



COMMUNITY MANAGEMENT SOLUTIONS

Tim Dublin

7154 W. State Street, #199

Boise, ID 83714

P: 208-921-8588

F: 208-392-1662

E: tim@hoasolutions-idaho.com

www.hoasolutions-idaho.com

5/22/2012

Dear Grand Avenue Homes owner,

Several requests have recently come before the Board of Directors (BOD) of the Grand Avenue Homes Condominium Association concerning alterations to the exterior balconies and decks. The Declaration of Covenants, Conditions and Restrictions (CC&Rs) were designed in part to maintain a consistent exterior image of the complex. The BOD is committed to retaining the exterior image of the Grand Avenue Homes to what was permitted by the City, and to what you as homeowners originally purchased.

The Board has met regarding these requests, and has formally adopted policies that are consistent with the CC&Rs. Attached are Board adopted Resolutions 2012-1 and 2012-2 concerning the balconies and the exterior integrity of the complex. Resolution 2012-1 clarifies the storage limitations for the balconies, and Resolution 2012-2 prohibits installation of permanent screening on the balconies. (Temporary use of privacy or solar screening is permitted by the latter Resolution.)

Please contact HOA Manager Tim Dublin with any questions or concerns regarding these policies, and Tim will promptly forward your input on to the Board.

Sincerely,

William R. Mincks
President, Board of Directors
Grand Avenue Homes Condominium Association, Inc.

GRAND AVENUE HOMES CONDOMINIUM ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION 2012-1

PERSONAL ARTICLES STORED ON PORCHES AND BALCONIES

WHEREAS, "Declaration" is the *Declaration of Covenants, Conditions and Restrictions for the Fifteenth Street Condos and Bungalow Nine Condominiums*, "Bylaws" is any *Bylaws* properly adopted by the Association and "Association" is *Grand Avenue Homes Condominium Association, Inc.*;

WHEREAS, Article 7, Section 3.1 of the Declaration gives the Association the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under the Declaration, and the Articles and the Bylaws, and every other power, right or privilege reasonably to be implied therefrom, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area;

WHEREAS, Article 7, Section 6.11 of the Declaration authorizes the Board to make reasonable rules and regulations governing the use of the Common Area, which rules and regulations shall be consistent with the rights and duties established by the Association;

WHEREAS, Article 3, Section 2.8 of the Declaration states that no exterior terrace, balcony or patio shall be used for storage (including, without limitation, storage of bicycles and strollers), nor shall clotheslines, antenna, firewood, lumber, scrap, refuse, debris or any other unsightly articles be permitted to remain on any Unit or Common Area so as to be visible from any other portion of the Project;

NOW, THEREFORE, IT IS RESOLVED THAT

1. Storage of personal articles on porches and balconies shall be limited to appropriate patio furniture suitable for outdoor use, potted decorative plants and natural gas barbeque grills;
2. Storage of bicycles on porches and balconies is expressly prohibited as specified in the Declaration;
3. Use of privacy screening devices is to be temporary in nature, as further prescribed by Resolution 2012-2;

4. Failure to adhere to this Resolution may result in the assessment of penalties and/or fines as further determined by the Board of Directors.

NOW, BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all Owners at their last known address.

4/20/2012

**Adopted by unanimous vote of the Board of Directors
Grand Avenue Homes Condominium Association, Inc.**

GRAND AVENUE HOMES CONDOMINIUM ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION 2012-2

PRIVACY SCREENING ON PORCHES AND BALCONIES

WHEREAS, "Declaration" is the *Declaration of Covenants, Conditions and Restrictions for the Fifteenth Street Condos and Bungalow Nine Condominiums*, "Bylaws" is any *Bylaws* properly adopted by the Association and "Association" is *Grand Avenue Homes Condominium Association, Inc.*;

WHEREAS, Article 7, Section 3.1 of the Declaration gives the Association the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under the Declaration, and the Articles and the Bylaws, and every other power, right or privilege reasonably to be implied therefrom, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area;

WHEREAS, Article 7, Section 6.11 of the Declaration authorizes the Board to make reasonable rules and regulations governing the use of the Common Area, which rules and regulations shall be consistent with the rights and duties established by the Association;

WHEREAS, Article 3, Section 2.9 of the Declaration states that nothing shall be constructed in, on or about, or removed from the Common Area, except upon written consent of the Board and after procedures prescribed herein or by the Board or by law;

WHEREAS, Article 3, Section 2.10 of the Declaration states that no Owner or resident shall install or place any item on the exterior of such Owner's Unit or any Building or Improvement within the Project without the written consent of the Board, which consent may be withheld or conditioned in the Board's sole discretion;

WHEREAS, Article 5, Section 2 of the Declaration states that no improvement shall be commenced, erected, altered or maintained upon the Project, nor shall any exterior addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to the surrounding structures and topography by the Board. In the event said Board fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Section will be deemed to have been fully complied with. This Section 5.2 shall not affect or in any way applicable to the Declarant, as Declarant shall initially construct all such Improvements, as Declarant deems appropriate. In order to preserve a unified exterior appearance to the Buildings, the Association may require and provide for the painting of the Buildings, garages and decks, and Common Area and prescribe the type and color of paint, and may prohibit, require or

regulate any modification or decoration thereof undertaken or proposed by Owners. **This power of the Association extends to screens, doors, awnings, railing or other visible portions of each Unit and all of the Buildings;**

NOW, THEREFORE, IT IS RESOLVED THAT

1. Use of trellises, screenings, awnings or other means of providing privacy view blockage or solar screening on or over decks and balconies shall not be in any manner affixed to the building, and are to be in place for a period of less than 48 hours;

2. Failure to adhere to this Resolution may result in the assessment of penalties and/or fines as further determined by the Board of Directors.

NOW, BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all Owners at their last known address.

5/15/2012

**Adopted by unanimous vote of the Board of Directors
Grand Avenue Homes Condominium Association, Inc.**