

ASPEN VILLAGE CONDOMINIUMS

GENERAL RULES AND REGULATIONS

To ensure the tranquility, well-being, and property of the owners of Aspen Village Condominiums, certain rules and regulations have been adopted and must be followed. These common sense rules serve as a guide for all to follow. The general theme is to be considerate of others so everyone can enjoy a safe, friendly, and pleasant environment.

1. **Quiet Time:** There will be no loud or unnecessary noise before 9:00 a.m. and after 10:00 p.m. A curfew on any activity with excessive noise will be imposed after 11:00 p.m. Be considerate of your neighbors and keep the noise levels down, even inside the condo. This is especially important during the warmer weather when the windows are open.
2. **Recreational Vehicles:** Snowmobiles, motorcycles and ATV's may be started in the parking area but must leave the area immediately. The speed limit is 15 M.P.H. on all Aspen Village property. Bicycles are not allowed on the lawns. Vehicle maintenance will not be performed within Aspen Village except for service needed to start or move a vehicle.
3. **Parking:** Each unit has one assigned parking space in addition to the garage parking. (The only exceptions to this are the units located in Building B that have no garages and Buildings N & P that have double garages and two assigned parking spaces.) The parking space is located immediately in front of the garage or unit. Vehicles of all types, including ATV's, snowmobiles, motorcycles, bicycles, and other vehicles must be parked in the unit's assigned parking space, not in the general parking lot area.

Trailer parking is restricted in Aspen Village. Only trailers 16' and under are allowed on Aspen Village property. Those trailers must be parked in your designated space, not in the general parking area. Trailers over 16' and/or additional trailers are not allowed in Aspen Village. The City of McCall usually offers trailer parking during the winter months. Check their website for details:
<https://www.mccall.id.us/>

The general parking lot area is extremely limited. Vehicles must be parked perpendicular to the roadway to maximize the number of available spaces. Parallel parking is not allowed. Use of the limited general parking is on a first-come, first-served basis for owners, renters, or their visitors. Storage of a vehicle (longer than a day or two) in the AVCOA general parking areas is not permitted. Vehicles left for long periods will be towed at the owner's expense. Long-term storage of vehicles, particularly incapacitated vehicles, or miscellaneous items in the parking area assigned to each unit is not allowable. This detracts from the tidiness of Aspen Village as well as increases the cost of cleanup and snow removal.

Generally, campers and motorhomes should not be used for overnight lodging while parked at Aspen Village. Limited use while parked in the assigned space of the unit is allowed if it does not affect the neighboring units.

The parking spaces located near the Sports Center are reserved for persons using The Club. Under limited conditions and circumstances other parking may be allowed. Contact The Club Manager or Maintenance Supervisor for advice or approval before parking in this area.

No parking:

- A. on roadways overnight
- B. on grass or gravel
- C. in front of entrances/access areas to unit walkways
- D. in front of dumpsters
- E. in front of fire hydrants
- F. in front of garages of another unit
- G. in front of entrances to storage buildings
- H. in designated handicapped spaces without a permit

4. Signs: The Board reserves its rights under the Association's CC&Rs to approve or disapprove of all signage in the common or limited common area. One small sign (no larger than 200 square inches) identifying the unit owner may be placed immediately above or beside the overhead garage door or immediately above or beside the front door of the unit without prior written approval of the Board. All other signs shall be subject to prior Board approval. If at any time the board requires removal of any sign, whether or not such sign requires Board approval, the owner shall remove such sign within 30 calendar days after receipt of written notice. If the owner fails to comply, the Board may have the sign removed at the owner's expense.

5. Pool: The outdoor pools are open from 9:00 a.m. to 9:00 p.m. **There is no lifeguard on duty.** An adult must always supervise swimmers under 14 years of age. Swimmers between the ages of 14 and 18 must be accompanied by another individual. The pool gates must be closed when the pool is not in use. Absolutely no glass containers shall be brought to or used in the pool area. Do not bring rocks or small objects to the pool since they can cause extreme damage to the water/filtration system. All personal items should be removed from the pool area by 9:00 p.m. Absolutely no diving is allowed in the pools. Profanity and aggressive behavior in any form will not be tolerated. Please utilize the trash containers located at the pool sites. The pools are for the exclusive use of Aspen Village residents and their guests.

6. Tennis Courts and Pickleball Courts: Tennis court use is on a first-come first-served basis and users do not sign in at The Club. Playing time should be limited to 1 hour when others are waiting to play. Double's play is encouraged when other players are waiting. Individuals using the tennis courts should bring their own equipment. The Club does not provide tennis balls or racquets.

The Pickleball courts are available from 9:00 am until The Club closes. Check the website for The Club's hours of operation: <http://www.theaspenclubmccall.com>. Individuals using the

Pickleball courts are required to sign in at The Club. Balls and rackets are available at the front desk.

Individuals are required to wear appropriate shoes when on the tennis or Pickleball courts. The use of rollerblades, skateboards, roller skates, bicycles or tricycles on the courts is prohibited.

7. Pets: Only unit owners and immediate family members may bring pets to the Aspen Village Condominiums. Owners who allow pets in their unit are responsible for the behavior of the animal(s). All pets are required to be on a leash any time they are outside the unit. The occupants of the unit are required to clean up after the pet. The Board reserves all rights under the Association's CC&Rs with respect to controlling the presence of animals within a unit and in the common areas and limited common areas. This includes the Board's right to temporarily or permanently remove a unit owner's animal(s) deemed by the Board to be disturbing to other owners. A unit owner shall immediately remove an animal upon receipt of written demand by the Board. In the event the owner fails to do so, such owner shall be responsible for all costs and expenses associated with the Board's exercise of its rights to remove the animal(s).

8. General Items:

-Please report unauthorized use of dumpsters to the Maintenance Supervisor. If you see any unauthorized use, take a picture of the license plate so the authorities can take action.

-Glass containers are not allowed outside the condominium units and their decks. Plastic or paper containers must be used for drinks or food in the pool area and elsewhere on the Aspen Village Condominiums property.

-Wood, charcoal, or gas barbecue grills are **not** allowed to be used on the wood decks or under any wooden overhang due to the fire hazard.

-Smokers using the common area need to be considerate of others using the common area that may be affected by the smoke.

-The Maintenance Supervisor should be given a key/access code for each unit. This key is needed for maintenance and protection (fires, leaks, freezing, etc.) situations. Condominiums with storage units should also provide the Maintenance Supervisor with keys/access code should emergencies occur, such as roof leakage, fire, etc.

- Please keep your deck area neat and clean. Do not hang towels or laundry from your railing, trees, or shrubs. Please utilize the trash containers/dumpsters located throughout Aspen Village.

NOTE: Owners who rent or allow unaccompanied guests to use their condo units must advise their renters and guests of the Aspen Village Condominium rules and regulations including the special rules for renters. Owners who use rental management agents are required to provide

them with copies of the Aspen Village Condominium rules and regulations, including the rules regarding use of THE CLUB. (**See Attachment A**)

Attachment A

Rules regarding membership and access to The Club at Aspen Village.

1. Membership comes with full ownership of a condominium unit. Dues to support The Club are a part of Association fees. Owners can provide access to The Club for those residing in the condo. The owner should complete the Owner Request Form for Club Access Form available on The Club's website:

<http://www.theaspenclubmccall.com/>.

Fractional owners have full privileges of ownership **ONLY** while residing in their unit during the specified occupancy periods.

2. If an owner rents, loans, or otherwise provides access to his or her unit, the temporary residents of the unit will be granted access to The Club and associated facilities for the time they are residing in the unit. The owner should complete the Owner Request Form for Club Access Form available on The Club's website:

<http://www.theaspenclubmccall.com/>

3. Non-owner residents of units who have access to The Club and associated facilities, as in 2. above, may not in turn grant access to other guests or friends. Any renter, tenant, or guest desiring to bring additional people to The Club may pay a daily membership fee for each guest.