



Welcome!

We are pleased that you have decided to become a member of the Watergarden Condominium community. We are DS Property Management, and we are excited to introduce ourselves as the management company for Watergarden Condominiums. DS Property Management is a full-service management company, we offer online services to manage your account including submitting any maintenance concerns and payments. You can reach out to our entire team by using the email dsteam@dspropertymgt.com.

This welcome packet contains current Membership Rules and Guidelines, these along with full CC&Rs and other important HOA forms can be found on our website at <https://dspropertymgt.com/associations/watergarden-condominiums>.

As a reminder, Watergarden is part of the Waterfront District Master HOA, full CC&Rs as well as pool/clubhouse rules can be found on our website at <https://www.dspropertymgt.com/associations/waterfront-master-association>. Please sign and return the pool/clubhouse rules form to receive your entry access code for the pool and clubhouse.

Please be sure to review these documents and let us know if you have any questions so we can keep the Watergarden community running as smooth as possible.

Utilities for the owners are as follows:

Idaho Power: 208-388-2323 Power

Intermountain Gas: 208-377-6840 Gas

City of Garden City: 208-472-2930 Water, Sewer, and Trash

Once we receive your owner contact sheet back you will receive an activation email from our system called AppFolio, this will be referred to your online portal and can be accessed after activation by going to https://dsmgmt.appfolio.com/connect/users/sign_in. With AppFolio you can check your balance, make one time as well as reoccurring payments at no cost with your bank account information and or contact us if needed. We will also use AppFolio to help manage and store any requests, complaints and or items in relation to you and your home. Please note that AppFolio is just an additional resource, we are always just a call away should you need an expedited answer.

DS Property Management
PO BOX 45387, Boise, Idaho 83711
dsteam@dspropertymgt.com



As a reminder dues are \$300.00 a month and all payments will need to be made out to Watergarden Condominiums. If you wish to mail your payment, please send these to PO BOX 45387, Boise, Idaho 83711.

We look forward to getting to know everyone within the Watergarden Condominium community. Please do not hesitate to reach out to us for any questions or concerns.

Sincerely,

DS Property Management

Meet the DS Team

Deb Cano-Glenn and Shane Glenn are the owners of DS Property Management in combination with their daughters and maintenance team. Deb brings over 30 years of experience and is Certified in Association Management. Shane was raised in the Treasure Valley and has a vast knowledge in maintenance and management. Brought up with a construction background in home building, his family managed multifamily homes and hotels. Shane has a vast knowledge in maintenance and management.

Elizabeth Sherfick: 208-957-1057

Elizabeth will be your go to for all payment and account related items as well as general questions and concerns within your community.

Samantha Cano: 208-794-7613

Samantha supervises all residential homes from lease execution, renewals, property inspections, marketing, collection, owner communications and much more.

Shea Hinkle:

Shea enjoys working with our single-family portfolio and assisting the company in various aspects to help us function smoothly.

John Glenn:

John is the newest member to the DS team and is working to learn the ins and outs of property management. You will see communication from John specific to the community and he will assist other team members to make sure all needs are met.



Owner Contact Information
Watergarden Condominiums

Welcome to the Watergarden Condominiums! As the property management company, DS Property Management wants to ensure a strong line of communication. Please fill out and return to DS Property Management.

Owner Name: _____

Mailing Address: _____

Preferred contact number(s): _____

Email address: _____

Owner Name: _____

Mailing Address: _____

Preferred contact number(s): _____

Email address: _____

Emergency Contact Information

Name: _____

Phone Number (s): _____

We will be compiling a residential directory that will be distributed out to the Subdivision, please indicate below if you would like to participate.

_____ Please print my contact information in the "Resident Directory"

_____ Please keep my contact information confidential



Owner Vehicle Information
Watergarden Condominiums

Owner Name: _____

Owner Address: _____

Vehicle 1:

Make: _____

Model: _____

Year: _____

Color: _____

License Plate: _____

Vehicle 1:

Make: _____

Model: _____

Year: _____

Color: _____

License Plate: _____

Vehicle 1:

Make: _____

Model: _____

Year: _____

Color: _____

License Plate: _____



Pet Rules, Regulations and Agreement
Watergarden Condominiums

THIS AGREEMENT, made this ____ day of _____, 20____ by and between _____ Owner of _____ in Watergarden Condominiums, hereinafter referred to as Owner, and the Board of Directors of Watergarden Condominiums Owners, which has been vested with the jurisdiction to approve or reject pets on the premises, enter into pet agreements with Owners and to assume responsibility to enforce the Pet Rules, Regulations, and Agreement, hereinafter referred to as Association.

WITNESSETH:

1. Owner owns and will have living on said property the following pets:

Name: _____ Breed: _____

Age: _____ Weight: _____

Name: _____ Breed: _____

Age: _____ Weight: _____

Current Veterinarian: _____

Veterinarian Phone: _____

Veterinarian Address: _____

2. In consideration of the Association consenting to allow my pet(s) to be kept or permitted within Watergarden Condominiums, and with respect for the comfort and peace of mind of my neighbors, I, Owner, hereby agree as follows:
- a. To not keep or permit any pet in my Unit which shall be a nuisance, annoyance, inconvenience, or a danger to Watergarden Condominiums or any occupant thereof.
 - b. The terms “pets” excludes reptiles, rodents, and such wild or exotic animals, including without limitation wolves, panthers, or tigers, and a pet exceeding 40 pounds in weight, or any other animal not approved by the Board.
 - c. To notify management if I will be out of town and the pet will be left in the Unit and in which case, provide Management the name, address, and phone number of the person or entity responsible for caring for the pet.
 - d. To immediately clean up after any pet accidents or activities, which leave foreign substances of any kind in the communal area and to immediately notify

Management, so the area can be professionally cleaned and sanitized, and to be responsible for any cost related thereto.

- e. To license and inoculate said pet as required by law and to provide management with written verification. Copies of current vaccination records for dogs should include DHLPPCv, rabies and Bordetella, and for cats should include feline distemper, feline rhino tracheitis, feline calicivirus and rabies.
- f. To always keep pets on a short leash in all common areas so they do not make offensive contact with anyone in said areas.
- g. To be responsible for and pay upon receipt of any billing for any primary and secondary damage caused by said pet(s).
- h. To dispose of pet refuse by placing it in the provided trash receptacle
- i. To provide a photo of my pet with this agreement.
- j. Visiting pets must meet the same behavioral standards as resident pets. If the pet is to be at Watergarden Condominiums for more than seven (7) consecutive days or for more than twenty (20) days in one year, the unit owner must complete the Pet Agreement for that visiting pet. In any case, each owner is responsible for ensuring that they do not allow visitors to bring pets into the building that do not meet the rules regarding pet behavior.

I understand that only **TWO** sustained complaint notices of any violations of this Pet Agreement will be given. Upon receipt of the third sustained complaint of any violation of the pet agreement, I will remove any pet previously permitted within 24 hours. I also understand I will be responsible for all costs and attorney fees if legal action is required to successfully enforce this agreement.

Homeowner Signature	Date
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Homeowner Signature	Date
---------------------	------

----- **Office Use** -----

Pet Agreement Checklist: _____ Completed Pet Agreement _____ Photo of pet
 _____ Copies of current vaccination records _____ Veterinarian Contact information

Management Signature	Date
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