

THE PINES AT RIVER RUN HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS SUMMARY

Updated February 2024

The Rules and Regulations (R&R's) outlined here are only a portion of those contained in the CC&R's for The Pines at River Run and are not all-inclusive. Some may be additional regulations established by the Board of Directors over the years in accordance with the authority granted by the CC&R's and the Bylaws and are cumulative in effect.

The key to understanding the R&R's at the Pines is to recognize that the structural and exterior parts of the buildings and grounds belong to the HOA and all associated improvements or modifications need to be reviewed by the Board. The Board will take appropriate actions to enforce the R&R's when a violation is brought to its notice.

The R&R's provide guidelines for the conduct and activities of all homeowners and tenants such that the safety, enjoyment, look and feel of the Pines is maintained. **It is the responsibility of the homeowner to inform their tenants, family, guests, and invitees regarding the R&R's contained herein. Copies of the R&R's should be furnished by the homeowner to all tenants and shall be included as an attachment to all leases.**

The Pines HOA contracts with DS Property Management. This company provides property management services, including inspection and maintenance of the Common Areas. DS Property Management should be your first point of contact for any concerns dealing with architecture, landscaping, streets, repairs to the buildings, irrigation problems, maintenance, or other issues.

Contact Information

DS Property Management Company Inc.
12505 W Chinden Blvd Ste N Boise, Idaho 83714
DSTEAM@DSPROPERTYMGT.COM

Streets and Parking

- The speed limit in The Pines is 5 mph.
- All streets in The Pines are designated fire lanes, and may only be temporarily used for loading/unloading, or short term service vehicles (e.g. carpet cleaning vans, delivery/repair/contractor vehicles, etc.). Be sure to leave ample room for passing vehicles. Violating vehicles are subject to towing at owner's expense.
- Garages are to be used for owner/tenant primary parking and incidental storage only.
- Cars may not be parked sideways on the small strip of concrete in front of the garage doors of those units that do not have driveway.
- Designated public parking is limited to 48 hours; after which, violations are subject to towing at vehicle owner's expense.
- Our limited Guest parking is meant for guests, owner use of spaces should be limited to 48 hours.
- Occasional extended parking in designated Guest Parking areas may be authorized with advanced approval of the Board and/or management company.
- No parking spaces are to be used for oversized and recreational/travel vehicles and equipment.
- Reported parking violations will be investigated by the Management company and/or Board of Directors within 24 hours.

Pets

- Dogs must be on leash or under control in Common Areas at all times.
- Pet owners must pick up and bag after their pets defecate and discard in their unit's trash can.
- Pets creating a nuisance or disturbance (i.e. excessive barking, etc.) are not allowed and are subject to permanent removal.
- Owners or tenants may not have more than two dogs, two cats, or a combination of each (one dog and one cat) per unit.
- Qualified service animals do not count as pets or animals when calculating total animals for the purpose of complying with the rules outlined herein or in the Declaration. However, please care for service animals in the same manner as all other pets and animals.

Trash

- Trash containers must be stored in the garage and may not be set out prior to the evening before the Thursday collection day (or the Friday following if a holiday occurs on or before Thursday) and returned to the garage the same day as pickup.
- Trash must be enclosed in a bag and/or a securely sealed container to prevent the wind or animals from scattering it around.
- Trash containers must be placed on the walkway or driveway for collection-not within the landscaped areas.

Landscaping

- All common area landscaping is the maintained by the Association. You may enter a maintenance or ACC request if attention to a common area is required.
- Residents may display potted plants only at the brick entrance of their units, and are limited to ten-gallon capacity and eight feet tall.
- Containers cannot be permanently installed or interfere with the maintenance or irrigation of the landscaping.
- Seasonal hanging baskets may be displayed and may be attached to the wood trellis portions of the building overhangs only with the appropriate hardware and must be removed at the end of the growing season.

Building Exteriors – Contact DS Property Management

- Attachments, alterations, or repairs of any kind to the exterior of the building (including the enclosed Limited Common Area patios and decks require the review of the Architecture and Structures Committee and the written consent of the Board. This includes the installation of screen doors, skylights, solar tubes, outdoor window, and solar shades/awnings, etc. Refer to Satellite Dishes/Antennas below regarding those attachments.
- Do not affix anything to exterior stucco, with the exception of one doorbell camera with ACC approval.
- Homeowners and tenants are responsible for the maintenance of their Limited Common Area. All debris must be bagged and placed in the unit's garbage container. Throwing debris over the fence into the adjoining Common Area is prohibited. Violators will be held responsible for any cleanup cost required.
- Stains may be applied to the interior surfaces of decks and/or fences, but must match the existing predominant standard warm, earth-tone colors of the Pines to the greatest extent possible.
- All interior window treatments that are visible from the exterior of the units must be neutral, earth-tone colors.
- Barbeques, Traeger, or other heat producing equipment shall be kept at least 3' away from the outside walls on the decks while in operation to prevent damage to the synthetic faux stucco finish system. Owners will be held responsible for the cost of repairs to any damaged walls.
- The use of any wood burning fireplace, fire pit, terra cotta chiminea or similar device in the back patio area is prohibited per the International Fire Code.

Satellite Dishes

- Homeowners or tenants seeking to install a dish must seek prior written approval from ACC. Refer to Satellite Communications Antennae Rules available on the HOA website for additional information.
- Satellite dishes or antennas must not be mounted on the roof, sidewalls, trellis, fence, etc., of any "common area" within the Limited Common Area as defined in the CC&Rs.

Signs and Decorations

- All holiday lights and decorations including flags (with the exception of the American flag) must not be installed prior to six weeks before the holiday and must be removed no later than three weeks following the holiday, excluding door wreaths.
- Banners or other flags, including windsocks, can only be displayed in the entrance area on holidays, with the exception of one (1) American flag.
- Only one real estate or rental sign is permitted on the premises at any time.
- One open house directional sign may be posted for the duration of the open house.
- Streams, flags, balloons and other similar advertising or attention-getting devices are prohibited.
- Political signs may not be placed on common area property.

