

**POCATELLO CREEK TOWNHOUSES ASSOCIATION: RULES AND REGULATIONS (effective May 23, 2016)**

**TO OWNERS AND RENTERS:** Please read carefully and post where you can refer to the following rules.

1. Snow on sidewalks and in front of each condo must be removed at least daily by occupants of each condo.
2. Satellite dish and/or TV/radio antenna are not allowed to be installed on the side of the condo building or the roof of the condo buildings. PCT Board management must pre-approve any new satellite dish installation. It is required that the old, unused dish equipment is removed prior to installation of any new dish equipment. Only one dish system per condo is allowed on the shed roof.
3. Board management approval is required before any and all alterations to condo buildings, common areas, or limited common areas (Limited common areas = shed, patio, carport). Board of management approval is required for fixtures and installations such as: satellite dish, indoor/outdoor carpet, patio covers, storm doors, shutters, awnings, exhaust flues, flower boxes, cat/dog doors, gas hook ups, sky lights, fences, gates, etc.
4. No digging in lawns. Do not leave kiddie pools on grassed areas overnight. No climbing on/or destructive, abusive treatment of trees, bushes, lamp posts or landscaping. Please be aware of children's and guests' actions. No removal of shrubs/trees, these are common property of PCT. The PCT Board will consider landscaping needs and/or maintenance of the property. Do not tie down or anchor anything to condos, sheds, or fences; it can cause damages, especially to the fences. Only "for rent" or "for sale" yard signs are permitted.
5. No overnight parking behind condo units on the asphalt, between the back fence and the carports. There is additional parking in the gravel at the south end of our property for owners' additional vehicles or guest parking. No parking in front of mail boxes. Please maintain a 5 mph speed when using the back driveway.
6. No used charcoal, trash, or animal waste disposed along the back fence, the south side gravel area, north side planted area, or front yards. Please keep leaking oil and grease cleaned off the concrete under the carports. Please bag household/kitchen garbage prior to disposal in garbage bins.
7. No storage of gasoline or diesel in sheds or on back patios. No open fire in fire pits is allowed on the property. Only charcoal or gas grills are acceptable for outdoor cooking.
8. Do not store anything overnight in carports, only cars or pickups are allowed. No pets to be housed or chained under carports, in front yard, or in common areas.
9. No feeding and/or housing stray animals or personal pets on/in PCT common areas. No permission is to be given to PCT neighbors to maintain stray animals on our property. Any PCT occupant or City of Pocatello citizen can pursue infractions to Pocatello City ordinances on animal control.
10. Association dues are due and payable the first of each month; dues are considered late after the 15<sup>th</sup> of the month. When dues not paid for in two (2) month period, the board will start lien proceedings and all costs to collect will be paid by the owner.
11. **Any repairs or clean-up costs will be charged to the owner/occupants responsible for the infraction.**

***IN ORDER TO KEEP OUR CONDOMINIUMS THE KIND OF PLACE YOU WANT TO LIVE IN AND BE PROUD OF, WE MUST ADHERE TO THE RULES. GOOD RULES AND REGULATIONS ENHANCE CONDO PROPERTY AND HELP KEEP PROPERTY VALUES UP. THE ASSOCIATION IS SPECIFICALLY AUTHORIZED TO ADOPT SUCH RULES AND REGULATIONS. Thank you, Pocatello Creek Townhouses Association Board***