10 consecutive minutes. If the alarm goes off inside the unit, Sentinel will contact management so that the unit can be checked
- From November 15 of each year until April 1 of the following year, all units shall leave the heating systems turned on with a minimum temperature held at no less than 60 degrees.
- If the heat is off inside the unit which causes the alarm to go off, the unit owner will be billed for the expense for the cold temperature alarm response

### **COLLECTION POLICY**

- Dues are billed the first of the month and payment must be received by the last day of the month
- Dues not paid by the last day of the month will be assessed late fees; late fees include an interest rate of 8% per annum and \$50 per month for every month not paid
- If an account is 60 days in arrears, a certified demand letter will be sent to the owner of the unit; if the account is not brought current by 90 days, a lien will be filed. If the certified demand letter is returned for failure to accept it, a lien will be filed immediately

### **CRAWL SPACE ACCESS POLICY**

- The crawl space access for each building may be located inside a unit on the ground level. Management or their representatives may need to access the crawl space for Association related maintenance projects. Owners of a unit with a crawl space access must assure that the crawl space is accessible through their unit.

*Updated May 2012*

### **DECKS AND YARDS:**

- Outdoor furniture, barbecues, flower boxes and other decorative items are permitted on all decks
- Hot tubs are not permitted on decks, driveways or in yards
- Clotheslines are not permitted on decks or in yards. Hanging or draping any kind of material (such as towels, swim suits, clothing, laundry) over deck or porch railings is not permitted
- Skis, bicycles and other sports equipment may not be stored long term on the decks (limited common area) or in the common area
- Firewood may be stored on, or under decks, provided it is neatly stacked. Firewood may not be stored in the common area
- Charcoal barbecues and fire pits are prohibited on Indian Springs decks

### **EXTERIOR ALTERATIONS:**

- All exterior alterations to the building require approval of the Board of Directors. This includes, but is not limited to, alterations to the following: decks, windows, slider doors, entry doors, siding, common area immediately around the front entry of the deck
- Owners who wish to make an exterior alteration must complete the exterior alteration form (below) and submit it to the Board of Directors for approval. No work shall be completed until approval is granted
- Exterior alterations will require approval by the Sun Valley Elkhorn Association; a building permit may also be required from the City of Sun Valley

### **INSURANCE**

- The Association is responsible to insure the buildings to the original builder specifications at the time of construction
- Owners are responsible to insure their personal property and/or contents and any upgrades to their individual units beyond original builder specifications at the time of construction

### **INTERIOR MAINTENANCE**

- In addition to the owners maintenance responsibilities that are identified in the CC&'R's of the Association, all owners are responsible for the installation and maintenance of either an approved single station or multiple station smoke detector, continuously powered by electricity, with an alarm that is audible in all sleeping rooms. A wireless smoke detection system that is UL listed is also acceptable

### **KEYS & ENTRY OF UNITS:**

- Owners are to provide management with a current key to their unit so that management may access the unit for Association related projects (such as chimney inspection/cleaning, response to cold temp alarm, crawl space inspection, etc.)
- For any non-Association related projects, owners must give management verbal or written permission to release the key to a third party
- The keys on file with management are not intended for resolving lock out situations
- If an owner rekeys their lock, they are responsible to provide management with a new copy of the key

### **LANDSCAPING:**

*Updated May 2012*

- Owners who wish to landscape around the outside of their unit, including around the exterior deck, must get approval from the Board of Directors

### **LAUNDRY FACILITIES**

- Laundry facilities are located in buildings N, P, T, X and DD
- Laundry facilities are on a first come, first serve basis to owners, their guests and tenants
- The Association is not responsible for any theft of personal items in the laundry facilities

### **NATURAL GAS**

- Natural gas for the units is part of the fiscal year budget and paid with the monthly operating dues
- Natural gas usage includes the fireplaces and gas line for barbeques on the deck only.
- Owners are not permitted to install other gas appliances, water heaters, etc. inside of their units; Owners are not permitted to install their own individual gas meter, effective October 2008
- For those owners who installed their own individual meter prior to October 2008, the billing information for the meter should be put in the Association's name so that the Association pays the bill for the meter

### **NOISE**

- Because the units are close together, excess noise in the common areas and on owner decks is not allowed between the hours of 10 p.m. and 9 a.m. Radios, tape players or CD's that disturb your neighbors are not allowed at any time
- In consideration of owners and their guests, construction, maintenance, and other service or sales personnel on Indian Springs property must keep dogs in their vehicles and refrain from playing radios, tape players and CDs that disturb residents

### **PARKING**

- The parking of any of the following types of vehicles in the parking lot or any of the common areas of the Association is prohibited: motorhomes, boats, one ton or larger trucks, and trailers of any type
- No vehicle shall be continuously parked in the same parking space for a period of longer than 21 days
- All vehicles parked in the parking lot must have a valid vehicle license and must be in operating condition
- No vehicle, except delivery or service vehicles, that do not belong to an owner, owner's guest or tenant or an invitee of the owner guest or tenant shall be parked in any of the parking lots
- **Any vehicle parked in violation of the parking regulations shall be subject to removal at the owner's expense**

#### *Notice of Violations:*

1. A written notice concerning vehicles that are prohibited vehicles, i.e. motorhomes, one ton or larger trucks, boats and trailers, shall be posted at the entry into the Indian Springs complex and such vehicles shall be subject to immediate removal without additional notice to the vehicle owner

*Updated May 2012*

2. Written notice of all other parking violations shall be posted on the violating vehicle. *Such vehicles shall be subject to removal seven days after the posting of the notice without additional notice to the owner of the vehicle*
3. The notice of the violation and pending removal of the vehicle shall describe the vehicle and the violation; give notice that the vehicle will be removed and placed in storage at the owner's expense if not moved within 7 days of the date of the notice and that if the vehicle is placed in storage that it is subject to sale for the storage and towing costs if they are not paid by the owner

#### **PERSONAL ITEMS IN COMMON AREA**

- Owners are not permitted to store personal items in the common area; this includes the common area hallways, stairwells and immediately around the deck outside of the unit
- Owners may place an entry mat in the common area in front of their entry door. Tasteful and appropriate personal items may be placed on the entry door or immediately outside their entry door so long as it doesn't impede access of the common area or entry of the units

#### **PETS**

- To minimize conflicts between those who have dogs and those who don't, owners must keep their animals under their personal control at all times (on a leash or under voice command) when on Indian Springs common property. Please review the expanded Animal Control rules (see below)
- Dogs are not allowed to run loose in Indian Springs common areas and owners are required to clean up after their dog immediately
- Dogs may not be left tied to porches or decks or in the common area, and barking dogs may not be left outside on decks at any time

#### **SIGNS**

- Signs are not allowed on Indian Springs property except one "for sale" sign per unit may be displayed through an interior window (the sign must be inside). Two small, temporary "open house" signs may be displayed outside during the hours of the open house

#### **WINDOW/DOOR REPLACEMENT**

- All window and door replacement requires prior approval from the Board of Directors
- If a window/slider door has failed (cracked or broken seal), owner is to contact management to coordinate replacement. The cost for replacement shall be split 50/50 between the Association and the owner
- Owners who wish to replace their windows/doors in order to improve insulation in the unit may do so at their own expense so long as they receive prior approval from the Board of Directors
- Window/door replacement must be with the approved Atrium Brand in the color antique bronze
- Owners may replace their entry door at their own expense so long as they receive prior approval from the Board of Directors and so long as the new door matches the existing entry door

*Updated May 2012*

**INDIAN SPRINGS CONDOMINIUM ASSOCIATION  
ANIMAL CONTROL  
RULES AND REGULATIONS**

Pursuant to Section 10.4 of the Elkhorn Indian Springs Condominium Declaration, and in the interest of promoting responsible pet ownership and care the following rules and regulations concerning animal care and control within the Units and Common Area of the Association is adopted by the Indian Springs Condominium Association Board of Directors effective the 21st day of March, 1998;

**Animals.** No animals of any kind shall be raised, bred or kept, except that dogs, cats and other reasonable household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. No more than two adult dogs, cats or other household pets may be kept in any one unit. For the purpose of this section any pet over 3 months of age is classified as an adult. Pets less than 3 months of age are also classified as an adult unless they are the offspring of an adult pet kept in the unit.

**Unfriendly Dogs.** Dogs that are aggressive toward other dogs or pets, or growl or bark at owners, guests or workmen shall not be allowed outside the owner's unit except on leash with the owner or their agent present with the dog.

**Control of Animals.** For the purpose of these rules and regulations an animal shall be considered to be in the control of the owner or the owner's agent when the animal is either on leash accompanied by the owner or the owner's agent or if the animal is responsive to and is under the voice control of the owner or the owner's agent. In order to be classified as being in voice control the animal must be within the sight of the owner or owner's agent voice commands. No animal will be considered to be within the control of the owner if it is out of sight of the owner. Allowing of animals to run within the common area without the owner or owner's agent being physically present and in voice and visual control of the animal is prohibited.

**Animal Control Rules**

1. Pets shall not be permitted in the common areas of the Elkhorn Indian Springs condominium Association except when under the control of the owner or owner's agent.
2. Owners, or their agents, shall control their pets at all times so as not to disturb the other owners or guests by barking or growling at the other owners, their guest or owner's pets or to otherwise constituting a nuisance.
3. Owners, or their agents, shall not permit their pets to trespass on other owners units or decks.
4. Owners, or their agents, shall immediately clean up after their pets.
5. Any violation by an Association member or their agent of the Sun Valley Animal control Ordinance shall constitute a violation of these rules.

**Enforcement**

Violation of these rules and regulations shall be determined by the Association's manager. An owner allegedly violating the rules and regulations shall be notified and have the right to be heard at a hearing before the Association's Board of Directors prior to implementation of any penalty, if they request a hearing in writing within 15 days of the notice of violation. Penalties may include a special assessment of up to \$50.00 per day for each day the violation continues and/or loss of use of Indian Springs amenities.

*Updated May 2012*

**INDIAN SPRINGS CONDOMINIUM ASSOCIATION**  
*Request for Exterior Alteration*

NAME: \_\_\_\_\_ UNIT # \_\_\_\_\_

DESCRIPTION OF EXTERIOR ALTERATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SPECIFICATION FOR ALTERATION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ANTICIPATED START/COMPLETION DATES: \_\_\_\_\_

\_\_\_\_\_

HAVE YOU CONTACTED SVEA FOR APPROVAL? \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

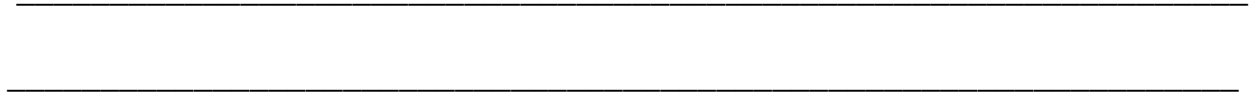
*Please attach any additional information that may be helpful in the consideration of this request*

\_\_\_\_\_

*To be completed by management company:* Date \_\_\_\_\_

APPROVED \_\_\_\_\_ NOT APPROVED \_\_\_\_\_

COMMENTS (including who approved or why not approved) \_\_\_\_\_



*Updated May 2012*