

# Common Areas & Improvements

Leisure Time RV Park Subdivision Homeowners Association

Rules of Use & Conduct aka

## Rules & Regulations

Updated & Approved October 12, 2024

### **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 These rules and regulations are established, published, amended or repealed by the majority action of the Board of Directors.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 that enhances water flow in the ponds in 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 that enhances water flow in the ponds.

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--- All underground cable and above ground terminal lines including meter belong to the electric company. The power pedestal belongs to the lot owner.

Satellite TV Reception Systems---All underground cables are only accessible to the service provider. Individual lot wiring, dishes, antennae, etc. is the responsibility of the lot owner. NO equipment may be placed on Common Area grounds.

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 and related equipment.

Pavilion & Equipment---An enclosed shelter for seasonal use by Association members. Pavilion must be reserved for events. Contact Activities Chairperson or the Board of Directors. 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. Wood fires other than in designated fire pit behind Clubhouse
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. No parking on street by anyone when snow is present.
4. Excavation

**WALKWAYS**

1. Motorized vehicles other than those authorized for maintenance use & Board inspections.
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 into any sewer connection.
4. Flushing of any fiber type wipes (including all types that say flushable) and any feminine hygiene products and any cleaning materials.

### **ASSOCIATION MAINTENANCE EQUIPMENT**

1. Use by unauthorized individuals

### **CLUBHOUSE**

1. Uses by general public.
2. Use of any 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, unlocking, opening or closing of doors or windows 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, skating, roller blading, skateboarding or riding bicycles on pavilion floor
2. Removal of tables or other equipment without consent.
3. Uses by the General Public

## **OTHER ASSOCIATION RULES**

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

1. Dumpsters are to be used for household garbage only. Boxes must be broken down. When the cardboard only dumpster is available, use it for all cardboard & broken down boxes.
2. No remodeling items, carpeting, flooring, plumbing fixtures, appliances, BBQs, etc. are to be placed in dumpsters. You need to rent your own dumpster from Lakeshore Disposal for remodel & construction debris. Board approval required. Contractors may not use the park dumpsters.
3. No one from outside the park may use these dumpsters. These are for lot owners only.
4. Large cardboard pieces or boxes are an owners responsibility to take to county transfer station.
5. Yard waste (limbs, leaves, etc.) goes only in the debris bin located at top of C-St by storage lot. No plastic bags. No garbage or construction materials of any kind are to be placed there. Read posted rules.
6. Please recycle whenever possible.
7. Absolutely no dumping of any kind in the Household Dumpster Areas. Please do not leave paint, furniture or any items whatsoever!!! Donate or take to the county transfer station.
8. Please help keep dumpster area neat and clean.
9. These dumpster rules apply to EVERYONE! NO EXCEPTIONS!

### **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, LOT & PROPERTY MAINTENANCE**

1. It is the responsibility of each lot owner to keep their lot clean and free of weeds, trash and accumulation of misc. personal property. All sheds, park models, RV's, fencing, decks & railings should be kept in good repair. Exterior upkeep is a must.
2. If this is not done, a letter or email will be sent out by the Board or managing agency notifying the lot owner to clean the lot and/or make the improvements. If the lot owner fails or refuses to perform the needed maintenance, repair or corrective action after receiving written notice from the Board, the Board may arrange for any or all portions of the work. The owner will be sent a final notice to comply before the Board takes action. The Board may levy a Limited Assessment against the owner to reimburse the Association for all costs incurred. Refer to CC&Rs 4.2.3.1, 4.2.3.2, 4.2.3.3 for clarification.
3. If the lot owner knows that they cannot clean up within the time frame allowed, they should contact the Board or managing agent. They may arrange clean up and pay the cost for hiring 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 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 driver's license. Having adult supervision in or on the vehicle with an unlicensed/unpermitted child driver is not sufficient. This is a safety issue.

## **COMMON FACILITIES ACCESS**

1. Association Common Areas & Improvements are for the exclusive use of Association members and their invited guests or tenants.
2. Key Fobs have been issued for owner access to Clubhouse. Failure to pay annual dues assessment will result in deactivation of the key fob. Reactivation fee: \$25.00. Lost key fob replacement: \$25.00. Second Keyfob request: \$25.00.

3. 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 Activities Committee Chairperson, who will check for conflicting dates & any late dues owed by lot owner. A \$25 non refundable usage fee will apply.
4. The swimming pool and facilities are for exclusive use of lot owners, immediate family/guests or tenants. A lot owner is encouraged to accompany family & guests.

### **SOLICITATION**

1. 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.

### **TEMPORARY SNOW COVERS**

Approved temporary, free-standing, tied down covers and approved shade/gazebo type structures are allowed for ATV's, UTV's, snow mobiles & golf carts winter protection. They may not be used for any other motorized or electric vehicles, Trailers, fifth wheels & motorhomes may have temporary snow covers. Temporary covers may only be used for this purpose Oct. 1<sup>st</sup> – April 30<sup>th</sup>. New affixed roofs to trailers, fifth wheels & motorhomes will not be permitted.

Tarps on trailers, fifth wheels & motorhomes are considered temporary covers.

Commercially manufactured fabric covers are allowed year-round on trailers, fifth wheels and motorhomes if needed and they are in good condition.

### **TEMPORARY PET ENCLOSURES**

Temporary Pet Enclosures shall require an approved permit from the Board in advance of installation, the enclosures shall be constructed of metal or vinyl, they must be removed from the lot when lot is unoccupied, they are only permitted April 15 thru Oct. 15<sup>th</sup> and any permanent enclosure must meet CC&R requirements for wood or vinyl fence construction only."

### **SWIMMING POOL/CLUBHOUSE/FACILITIES USAGE**

As we all must recognize, our swimming pool and other facilities are limited and must be properly managed in order to serve all our lot owners, their families, guests or tenants, in a fair and equitable way. Boards (past & present) have established the following to aid in that management.

## **SWIMMING POOL HOURS**

April 1 <sup>st</sup> thru October 31 <sup>st</sup>	Sunday thru Thursday	8:00am – 8:00pm
	Friday & Saturday	8:00am – 10:00pm
November 1 <sup>st</sup> thru March 31 <sup>st</sup>	CLOSED	

Pool hours are subject to change based on maintenance needs and employee availability.

## **SWIMMING POOL RULES**

1. Posted hours will be enforced.
2. Children under 13 years of age **MUST** have adult supervision at all times. Children without this supervision will be asked to leave.
3. No diving, cannonballs, running, roughhousing, pushing or shoving in or around pool area or you will be asked to leave.
4. Swimmers must shower before entering pool. Please dry feet when exiting showers or pool room.
5. In order to assure reasonable sanitation conditions of the pool, children under age 3 will not be allowed in the pool without being accompanied by an adult. Any child not potty-trained must be in a swim diaper. In addition, when there is any physical evidence of defecation found in the pool it must be closed 48 hours to allow filtering system to clean thoroughly. Please report immediately.
6. No cutoffs or street clothes allowed in pool.
7. Only radios/phones with headphones allowed. No use of electrical outlets. Exception: Swim aerobics functions.
8. No pets, food, alcohol, smoking or glass containers allowed in pool area.
9. Use of pool toys, balls, floatation devices must be used with consideration of others.
10. Toys that shoot water, inner tubes and oversized floatation devices are not permitted.
11. A reasonable level of "swimming pool etiquette" will be required. Unreasonable noise, unwanted splashing or activities that infringe on other member's enjoyment will not be allowed.
12. Any damage to the pool, fixtures, equipment or room furniture will be paid by the responsible party.
13. Please be responsible and courteous. Clean up the pool area.
14. Please read and follow the Health Dept. Rules posted in the pool room building.

## **CLUBHOUSE/POOLROOM & OTHER FACILITIES**

1. No abusive or foul language.
2. No children under 13 are to be left unattended in the Clubhouse, Pool, Laundry or Shower areas.

3. No skateboards, rollerblades, scooters or bikes on any facilities premises.
4. All refuse must be placed in appropriate containers and leave tables clean before departure.
5. No locking, unlocking, opening or closing doors or windows by unauthorized persons.
6. Clubhouse keyfobs will not be provided to non-members. An owner is responsible for the keyfob issued to their lot.
7. Only members in good standing may use the recreational facilities.

The swimming pool and other facilities are the primary shared facilities in the subdivision. The Board of Directors asks all lot owners, family members, guests or tenants 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.