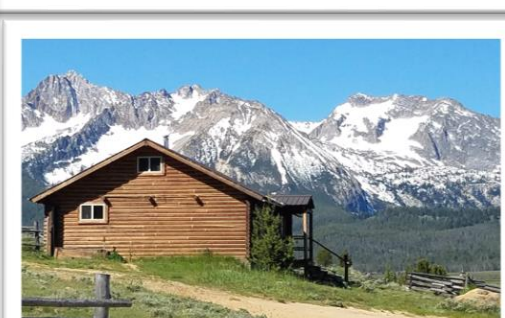
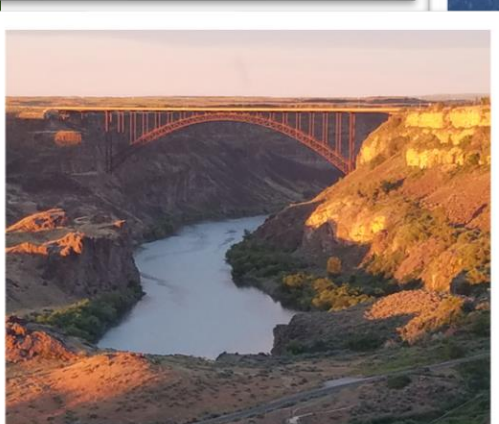
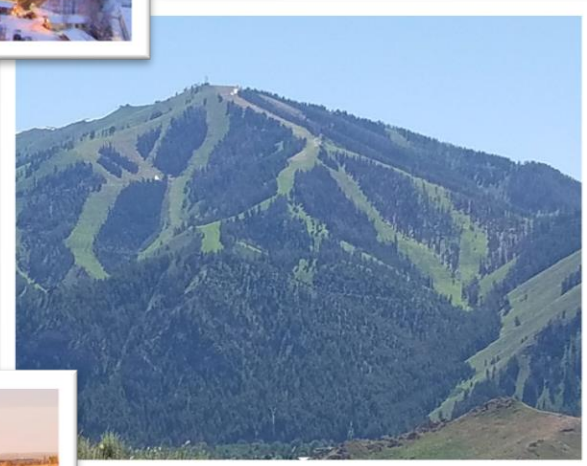


**VOLUME IV**

**HOMEOWNER'S ASSOCIATION  
(HOA) RULES & POLICIES**

UPDATED JANUARY 12, 2024



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## Table of Contents

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Volume IV – HOA Rules & Regulations .....	2
1.0 BACKGROUND .....	2
1.1. <u>Adoption and Modification</u> .....	2
1.2. <u>Management and Contact Information</u> .....	2
1.3. <u>Responsibility</u> .....	2
2.0 COMMON AREA.....	2
2.1. <u>Pool, Hot Tub and Laundry Areas</u> .....	2
2.2. <u>Vehicles &amp; Parking</u> .....	4
2.3. <u>Pets</u> .....	6
2.4. <u>Quiet Hours and Noise</u> .....	7
2.5. <u>Building Exterior and Appearance</u> .....	7
2.6. <u>Trash and Recycling</u> .....	8
2.7. <u>Smoking</u> .....	9
3.0 KEYS AND ENTRY TO UNITS.....	9
3.1. <u>Availability and Right of Entry</u> .....	9
3.2. <u>Keys</u> .....	9
3.3. <u>Security/Storage of Keys</u> .....	9
4.0 CONSTRUCTION AND MODIFICATIONS .....	9
4.1. <u>Construction</u> .....	10
4.2. <u>Approval Process</u> .....	10
4.3. <u>Construction Dates</u> .....	11
4.4. <u>Construction Trailers, Dumpsters, Etc.</u> .....	11
4.5. <u>Other Governing Agencies</u> .....	11
5.0 RULE AND POLICY ENFORCEMENT .....	11
5.1. <u>Violation Reporting</u> .....	12
5.2. <u>First Notice</u> .....	12
5.3. <u>Second Notice</u> .....	12
5.4. <u>Fines</u> .....	12
6.0 HOA Policies.....	12
6.1. <u>Tree Policy and Removal</u> .....	<b>Error! Bookmark not defined.</b>
6.2. <u>Deck Maintenance</u> .....	13
6.3. <u>Garage Spaces</u> .....	14

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## Volume IV – HOA Rules & Regulations

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### *Welcome to the Bluff Condominiums!*

Please take a moment to read these rules. They are meant to ensure that each resident/guest is able to mutually enjoy our beautiful community and to safeguard our property. We hope that each of you has an enjoyable stay and thank you in advance for adhering to our rules.

## **1.0 BACKGROUND**

### 1.1. Adoption and Modification

Proposed edits and amendments to the rules were provided to owners for comment at the annual meeting held 21 August 2021 and were formally adopted by the Board of Directors at a meeting on 08 September 2021 at a duly noticed meeting open to all members of the Association.

Rules and/or policies may be modified by the Board of Directors at any time provided that the meeting at which the Board shall consider and vote upon changes is noticed to and open to all members.

Property Management does not have authority to change these rules and policies or “make exceptions” for any owners. Reasonable rule changes will be considered by the Board of Directors; however, such changes must be made at a Board meeting.

### 1.2. Management and Contact Information

The Association is managed by Information Alternatives, Inc owned by Sharon and Chuck Williamson (hereafter referred to as “Management”) which can be reached at (208) 622-8405. Please be aware that Management is responsible for the Common area only and not responsible for individual needs or accommodating individual owner/tenant requests for non-Association related matters.

### 1.3. Responsibility

Owners are responsible for the acts of their tenants and guests. With the exceptions contained herein (parking, pets, noise, etc.) all communication and enforcement related to these rules and policies will be done with the owner directly and not the tenant.

If you rent or lease your unit, owners are required to include a copy of these rules and policies with your rental instructions, contract, and/or lease. Ninety percent of all rule violations with tenants are the result of tenants never knowing about, or receiving, the rules!

## **2.0 COMMON AREA**

### 2.1. Pool, Hot Tub and Laundry Areas

The Association has a pool, hot tub, and related facilities (changing rooms, laundry, sauna, etc.) which are considered to be part of the Pool Area. The Pool Area is one of our nicest and most popular amenities. It is often cited as a reason for owners buying at the Bluff, and a reason for short-term tenants booking at the Bluff. It is also an area which is prone to issues in the form of safety, noise, complaints, unauthorized access, etc.

In addition to the rules contained herein, there are posted rules at the pool which may change without notice. Please minimize pool related issues by following these rules, the posted rules, and by using common sense and courtesy while using the pool and/or Pool Area.

#### 2.1.1. Use at Own Risk

Each and every user of the pool including owners, tenants, guests, and other invitees use the pool solely at their own risk. There is no lifeguard at the pool. In addition, no pool rules are exhaustive and can account for all safety issues.

#### 2.1.2. Safety

In addition to the posted safety rules, owners, tenants, and guests are expected to use common sense when using the pool.

Please note the following specifics:

- Children under the age of 16 shall not use the pool, Pool Area, or be inside the Pool Area without being accompanied by an adult.
- Glasses, glass bottles, etc. are specifically prohibited from the Pool Area at all times.
- Intoxication in the Pool Area is not allowed and any intoxicated owner/guest/tenant will be asked to leave.
- In case of an emergency, please dial 911 immediately (there is a 911 phone located at the pool).
- Running, diving, and general “horse-play” are not allowed in the Pool Area.
- Large flotation devices (kayaks, rafts, large float tubes, etc.) are not allowed in the pool.
- Dogs, cats and other pets are not allowed in the Pool Area.
- Children under 10 are not allowed in the hot tub; children between 11 and 15 must be supervised by an adult at all times when in the hot tub.

#### 2.1.3. Authorized Use

Authorized use of the pool facilities is limited to the following persons:

- Unit owners.
- Long-term renters (renters with a 3-month or longer lease) or short-term renters that are staying in the rented unit.
- Guests of unit owners or long-term tenants who are accompanied by the owner or tenant. Note: Short-term tenants are not allowed to host guests at the pool facility.
- No more than four guests per owner or long-term tenant shall be permitted without prior approval of the board.

All users must have a current authorized user card attached in the Pool Area with them while using the pool. If an authorized user desires to have a party or invite numerous guests (five or more guests) to the pool area which will result in other users not being able to use the facility, written

permission must be obtained from the Management. Replacement pool keys can be obtained from the Management for a fee of \$100.

#### 2.1.4. Maintenance

Please report all maintenance issues to Management – and please do NOT try to fix matters yourself. The hot tub cover must be replaced after use. Owners will be held responsible for any damage resulting from failure to replace the cover after use or from damage to the cover resulting from misuse by a resident or guest of their unit.

#### 2.1.5. Hours and Noise

The pool (during the summer), hot tub, sauna, laundry facilities, changing rooms, etc. are open daily from 9:00 AM-9:00 PM. Please do your best to be as quiet in the Pool Area as possible, during all hours. Loud music, podcasts, etc. are prohibited in the Pool Area. The gate to the Pool Area must be closed and locked at all times.

#### 2.1.6. Neat Use

Users of the rest room/shower/spa/laundry areas should keep them neat and tidy for the next users. If users move pool furniture, it should be returned to its original position after use. Pool users must clean up all of their spills or garbage. These are the areas in the Bluff most often commonly used by both residents and guests.

#### 2.1.7. Diverse Use

It is understood that the Pool Area will be used by a variety of people from those wanting to relax to a family playing with children to those wanting to swim laps; therefore, users are encouraged to communicate respectfully among themselves.

#### 2.1.8. Personal Items

Personal items, including laundry and towels, that are left within the Pool Area longer than 24 hours will be considered abandoned and may be removed by Management. Please contact Management during normal business hours to retrieve stored items. Any items stored by Management longer than thirty days will be brought to the local thrift store.

#### 2.1.9. Smoking

Smoking, vaping, chewing tobacco and other forms of using tobacco are strictly prohibited within the Pool Area.

### 2.2. Vehicles & Parking

#### 2.2.1. Speed Limit and General Parking

The speed limit through the entire parking area is 10 MPH or SLOWER. Please be advised that many families visit the Bluff and special consideration should be given to driving slowly and defensively.

Parking is only allowed in the parking lot areas and garages as noted below. Parking should not block paths or take place on the grass areas (even if frozen). Only two vehicles per unit are allowed to be parked on Bluff property.

#### 2.2.2. Snow Removal Parking

In order to facilitate safe and efficient snow removal, on snow days, all vehicles should be moved to a cleared space after the first pass of the snow plows. Depending on the storm, the first pass normally occurs prior to 7:00 AM. After the first pass, please move your car to the largest cleared area. Unmoved vehicles create berms and areas that cannot be plowed and are subject to towing if not moved, subject to the enforcement provision below.

#### 2.2.3. Four-Wheelers, ATVs, and Other Off-Road Vehicles

To avoid noise and safety issues, four-wheelers, ATVs, and other off-road vehicles are not allowed in the complex. The complex is not an area to ride these vehicles.

#### 2.2.4. Trailers

Parking of motor homes, campers, trailers, or boats of any kind on Bluff Association property is not permitted. Parking of commercial vehicles required for residents will be permitted on an individual case basis with prior approval from Management.

Notwithstanding the above, contractor trailers will be permitted on the property during construction time periods and on weekdays only. No trailer shall be kept at the Bluff on weekends and holidays.

#### 2.2.5. Storage of Vehicles

Vehicles that are stored (defined as a vehicle not leaving the Common Property, whether or not the unit owner or long-term tenant is at the Association) at the Association longer than 21 days must be stored in a long-term parking area (long-term parking spots are designated by signs). Effective February 28, 2019 any such stored vehicle must be registered with Management (Management to provide forms).

#### 2.2.6. Vehicle Conditions and Registration

All vehicles must be in operable condition and have current registration tags affixed to them at all times. Vehicles may not leak excessive amounts of oil or damage the common area in any other manner. In addition to other remedies outlined in these rules (including towing) damage to common property from a vehicle will be billed to the unit to which the vehicle's owner owns or resides.

#### 2.2.7. Vehicle Maintenance

Vehicle maintenance is not permitted at the Bluff. Vehicles may not be on blocks; tools may not be kept around vehicles; etc.

#### 2.2.8. Garages – Ability to Use

Underground garage parking facilities in buildings 12, 13, 14 and 15 at the Bluff are reserved for the exclusive purpose of passenger vehicles parking as assigned by the numbered spots correlating

to the units within the adjacent/above building. If it is brought to the attention of Bluff Management by owners of the units benefiting from the underground parking spots that unauthorized vehicles are occupying said spots, Management reserves the right to authorize towing of unauthorized vehicles (at the expense of the vehicle owner) given 24-hour advance notice posted on subject unauthorized vehicle(s).

#### 2.2.9. Garages – Storage

Storage of items within garages shall not interfere with ingress or egress to other owners. Storage of items must not create a hazard (such as stacking items that could fall) and unsafe items are not permitted at any time. Unsafe items include, but are not limited to, alcohol, gasoline, ammunition, etc. and will be removed without warning.

#### 2.2.10. Parking Enforcement

In addition to other remedies to enforce these Rules, vehicles/trailers may also be towed/booted without warning to enforce parking lot rules. Towing will be done in compliance with Idaho Code 49-1806 and appropriate signage has been placed with the Common Area. Per 49-1806, towing will be completed at the sole cost of the vehicle owner.

### 2.3. Pets

#### 2.3.1. Leashes

No pets are permitted to roam free or be unleashed. All pets must be controlled by keeping them on leashes at all times when in the Common Area.

#### 2.3.2. Pets in the Common Area

Pets are not allowed to be tied up in any manner in the Common Area. This rule is not intended to preclude enjoying your pet's company while an owner is spending time on their deck. A pet is allowed to accompany their owner on a deck but needs to be on leash and it cannot be such a long leash that the pet can leave the deck.

#### 2.3.3. Waste Disposal

Owners and/or long-term tenants must immediately clean up after their pets and properly dispose of such wastes. Please note that plastic waste baggies are available at dispensers located in several places in the community.

#### 2.3.4. Allowable Pets

A maximum of two (2) pets shall be allowed in any one Bluff unit. The only pets permitted in the Unit or Common Area shall be those belonging to Owners or long-term tenants and shall be limited to common household pets such as dogs, cats and birds. Short-term tenants are not allowed to have any pets.

#### 2.3.5. Noise

Pets should not be heard at any time.

### 2.3.6. Sun Valley Animal Control

In addition to the above, any violation by a Bluff unit Owner or tenant of the Sun Valley Animal Control Ordinance shall constitute a violation of these rules. Nuisance animals should be reported to Sun Valley Police at (208) 622-5345 and Management.

### 2.3.7. Wildlife

When feeding pets outside, bring food dishes and uneaten food inside at night to prevent attracting wildlife. Bobcats, magpies, skunks, foxes, and raccoons, black bears and coyotes have visited the Bluff in search of food.

Please be aware that the local wildlife (bears, coyotes, owls, hawks, etc.) have been known to attack smaller pets, if left unattended.

## 2.4. Quiet Hours and Noise

### 2.4.1. Quiet Hours

As a consideration for the community, quiet hours between 10 PM and 7 AM should be honored. Please be aware that noise travels from decks and the parking lots very easily.

### 2.4.2. Standard Noise

Standard noise is defined as noise that is part of normal use of the unit and includes such things as walking on floors, flushing toilets, cooking, etc. It is understood that standard noise is a reality of living in a condominium association and should be expected. Although owners and guests should try to minimize standard noise when possible (especially during quiet hours), standard noise will not be governed by the Association.

### 2.4.3. Excess Noise

Excess noise is defined as noise that is in violation of City of Sun Valley Ordinances and is not allowed at any time. Examples include loud stereos, late-night parties, excess noise on the decks, jumping, banging on walls, etc. The Sun Valley Police Department should be called for excess after-hours noise and Management should be notified the following morning.

## 2.5. Building Exterior and Appearance

Any exterior modification to the buildings, including building and staining of decks, shall be subject to existing policies and/or pre-approved by the Board of Directors or Management. In addition, no modifications to the Common area may be made without the written permission of the Board of Directors (see section 4) and all other local governing agencies such as the Sun Valley City and Sun Valley Elkhorn Association (SVEA). This includes, but is not limited to, the removal or modification of internal walls, venting, piping, electrical wires, etc.

If in doubt, contact Management prior to starting any work.

### 2.5.1. Window Coverings

Only material(s) specifically designed to be used as window shades or coverings shall be draped on the inside of windows. Items such as sheets, foil, etc. are not to be used as window shades.



Interior window coverings of drapes, shims, liners, or blinds should be of neutral tones only, no bright colors (e.g., red, yellow, blue) should be visible from the outside.

#### 2.5.2. Decks

Decks are not meant for storage and the only items allowed on decks include seasonal sporting equipment, wood, and standard deck furniture. No items may be visible above upper deck unit railings. Clothes and towels may not be draped over railings and clothes lines are prohibited.

Charcoal barbecues, smokers, or any other item which produces a flame from combustible material other than propane or natural gas are not allowed on the decks at any time because of fire hazard reasons.

Wood stored on lower decks shall not exceed the height of the bottom of the windows and wood stored on upper decks shall not exceed the height of the top of the railing.

Skis may be temporarily stored on decks during the ski season and bicycles in the summertime. Such items must not impede the access of others to their own unit.

Items may not be stored on railings.

#### 2.5.3. Signs and Decorations

No signs are to be displayed on the exterior of buildings or in Common area. In a condominium listed for sale, a small inside sign, no larger than 2 x 3 feet may be displayed in one of the condominium windows. Temporary open house signs are permitted.

A single discrete outside decoration, appropriate to the season, such as wreaths, dried flowers, etc. may be permitted per approval by the Manager or a Board Member. An American flag may be displayed, if properly mounted. Flag dimensions should not exceed 3 ft by 5 ft.

#### 2.5.4. Stairwells, Landing and Entryways

All access to units that are part of the buildings, but not part of the individual units, are common area and must be kept clear of items at all times. This is a requirement of both the Fire Code of Sun Valley and the Association. There are no exceptions to this rule.

### 2.6. Trash and Recycling

Trash is removed from the trash closets once or twice weekly, depending on the season. Please do not hinder access to the trash closet or trash cans by storage of other items in the trash closets. Such items will be removed without notice. Please note, due to noise concerns, the dumpster hours are from 9 A.M. until 9 P.M.

#### 2.6.1. Recycling

We encourage you to recycle by following the signs in the trash closets. If you choose to recycle, you must take your items to Ohio Gulch or other local recycling centers. There is no onsite recycle collection area at the Bluff. Please note that, unfortunately, in the Wood River Valley, glass cannot be recycled so it goes into the normal trash. Also, plastic bags and any plastic that is not rated "1 – 5" cannot be recycled. If you are throwing away electronic items (old printers, cables, TVs, etc.), batteries, or paint, please either bring those to the recycling center at Ohio Gulch or the

Environmental Resource Center in Ketchum. Items like batteries, paint, etc. do not belong in the landfill! Do not put these items in the Association dumpster.

Some buildings have initiated their own recycling containers within the trash closets. Although encouraged, the Bluff does not have the resources to sort recycling material and bring to the dumpsters. If you or your building has initiated this process, please make sure that the area is neat and tidy. Unfortunately, recycled items that are not neat and tidy will be disposed of.

#### 2.6.2. Christmas Trees

In early January, an e-mail will be sent for removal of Christmas trees from the parking lot. Please do not place Christmas trees in the Common Area sooner than the scheduled removal date, keep them on decks (no, they don't stay green and look good).

#### 2.7. Smoking

Smoking shall not be permitted on decks or within 30 feet of the buildings at any time.

### **3.0 KEYS AND ENTRY TO UNITS**

#### 3.1. Availability and Right of Entry

The Association and its agents have the right to enter units for any reasons related to the Management of the Common Area and as outlined in the CC&Rs. Unless it is an emergency, the Association will make a good-faith attempt at contacting an owner prior to entering a unit.

#### 3.2. Keys

Management shall have a working copy of keys to each unit. Any expense incurred in relation to keys (for example, if a lock is changed and the new key is not sent to the manager) will be billed to the owner. The keys kept by Management are for Association-related purposes only and not meant for facilitating short-term renter check-ins, lockouts, and lost keys. If an owner has an electronic key entry system, an updated code must be provided to Management, and it is the owner's responsibility to change the battery on an annual basis. Notwithstanding the above, keys are available from Management during business hours at the office of the management company.

#### 3.3. Security/Storage of Keys

For the security of all of the occupants of a building, strict control of any and all access keys to condominiums must be maintained. Putting keys in easily accessible places such as under door mats, on top of door frames, in ornamental flowerpots, nearby refuse storage areas, etc. is strictly prohibited. Please install and use a lockbox! Lockboxes can be installed by Management for a nominal fee.

### **4.0 CONSTRUCTION AND MODIFICATIONS**

It is the intent of the Association to make construction and remodels as easy as possible for the owners while still protecting the structural, harmonic, and aesthetic aspects of the buildings and Association. Management will work with owners in good faith to minimize owner costs in relation to any items needing approval. Owners are expected to abide by these rules in order to minimize impact on neighboring units.

#### 4.1. Construction

Please be aware that construction in units can be very loud and impactful to neighboring owners and guests. In addition to actual construction work being impactful, other items such as parking, music, staging, vendor animals, etc. are part of the construction process and should be managed appropriately. As such, please notify Management in advance of any major remodels so that there are no surprises, and impact to other owners can be minimized.

##### 4.1.1. Common Area

Any modifications to the Common Area (whether visible from the Common Area or not) requires the written approval of the Association in advance of any construction taking place. Examples of where approval is required include, but are not limited to, removal or movement of interior walls, movement of wires inside of walls, landscaping, replacement of windows or doors, deck additions or changes, etc.

##### 4.1.2. Decks

In addition to the guidelines and rules contained herein, the Board of Directors may, from time-to-time implement and update a Deck policy in relation to additional decks and deck repairs.

##### 4.1.3. Staging, Parking, Etc.

Please work with Management to minimize construction impact to other owners. For example, if there are several vendors requiring access to a unit, parking away from the main entrances to the units may be preferred. In addition, any outside work (for example, cutting tile) should be done to minimize impact to the Common Area and other owners/guests.

##### 4.1.4. Vendor Management

Pets belonging to vendors are strictly prohibited. This includes all dogs, regardless of how well behaved they are, whether or not they are tied up, and whether or not they remain in the vehicles. If vendors smoke, they should do so only in their vehicles. Radios that can be heard from the Common Area or from other units are not allowed. Vendors and all other invitees as a result of construction are expected to abide by these Rules.

#### 4.2. Approval Process

Per the above, it is the Board's intent to protect the structural integrity, harmony, and aesthetic nature of the Association and any approvals will be based on those three factors.

##### 4.2.1. Approval for Modifications - Administrative

In rare cases, Management may administratively approve minor alterations to the Common Area. Examples include moving electrical outlets, pony walls, etc. Management shall err on the side of caution, and all approvals must be in writing.

All major remodels – those generally consisting of work exceeding \$5,000 in labor and material – shall require sixty days advance notice to Management in order to formulate a plan in relation to use of parking, Common Area, debris removal, etc. The final plan shall be approved by the Board of Directors and, depending on the scope of construction, a damage deposit for Common Area damage may be required.

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#### 4.2.2. Approval for Modifications – Board Action

Any other Common Area modifications that are not approved administratively require the approval of the Board of Directors. Depending on the project, various submittals may be required. Of note is that any wall that runs from the floor to the ceiling or any other wall or other item (e.g. a beam or a post) will be assumed to be structural and prior to any final approval the Board reserves the right to require written verification from a licensed engineer for whatever reason. All approvals must be in the form of writing.

#### 4.3. Construction Dates

No interior or exterior construction shall take place between July 1st and the Labor Day holiday, inclusive, or between the dates of December 15th and January 2nd, inclusive. During allowable time periods, construction shall only take place Monday through Friday from 8:00 AM to 5:00 PM. Weekend work is not permitted. The Association reserves the right to maintain Common Areas during this time (i.e., painting, siding, window repair, etc.).

#### 4.4. Construction Trailers, Dumpsters, Etc.

Owners must provide their own dumpsters on site for refuse from their construction project and can only be in the parking lot (not on the grass or landscaping) and only be in front of the unit during the construction time periods described above. Dumpsters must be secured to prevent rolling and movement.

No construction waste, such as counter tops, old appliances or cabinets can be disposed of in the Association dumpster.

Vehicles and trailers related to the work in progress are allowed to remain on the property overnight Monday through Friday (during the construction dates above) but must be moved offsite on weekends.

During construction, construction material and interior items may be stored on decks. Interior items (for example, a cabinet that is stored during construction) must be covered in a dark green or brown tarp. Construction material must be kept neat and tidied daily. Notwithstanding the above, construction material and interior items may only be stored on the decks during the permissible construction periods as outlined in this Section.

#### 4.5. Other Governing Agencies

Owners should be aware that both the City of Sun Valley and the Sun Valley Elkhorn Association may govern work on units and Common Area and owners must seek approval, if required, from both entities prior to any work commencing. At times, the Association will need to assist with such approvals and will do so as best as possible.

### 5.0 RULE AND POLICY ENFORCEMENT

Notwithstanding, and in addition to any of the remedies described above, the following notice and enforcement procedures will be used for rule violations.

**Please note that Owners shall be held responsible for the conduct of their renters (long-term or short-term) and/or any guests.**

### 5.1. Violation Reporting

Because the Bluff Association does not employ security guards, pool lifeguards, or on-site property managers, we rely on individual owners to police the property and report rule violations, safety hazards and other community-related issues. Violations of the community rules should be reported to the Board or the Management at the contact information below. When reporting rule violations please be specific as the rule being violated and any identifying information as to which unit number is responsible for the violation. The Board will then take the steps outlined below to address the situation.

If the violation is a crime or against Sun Valley ordinances, **please contact the police**. These include trespassing, excessive noise (parties, music, etc.), or property damage.

- Information Alternatives, Inc.: (208) 622-8405
- Bluff HOA Board: [infoatinc@cox.net](mailto:infoatinc@cox.net)
- Sun Valley Police: (208) 622-5345

### 5.2. First Notice

Upon the Board receiving notice of a violation of these rules, where appropriate, an owner will be notified via e-mail and a note on the owner's door stating the nature of violation, date by which the violation must be addressed (such date will be reasonably decided upon by the Manager but be no longer than five business days), and what step(s) need to be taken to address the violation.

### 5.3. Second Notice

If the violation is not cured per the first notice section above, notice of a Board hearing and intent to fine will be given to the owner in compliance with Idaho Code 55-115.

### 5.4. Fines

Subject to Idaho Code 55-115, after the hearing, appropriate fines for violations will be levied against the owner. Fines shall be levied in accordance with the following schedule:

- First instance of Owner violation of any rules: \$100
- Second instance of Owner violation of any rules: \$250
- Third, and any subsequent violations: \$500

On-going violations that are not corrected will incur additional penalties of \$20 per day until the violation is corrected (for example, if an Owner were to store garbage on their deck the Owner would incur an initial fine for the violation instance and a recurring fine of \$20 per day until the garbage is removed).

## 6.0 HOA Policies

In 2018, in an effort to protect the Bluff, the Board of Directors made the decision to change Property Management Companies. In the process the out-going firm provided us with "document dump" of one big set of files, documents and emails. Unfortunately, due to the unpleasant separation of our contract, most of what was shared was useless. The Board was unable to get accurate documentation for most all policies and rules that had been passed during their 10 years of managing the Bluffs as well as prior documents! This left the new, incoming board at the time with little in the way of documentation for past

decisions and policies that the board had passed. The following section includes documentation and notes on all of the policies that we have passed since the 2018 turn-over with some history and justifications for each.

We should note here that some of these policies conflict with our CC&Rs, which were written in 1980, and do not reflect the way the HOA has been managed over the last 40+ years. These policies are meant to clarify points of concern.

#### 6.1. Tree Addition Policy and Removal Policy – (Updated 1-12-2024)

As we continue with our Building Renovation Project, the tree removal and landscaping plan will be addressed at the same time. As a recap of the annual meeting, we are providing the established policy in addition to the tree removal procedures found on the Bluff Association website: [BluffAssociation.com](http://BluffAssociation.com).

1. If Arborist and/or the fire department or Board of Directors determine the trees in question are diseased or potentially damaging or dangerous to the Bluff buildings or property they will be scheduled for removal.

2. Trees in question will be identified by tying ribbons around the trees or marking with spray paint those trees to be removed. Non-emergency removal of trees by the Association may occur as part of the scheduled building renovation program. Owners will be notified by Management when their building is scheduled for renovation. Emergency tree removals will occur when there is a risk to structures or for health and safety reason as determined by the Association without Owner input.

3. If, as an owner, you are unhappy with the recommendations from Arborist and/or the fire department and/or Association on the removal of a specific tree, please communicate your desire to save the tree to Management, in writing (email is acceptable), within 7 days, and Management will re-evaluate whether or not there is a feasible way to save the tree.

4. If you want to remove a tree at your personal expense, you must first fill out the Tree Removal application which can be found on the Bluff Association website [www.BluffAssociation.com](http://www.BluffAssociation.com). Your neighbors (owners that can reasonably view the tree from their unit or deck) will be notified and given the opportunity to agree or disagree. The removal must be approved by SVEA and the City of Sun Valley as well. You will be financially responsible for the removal of the requested tree and any landscape and irrigation system repairs which may be required resulting from the tree removal. Please refer to Tree Removal Procedure which can be found on the Bluff Association website: [BluffAssociation.com](http://BluffAssociation.com).

5. Please bear in mind that as the Bluff Association renovates buildings and landscaping, The Bluff Association may replace trees where appropriate with other trees that are easier to manage, as part of planned landscape renovations.

#### 6.1. Deck Maintenance

Our CC&Rs state that decks are “limited common area.” This is defined as common area that is set aside for the sole use of the owner. And, as limited common area, the maintenance of the decks has been a responsibility of the Association. However, over the last 40 years many owners have expanded their decks to well beyond their original footprints. According to the lore of the Bluffs, the plan when allowing owners to expand their decks, was for any owner of an expanded deck to be responsible for the maintenance of their deck. However, the board has no documentation of this beyond the recall of several owners.

To remedy this, beginning in 2018 the Bluff HOA embarked on a deck maintenance program. It took two years and every deck in the Bluff was inspected and brought up to a common standard of repair across the association. Now that all decks have been brought to this standard, each owner has the responsibility to maintain their deck. If owners do not maintain their deck and serious safety or other problems arise, the Association will do the work and bill the owner for the repairs.

If you want to expand your deck, please contact Management to learn the process. There are specific material requirements (wood type, Trex options, color, etc.) for the decks. Deck expansion must be approved by the Board, SVEA and Sun Valley City before construction begins.

## 6.2. Garage Spaces

The buildings in Phase III of the Bluff were all built with underground garages and the CC&Rs term the Phase III garages as “common area.” Over the last 40 years, many owners have bought and sold units many times and the purchasers have paid a premium for their units to come with a dedicated parking space. The board feels that it would be an injustice to penalize current owners who trusted realty professionals, as well as sellers’ statements about the garage spot ownership. Because unit purchasers have paid for their garage spaces for many years, and because the exclusive right to use those spots has been honored by other owners, the board has passed the policy that all garage spaces are for the exclusive use of the designated unit.