

**ACC STANDARDS, RULES AND DEFINITIONS FOR
THE ISLANDS
HOMEOWNERS ASSOCIATION, INC.**

Effective September 1, 2005

Authority for this action is derived from Covenants, Conditions and Restrictions (CCRs) Sec. 5.04 or by the applicable sections as referenced. The following shall be used in conjunction with the CC&Rs and shall be equally enforceable by the Board of Directors and/or the Architectural Control Committee (ACC). Please read your CCRs for a complete understanding of the requirements.

Vehicles Reference: CC&R, Sec. 5.19 & 5.27 (f)

1. No inoperable vehicle shall be allowed to be parked or stored in view of the public in excess of 72 hours. No unused vehicle of any type may be stored in public view in excess of 14 days. Following 3 days notice, vehicles in violation of these restrictions may be towed and impounded at the Owners expense.
2. According to CC&R Sec 5.19, "larger than a standard pickup" shall be defined as larger than a 1 ton standard pickup or van. Such vehicles shall be parked out of view or behind a 6 foot privacy fence. Any vehicle deemed unsightly by the ACC may be required to be screened from public view.
3. Street parking shall be reserved for short-term overnight guests of 5 days or less and infrequent visitors. Frequent visitors or employees such as babysitters, shall be considered as residents in regard to parking requirements. "Frequent" shall be defined as more than 3 days a week on a regular basis, for more than 3 hours at a time. The Owner of a Lot shall provide off street parking for all residents of their home.

Exterior Antennas Reference: CC&R, Sec. 5.22

1. All antennas are subject to ACC approval prior to installation. The Homeowner may be required to move an antenna at their expense if it is installed without ACC approval. No antenna, television satellite dish or cable is allowed on the front, roof or side of the dwelling within the first 20 feet of the front. All antennas over 20 inches in diameter should be placed on the back side of the roof and out of view from the street if possible.

THE FCC SUPPORTS THE RIGHT OF THE ASSOCIATION TO REQUIRE ADHERENCE TO ACC REQUIREMENTS FOR PLACEMENT OF ANTENNAS, AS LONG AS THEY DO NOT CAUSE UNREASONABLE DELAY OR UNREASONABLE COST TO USE, INSTALL, OR MAINTAIN, OR WHICH PREVENT RECEPTION OF ACCEPTABLE QUALITY SIGNALS.

As long as a resident submits for approval prior to installation, as required by CC&Rs, there will be no unreasonable delay, cost or loss of signal. The cost to move an antenna is a result of non-compliance and therefore, is the responsibility of the resident.

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Landscaping & Storage/Out Buildings Reference: CC&R, Sec. 5.26

1. Clarification: Based on the Dictionary definition of "Plant", the Board has determined that the intent of the CC&Rs Sec 5.26 (c) (ii) is as follows: "*A young tree, or shrub ready to plant for growth to maturity*". Therefore, the obvious intent of the CC&Rs is **12 shrubs**. A shrub is defined as: "*A bushy, woody plant with several permanent stems instead of a single trunk*." This distinguishes them from flowers. Please use these guidelines when planting. The minimum requirement is 4 – 5gal and 8 – 1gal plants/shrubs.

2. Out buildings/sheds are limited to a maximum of 140 square foot in size. Maximum height, 9 feet above normal grade at the highest point. Roof type shall be gable, hip or shed, with 3/12 minimum roof pitch and 4 inch minimum boxed eaves/overhang. Roofing color shall match the dwelling. Siding and trim must match those used on the home and painted to match the dwelling.

All outbuildings must have ACC approval prior to construction. Please submit a top view sketch of your entire Lot, showing your proposed building placement in relation to your home and Lot lines. Include shed materials, front and side elevation views with dimensions and proposed start/completion dates. In most cases work should be completed within 30 days. Out buildings shall be placed a minimum of 24 inches from any permanent structure such as fences, the home, etc. Exceptions may be approved in certain circumstances.

Maintenance Reference: CC&R, Sec. 5.27

1. Minimum landscape maintenance requirements are: weekly mowing and trimming of lawns and weeding of beds; watering, fertilizer; disease, weed and insect treatment, as required to maintain a pleasant appearance.

2. In the event any Lot owner shall fail to properly maintain or repair any landscaping improvements in an operational or aesthetically pleasing manner as determined by the ACC, the Committee or their assigns shall have the right, following 5 days notice, to enter onto said property in order to correct the noted condition. The homeowner in violation shall be liable for all costs to the HOA resulting from corrective action.

3. Out of area Owners shall not be exempt from the provision of this master declaration.

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4. All structures, facilities, equipment, vehicles, personal property, personal affects and conditions determined by the ACC or Board, in its sole desecration, to be offence, shall be enclosed within an approved structure or appropriately screened from public view.
5. Temporary structures such as patio covers shall be maintained in a like new condition. Canvas carports are prohibited.
6. Basketball standards/hoops or other sports equipment may not be stored in the street or on the sidewalk.
7. Trash should not be put at the curb for pick up sooner than 7 pm the evening prior to pick up and trash receptacles should be taken in no later than 7 pm on the day of trash pick up.

Members **Reference: CC&R, Sec. 6.04**

1. Non-resident Owners shall be obligated to inform management of their current address, phone or other emergency contact information, and contact information for their Property Management Co. if applicable, within 30 days of a change in address. The lack of such contact information in no way releases the Owner of the obligation to pay late fees or other fees resulting from management's inability to contact Owner.

Application **Reference: CC&R, Sec. 11.07**

1. All ACC approved projects shall be completed within 30 days unless otherwise stated on the approved drawings.

Frivolous disputes **Reference: CC&R, Sec. 8.05 & 9.08**

1. Any Owner may appear before the Board of Directors in order to dispute a notice of violation or any charges other than annual assessments. In the event a hearing is scheduled and said Owner fails to appear and fails to cancel within 48 hours of said meeting, the Board shall have the right to charge the Owner for hearing preparation costs.
2. If, following any hearing, the Board of Directors unanimously agrees that an Owners dispute is unsubstantiated and/or frivolous, said Owner shall be charged for hearing preparation costs.

**AMENDMENT #1
TO
THE ISLANDS HOMEOWNERS ASSOCIATION BYLAWS LAST REVISED
SEPTEMBER 28, 2004**

In accordance with the Articles of Incorporation of The Islands Homeowners Association, Inc. Article XII, filed with the State of Idaho Secretary of State on May 21, 1999, Instrument No. 9920797, the Board of Directors have approved the following amendment to the By-Laws at a duly held regular meeting of the board on **August 30, 2005**, and attest to the same by their signatures below.

AMENDMENT IS AS FOLLOWS:

1. **Article V, Section 1.** – Add paragraph as follows: “A member in good standing shall be defined as a member whose property is reasonably in compliance with the Covenants Conditions & Restrictions of the subdivision and who has no overdue balance on account with the Association. Exceptions may be granted at the discretion of the Board.

2. **Article VII, Section 1. (a)** – Change to read as follows: “Adopt and publish rules and regulations governing the use of common walks, grass areas, drainage areas and driveways, and the personal conduct of the members and their guest thereon, to establish penalties for the infraction thereof; and to adopt and publish ACC STANDARDS, RULES AND DEFINITIONS, as determined necessary by the Board of Directors in accordance with the CC&Rs to provide for the purpose of the Association as stated in CC&R Article IV.” *Add*

3. **Article VIII, Section 8. - Duties, Treasurer:** – change the second sentence to read: “All checks over a specified amount, as determined by the Board, shall be signed by two (2) officers of the corporation. In all cases, if a manager is employed, said manager may sign on behalf of one (1) officer.”

This amendment shall be effective upon approval by the following Board of Directors of the Islands Homeowners Association, Inc.

Mike DeMeyer, President

Sandy Hanson, Secretary

Norm Brown, Vice President

Willia Zappa, Treasurer

Terry Niles, Director

Tyna Quarles, Director