

Sweetwater Rules

All defined terms used in these Rules shall have the same meaning as defined in the Master Declaration for Sweetwater appearing of record in the records of Blaine County, Idaho (the "Master Declaration"). The purpose of Rules is not to anticipate all acceptable or unacceptable behavior in advance and eliminate all improvements or activities that fall outside of "the norm." In fact, it is expressly intended that the Board, or Declarant, as applicable, shall have discretion to approve or disapprove items, or to enforce or not enforce technical violations of the Governing Documents, based upon aesthetic or other considerations consistent with the established guidelines. As such, while something may be approved or permitted for one Unit under one set of circumstances, the same thing may be disapproved for another Unit under a different set of circumstances. The exercise of discretion in approving or enforcement shall not be construed as a waiver of approval or enforcement rights, nor shall it preclude the Board or Declarant from taking enforcement action in any appropriate circumstances.

The following shall apply to all of Sweetwater until such time as they are modified pursuant to the Master Declaration.

1. General. Sweetwater shall be used only for purposes consistent with the PUD and the Master Declaration.

2. Restricted Activities. Unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board, the following activities are prohibited within Sweetwater:

(a) Parking any vehicles on public or private streets or thoroughfares or parking of commercial vehicles or equipment, mobile homes, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages, and the parking of recreational vehicles on any Unit; provided, however, construction, service, and delivery vehicles shall be exempt from this provision during normal business hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area, and recreational vehicles may be parked in driveways for a reasonable period of time for the loading and unloading of the recreational vehicle.

(b) Raising, breeding, or keeping animals except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit. However, those pets which are permitted to roam free, or, in the Board's sole discretion, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed. If the pet owner fails to honor such request, the Association may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets shall be registered, licensed, and inoculated as required by law.

(c) Any activity that emits foul or obnoxious odors outside the Unit or creates noise or other conditions that tend to disturb the peace or threaten the safety of the occupants of other Units.

(d) Any activity that violates local, state, or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation.

(e) Pursuit of hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Unit.

(f) Any noxious or offensive activity that in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units.

(g) Outside burning of trash, leaves, debris, or other materials.

(h) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Units, except alarm devices used exclusively for security or fire protection purposes.

(i) Use and discharge of firecrackers and other fireworks;

(j) Accumulation of rubbish, trash, or garbage except between regular garbage pick ups, and then only in approved containers;

(k) Discharge of firearms; provided, the Board shall have no obligation to take action to prevent or stop such discharge.

(l) On-site storage of fuel, except that a reasonable amount of fuel may be stored on each Unit for emergency purpose.

(m) Any activities that materially disturb or destroy the vegetation, or air quality within Sweetwater or that or that result in unreasonable levels of sound or light pollution.

(n) Conversion of any enclosed garage space to finished space for use as an apartment or other integral part of the living area on any Unit without prior approval of the Board.

(o) Any modification of anything on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of the Master Declaration. This shall include, without limitation, signs, and swing sets and similar sports and play equipment; clotheslines; garbage cans; woodpiles; hedges, walls, dog runs, animal pens, or fences of any kind; and satellite dishes and antennas, except that:

(i) an antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is one meter or less in diameter; or

(ii) an antenna designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or

(iii) An antenna that is designed to receive television broadcast signals;

(collectively, “**Permitted Antennas**”) shall be permitted on Units, subject to such reasonable requirements as to location and screening as may be set forth in the Design Guidelines, consistent with applicable law, in order to minimize obtrusiveness as viewed from streets and adjacent property. The Declarant and/or the Association shall have the right, without the obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or

other communication system for the benefit of all or a portion of Sweetwater, should any master system or systems be utilized by the Association and require such exterior apparatus.

(p) Holding or conducting of any garage or yard sale on any Unit shall be prohibited; however, the Association shall be permitted to conduct an annual community-wide garage or yard sale for the Owners within Sweetwater at a time and place it designates.

(q) Installation or use of in-line humidistats in the HVAC system of any Unit.

(r) Installation of recessed can lighting, surround sound speakers or any other type of ceiling penetrations in the second floor (attic) ceilings of any Units.

(s) Roof penetrations of any type within four (4) feet of any party walls.

(t) Parking in front of garages without at least a twenty (20) foot apron or driveway.

(u) Flush mounting surround sound and/or stereo speakers in party walls.

3. Prohibited Conditions. The following shall be prohibited at Sweetwater:

(a) Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of Sweetwater.

(b) Structures, equipment, or other items on the exterior portions of a Unit which have become rusty, dilapidated, or otherwise fallen into disrepair.

(c) Permanent basketball goals, portable basketball goals, basketball standards, or backboards which are or would be visible from any street or Common Area.

(d) No solar heating equipment or device is permitted outside any enclosed structure on the Unit except such devices whose installation and use is approved by the Association.

In any event, and notwithstanding the above list of prohibited conditions, any structure, improvement, or thing proposed for construction, erection, installation, or placement on a Unit requires prior approval in accordance with Chapter 5 of the Master Declaration unless specifically made exempt under the Design Guidelines.