

Rules and Regulations of Leisure Park Homeowners' Association, Inc.

Preface: The following Rules and Regulations (hereinafter referred to as Rules) are established under the authority of Article 5 of the Association Covenants, Conditions & Restrictions (CC&Rs) and Article 5.3 of the Bylaws, to become one of the Association's Governing Documents (referred to as Project Documents in the CC&Rs). Further, these Rules do not override or replace any of the other Governing Documents of the Association. Rather, they complement the Declarant's vision for the Project by providing additional detail and clarity pertaining to the intent of specific Articles within the CC&Rs. Policies and Procedures for enforcement of these Rules are defined in Article 5 herein. Copies of the CC&Rs, Bylaws, and these Rules and Regulations are available in the LP Clubhouse and online at www.leisurepark.org. Throughout these Rules the terms Leisure Park and LP are used interchangeably. Any capitalized term used in these Rules and Regulations has the meaning set forth in the Declaration, unless otherwise defined herein.

ARTICLE 1

Property Use Rules-Lots and Dwellings

1.1 Garage Sales are not allowed in Leisure Park.

1.2 Estate sales must be approved when a resident permanently moves out of Leisure Park. A \$100.00 fee must be attached to any request. A request must be submitted to the Leisure Park Office two weeks prior to the sale date. Any unapproved sale will be subject to a fee of \$200.00.

1.3 External Clothes Lines are not permitted on any Property in Leisure Park.

1.4 No person may make or permit any unnecessary or unusual noise to the annoyance of others between the hours of nine o'clock (9:00) P.M. and six o'clock (6:00) A.M. 7 days a week. Any such annoyance can be reported to the City of Hayden's Authority. Phone: 208-446-1300

1.5 No household or personal property items for sale or free i.e., furniture, appliances, etc. may be placed within public view. Those items for sale or free may be submitted to the publisher of the Leisure Park Monthly newsletter or posted on the LEISURE PARK bulletin board located in the Leisure Park Clubhouse.

1.6 On-street parking of RVs, trailers and boats must be limited to a maximum of 3 consecutive days in any seven-day period for loading/unloading, and should have orange cones placed at the front and rear of the unit.

1.7 Motorized vehicles posted "For Sale" must remain on owner's property and may not be parked on the Common Property of Leisure Park.

1.8 No signs shall be displayed to the public view on any Lots or on any portion of the Property except as follows:

- a) One residential property "For Sale" or "For Rent" sign shall be allowed provided it does not exceed five (5) square feet in size. It may be located in the 16 ft. easement between the street and the lot line.
- b) One political sign, defined as ground-mounted display, in support of or in opposition to a candidate for office or a current ballot measure, will be allowed, provided that:
 - i. It is on the owner's property and not in the 16 ft. easement between the street and the lot line, and
 - ii. It does not exceed 5 square feet in size, and
 - iii. It is posted no earlier than 30 days prior to the election and removed within the three days following the election.
- c) Political flags and banners of any nature are prohibited to be on display or flown in Leisure Park. Notwithstanding the foregoing, nothing in this Article 1.8 should be construed to prohibit the lawful display of certain protected flags pursuant to Idaho Code 55-115-6.

1.9 All owners, tenants and handlers must remove their pet wastes from where and when it is deposited on all Property within Leisure Park. Pets must be restrained from defecating and urinating in the 16' easement between the street and lot line of the owners' properties.

1.10 All pets (dogs, cats, et al) are to be on a leash while off their owner's property and be under the owner/handler's control at all times.

1.11 Dogs found running at large, barking excessively, or being a nuisance to other property owners can be reported to the City of Hayden's Animal Control Authority. Phone: 208-446-1300.

1.12 All equipment, wood piles, storage piles must be concealed from public view. Excluding scheduled pick-up days garbage containers must be kept from public view.

ARTICLE 2

Property Use Rules-Common Property

2.1 When using the clubhouse residents must accompany their guest at all times and be accountable for the behavior and safety of their guests. All posted rules are to be followed.

2.2 Excluding medical supplies, Leisure Park Property is NOT to be removed for personal use from the clubhouse (such as tables, chairs including items from the kitchen, gym, card room and billiard room).

2.3 Leisure Park Social Committee sponsored activities that meet regularly in the clubhouse, such as card games, are for Leisure Park residents and their guests. To ensure that residents have priority over all clubhouse uses, nonresidents may not attend on a regular basis, if it prevents a resident from participating.

2.4 Leisure Park Board meetings and Social Committee meetings have priority over all clubhouse room usage.

2.5 Rules and procedures for using the Clubhouse for private events are posted in the kitchen reservation pocket chart for all Leisure Park residents. Copies are available for those requesting a reservation. **See Exhibit A.** Excluding the Club House grounds private parties are not allowed in the open Common Properties.

2.6 Smoking is not permitted in the Leisure Park Clubhouse.

2.7 If Leisure Park Common Property is damaged due to the negligence of a resident (or resident's guest) the resident is responsible for repairing/replacing the damage to the satisfaction of the Leisure Park Board.

2.8 All chairs with casters are to be kept on the carpet areas and not rolled on any hard surfaces.

2.9 Those using the Clubhouse after hours must lock and check all doors including the sliding glass doors and secure the building.

2.10 Candles or open flames are not allowed to be used as decorative items within the Leisure Park clubhouse.

2.11 Illegal fireworks are not permitted on any Common Property within Leisure Park.

2.12 Overflow parking may be used by residents as long as it's temporary in nature and occupies the furthest available spaces from the Clubhouse entrances.

2.13 Vehicles, including RV's, parked on any common property, streets or overflow parking areas may not be occupied overnight.

ARTICLE 3

Architectural Control and Property Improvement Rules

3.1 Except where standards have been waived by the ACC per Article 7.7 of the Declaration, all standards set forth in Article 7 are required to be met. All residents must comply with Articles 7.1, 7.2, 7.4, 7.5, and 7.6 of the Covenants, Conditions and Restrictions regarding any alterations to the dwelling or landscaping prior to any work commencing.

3.2 The HOMEOWNERS APPLICATION FORM FOR ALTERATIONS TO EXISTING DWELLING UNIT AND/OR PROPERTY (see **EXHIBIT B**) must be submitted to and approved by the ACC prior to commencement of any alterations or improvements as described in CC&R Article 7.1

3.3 Any new landscaping, modification to, or updating of existing landscaping shall conform to the following:

- a) A minimum of (1) tree for front lawns with less than 60' of street frontage and two (2) trees for front lawns exceeding 60' of street frontage, AND
- b) Front yard landscaping including the 16' easement must have a minimum of 60% sod combined with a mixture of bark, shrubs, rocks and/or other items from the street to the dwelling as approved by the Architectural Control Committee. This is to promote the continuity of appearance and external harmony of Leisure Park
- c) Any side yard that exceeds 10' in width shall be made up of a mixture of grass, trees, shrubs, and landscaping to preserve appearance and value of the property and to maintain the cohesive appearance of Leisure Park.
- d) Parking on gravel is only permitted on areas adjacent to the existing paved driveway and must be approved by the ACC prior to construction.

3.4 All Lot line fences, if erected, shall meet the standards of the Architectural Control Committee and the owner shall submit plans to the Committee for approval of all patio screening fences prior to construction. Lot line fencing in the back and side yards is to be no higher than 6 feet with a recommended minimum gate width of 4 feet and be constructed of smooth topped wrought iron, powder coated aluminum, vinyl or vinyl coated colored chain link and are not allowed to protrude beyond the front of the house or garage. Fences over 4' in height must be minimally visible from street view. Galvanized (non-colored) chain link fence is not permitted over 4' in height.

3.5 Artistic value i.e., decorative art, sculptures, that will remain as permanent fixtures on the property or larger than the 5'x 5' area or over five (5) feet in height must be approved by the Architectural Control Committee.

ARTICLE 4

Maintenance and Upkeep Rules

4.1 Except in cases of new sod/grass, landscaping and plantings, watering at the recommended times and days of the week as set forth in **Exhibit C** is encouraged.

4.2 All backflow test results of the property owner's sprinkler system, as required by state law, are required to be submitted to the Leisure Park Office by July 1st of each year. Any negative backflow test will require sprinkler system repair within 60 days, and a positive test result must be submitted to the Leisure Park Office.

4.3 Arborvitae must be trimmed and maintained to a height not to exceed the rain gutters on the dwelling. All shrubbery and landscaping must be maintained to preserve the appearance and value of the Property and to maintain the cohesive appearance of Leisure Park.

4.4 Weeds and dandelions must be removed and controlled from the spreading in any landscaped area of the owner's or neighbor's property. Yards are to be maintained year-round with removal of weeds, leaves, and pruning of vegetation on a timely basis.

4.5 Common Property must be maintained to the same standards as the residential Lots.

ARTICLE 5

Leisure Park Homeowners' Association, Inc.

Rules Enforcement Policy & Procedure

Background

The Board desires to enact a clear policy and procedure for enforcing the Declaration of Covenants, Conditions and Restrictions, Inc., (CC&Rs) and Rules and Regulations of Leisure Park Homeowners' Association (Rules), to be administered in accordance with Idaho law. The Board finds that it is in the best interest of the Association and all of its members to use a standardized enforcement procedure to enforce the provisions of the CC&Rs and covenants and restrictions; and to communicate a clear enforcement policy to all members and enforce it even-handedly and consistently.

Legal Authority

The Association's authority to enforce derives from the Declaration of Covenants, Conditions and Restrictions for Leisure Park Homeowners' Association, Inc.

The Association can adopt rules and regulations pursuant to Article 5 of the CC&Rs, and Article 5.3 of the Bylaws. The Association can enforce the Declaration's provisions pursuant to Articles 3 and 9 of the CC&Rs. The Association may assess costs incurred against members, including legal costs, pursuant to Articles 5 and 9 of the CC&Rs, and Article 8 of the Bylaws.

Compliance Process To Be Followed By the Board

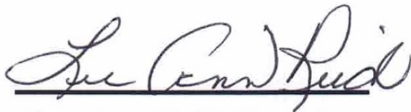
A signed written report (or email) to the Board (or its Agent) documenting any violation of the Declaration or these Rules and Regulations, or any noncompliance initiated by the Board (or its Agent) shall initiate the enforcement process.

1. Depending on the circumstances of the violation and the responsible member's response, the Board (or its Agent) will issue up to two "friendly notices of violation" to the owner/member of the property in question, describing the violation and setting a deadline for its resolution.
2. Unless the violation is resolved beforehand, a third notice will be issued notifying the member that the Board will hold a Hearing Meeting, open to the member, at a specified date, time and location, to vote whether to approve Legal Action which could cost the member hundreds of dollars if approved. This would be the final opportunity for the member to negotiate a resolution to the violation prior to taking Legal Action.
3. The Board will vote whether to approve Legal Action at the Hearing Meeting unless the violation is fully or partially resolved in good faith prior to, or at, the Hearing Meeting.
4. If the Board votes, by majority, to take Legal Action, the Attorney for the Association will notify the member.

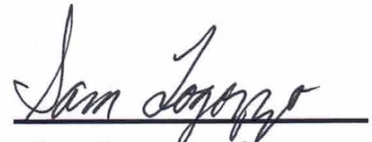
ARTICLE 6

Amendments of Rules and Regulations

These Rules and Regulations may be amended at any time and in any manner by RESOLUTION only approved by a majority of the Board of Directors, subject to repeal or change by action of a majority of a quorum of the total voting power of the Members, provided any such amendment shall not be inconsistent with the Articles, the Declaration, or the law.



Lee Ann Reid, President



Sam LogoZZo, Secretary

The revisions of these rules and regulations were unanimously adopted by the Leisure Park Board of Directors on September 7, 2021.

2.13 As approved by waiver of notice and unanimous consent, dated September 14, 2021

Amendment 1

To

Rules and Regulations of Leisure Park Homeowners' Association, Inc.

Be it resolved that the Board of Directors of Leisure Park Homeowners' Association, Inc. hereby adopts this Amendment 1 to the Rules and Regulations of Leisure Park Homeowners' Association, Inc. as unanimously approved during Special Meeting of the Board on May 9, 2022.

(Delete Article 1.6 and incorporate into Article 2.13 as written below)

(Revise Article 2.12 to read as follows)

2.12 Except as allowed in Article 2.13, NO vehicles may be parked on the streets of Leisure Park overnight. Temporary overnight parking for vehicles is available for up to two weeks, using the overflow parking stalls on Linwood and Leisure Drives that are furthest removed from the clubhouse entrance/exit loop. Before parking in one of these spaces, residents must obtain a LP Parking Pass from the LP Office Staff and place it face up on the dash of the vehicle to be parked. Violators will be towed at the owner's expense.

(Revise Article 2.13 to read as follows)

2.13 RVs, trailers and boats parked on streets must be limited to a maximum of 3 consecutive days in any seven-day period for loading/unloading, may not be occupied overnight and should have orange cones placed at the front and rear of the unit.

(Add Article 2.14 to read as follows)

2.14 Clubhouse Parking Areas, including overflow spaces on Linwood and Leisure Drives, are for the exclusive use of residents, visitors, employees and businesses who are actively participating in Clubhouse activities or HOA business. Use of these parking areas for any other reason, or at any other time, is prohibited. The only exception to this rule is detailed in Article 2.12 above.

(Add Article 2.15 to read as follows)

2.15 As a courtesy to walkers, bikers and emergency vehicles, daytime parking on Leisure Park streets is discouraged when other options such as the garage and driveway spaces are available at the residence.

Lee Ann Reid 05/11/2022 2:10 PM PDT
Lee Ann Reid, President DATE

Janet Shull 05/11/2022 4:37 PM PDT
Janet Shull, Treasurer DATE

Ed Cannon 05/11/2022 10:32 AM PDT
Ed Cannon, Vice President DATE

Brad Ehrlich 05/11/2022 10:34 AM PDT
Brad Ehrlich, Member at Large DATE

Sam Logozzo 05/11/2022 12:09 PM PDT
Sam Logozzo, Secretary DATE

Amendment 2

To

Rules and Regulations of Leisure Park Homeowners' Association, Inc.

Be it resolved that the Board of directors of Leisure Park Homeowners' Association, Inc. hereby adopts this Amendment 2 to the Rules and Regulations of Leisure Park Homeowners' Association, Inc. as unanimously approved during Special Meeting of the Board on March 16, 2026.

(Remove the language of Article 1.8 c) and replace with the following)

1.8 c) Leisure Park Homeowners' Association may remove a political sign from a homeowner's property without liability if the sign:

- i. Is placed within the common ground;
- ii. Threatens public health or safety;
- iii. Violates an applicable law or ordinance and
- iv. Is accompanied by sound or music, or if any other materials are attached to the sign.

(Add Article 1.8 d) to read as follows)

1.8 d) Except as provided in paragraph c) of this subsection, Leisure Park Homeowner's Association shall not remove a political sign from the property of a homeowner, unless it has first provided the homeowner with three (3) days written notice that specifically identifies the rule and the nature of the violation.

(Add Article 1.13 to read as follows)

1.13 Flags and Banners Pursuant to Idaho Code.

- a. Political flags and banners of any nature are prohibited to be on display or flown in Leisure Park.
- b. Nothing in this Article 1.13 should be construed to prohibit the lawful display of the following types of flags.
 - i. The flag of the United States of America;
 - ii. The flag of the state of Idaho;
 - iii. The POW/MIA flag; or
 - iv. An official or replica flag of any branch of the United States Armed Forces;
- c. Stand alone flag poles may be no taller than 25 feet and must be approved by the Architectural Control Committee prior to initiation of work;

- d. The flag of the United States of America should be flown in compliance with the United States Flag Code, codified in Title 4 of the U.S. Code, Chapter 1 and
- e. The number of flags on display at one time on a property shall not exceed two (2).

(Add Article 1.14 to read as follows)

1.14 In reference to CC&R Article 6.4 Vehicle Restrictions:

- a) Seasonal temporary use of vehicle covers in driveways may be permitted with prior approval from the Architectural Control Committee;
- b) Custom covers must fit the vehicle as intended. No tarps or other coverings are allowed;
- c) Vehicles must be legally drivable and currently licensed and
- d) Only 1 vehicle is allowed to be covered in the driveway.

(Add Article 3.6 to read as follows)

3.6 A single, attached to the primary dwelling, utility shed shall be allowed if, in the view of the Architectural Control Committee:

- a) The materials and color scheme of the roof and building are aesthetically compatible with the primary structure;
- b) It is on solid footing and level, preferably on a concrete pad or skids;
- c) It has adequate wind and snow load ratings;
- d) It is screened from view from the street;
- e) the footprint is no larger than (100 square feet);
- f) It fits below the eaves of the attached house or garage;
- g) It does not lie within the 10-foot side-yard or rear-yard setbacks and
- h) If placed in the side-yard, it is at least 50% back from the front of the house or garage.

(Add Article 3.7 to read as follows)

3.7 Greenhouses are not permitted. Plant covers for freeze protection are permitted temporarily on raised garden beds if screened from view from the street.

(Add Article 3.8 to read as follows)

3.8 Solar Panels must be of standard or better quality and installed professionally. If installed on the roof they should not exceed a height of 6 inches above the roof and should blend in with the roof color and style. They must be approved by the Architectural Control Committee prior to initiation of work.

Lee Ann Reid

Lee Ann Reid, President

03/18/2026

Date

Ed Cannon

Ed Cannon, Vice President

03/18/2026

Date

Norm Fuller

Norm Fuller, Secretary

03/18/2026

Date

Larry Rucshner

Larry Rucshner, Treasurer

03/18/2026

Date

Joe Lyon

Joe Lyon, Director

03/18/2026

Date