



RIVER HEIGHTS
AT BARBER VALLEY

Revised March 2016

The following *Homeowner's Handbook* has been prepared to help you understand and appreciate our distinctive neighborhood. It contains important information including the organization and management of our owners association, key protective covenants, and other items of interest and importance to you as a homeowner and member of River Heights Owners Association Inc. ("Association").

We welcome your involvement in the Association and appreciate your taking time to read and follow the covenants and guidelines in this handbook. Your comments and questions are always welcome. Contact numbers and addresses are listed at the end of the handbook.

Our mutual interest in River Heights is very simple: to preserve and enhance the value and appeal of our neighborhood.

We are proud of our community and look forward to getting to know you. On behalf of all of the members of River Heights, welcome to the neighborhood!

Sincerely,

The Board of Directors
River Heights Owners Association Inc.

The Owners Association

All property owners within River Heights are members of the Association. The Board of Directors is the decision making body for the Association and oversees the affairs of the Association. We all play an important role in the River Heights community, many through work on one or more of our committees. These include the Architectural Review Committee and other committees that may be established from time to time. All members of the board and the committees serve as unpaid volunteers.

Architectural Review Committee

The Architectural Review Committee exists to help ensure consistent application of design criteria and requirements included in the CC&Rs and architectural guidelines. All proposed exterior changes to homes and landscaping must be reviewed and approved by the committee. Some examples include changes in house colors, installation of a new roof, addition of more living space or garage space, placement of a storage shed, a dog house or dog run, new fencing or significant change to the landscaping in your yard.

Covenants, Conditions and Restrictions

All properties and common areas within River Heights are covered by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). This legal document is provided to each homeowner during financial closing, and each homeowner is expected to abide by its conditions. If you do not have a copy of the CC&Rs, please contact your title insurance company for a free copy.

Assessments

Under authority in the CC&Rs, the Association levies and collects assessments from each homeowner. The annual assessments cover costs such as maintenance of common areas, signs, utilities, security, neighborhood communications and other operation expenses. Financial statements, which reflect the use of the assessments, are prepared regularly and are available to all Members. The assessments are subject to change depending on the decisions of the board of directors and the needs of the association.

Common Area

General Policy - The Common Area in River Heights is intended for use by (i) the members of the Association (“Member”) and (ii) a Member’s family, licensees, invitees, lessees and contract purchasers who reside on a Member’s lot, and contract purchasers of a Member that is the initial builder (“Builder”) of improvements on a lot (collectively “Guests”). Please join in keeping these major neighborhood amenities clean and safe for all by following these rules and guidelines. **The Board may immediately terminate a Member’s right to use the Common Area in the Board’s discretion upon an infraction of these rules and guidelines and/or non-payment of assessments.**

No Liability – Each person who uses the Common Area assumes personal responsibility for any injury or accident that may occur there. The Association is not liable or responsible for any such injury or accident. Users assume all risk in utilizing the community center and the equipment and facilities located in it. **There is no lifeguard on duty at the pool.**

Open and Close – Pool is open from Memorial Day to Labor Day each summer. Pool hours are 8:00 a.m. to 10:00 p.m. These times are subject to change. The pool, deck and patio area must be vacated by 10:00 p.m. each day during the season. The period from 8:00 p.m. to 10:00 p.m. is considered “quiet time” when all community center users should keep noise and other sounds to a minimum. Fitness equipment and facilities and the dressing rooms are available year round from 5:00 a.m. to 10:00 p.m. daily and must be vacated by 10:00 p.m. each day. The community center is available for private parties and other events year round by reservation only. The use fee is \$30.00. The swimming pool is not allowed to be reserved for a Member’s individual private event.

Community Center Parking – Overnight parking is not allowed in the community center lot.

Community Center Access – One electronic key card is issued to each Member. Do not loan your key card or use it to provide access to anyone that is not either a Member or a Guest, as defined above; such action may result in the deactivation of your card. Lost key cards can be replaced for \$25 each.

Age Definitions – Unless accompanied by a person of 18 years of age or older, Members and Guests must be 13 years old or older to use the community center, fitness center and swimming pool. Members and Guests younger than 13, must be accompanied by a member that is 18 years of age.

Guests – Guests are always welcome.

Damage – Report any damage to the community center, pool, pool equipment and other facilities immediately. Members are responsible to pay for repairs or damage caused by their use or their guests’ use of the community centers, fitness center or swimming pool and pool deck. Contamination to the pool or pool deck is considered damage.

No Roughhousing – Roughhousing of any kind is prohibited in or near the community center. Roughhousing includes running, jumping, diving and similar activities.

Inappropriate Behavior – Please respect others by keeping conversations and communications low. Avoid yelling or other loudness and remind guests of this requirement. The association has a “Zero Tolerance” policy for any foul or abusive language or behavior.

Inappropriate Behavior examples are but not limited to:

- Loudness
- Foul or Abusive Language and Behavior
- Illegal Activities
- Damage to Association Owned Property
- Inappropriate Behavior as defined by the Board

Floating Devices – Small, soft and inflated flotation devices are permitted. Large devices including inner tubes, hard plastic or wood boards and floating lounge chairs are prohibited. Any floating devices left at the community center will be discarded immediately.

Prohibited Activities – in and around the community center and pool areas

- Bicycles
- Skateboards
- Skates
- Scooters and similar items

Glass containers of any kind are prohibited. Beverages must be in plastic containers. Radios, compact disc players and other audio devices must be on low volume at all times. Food is not allowed in the pool area. Tobacco consumption of any kind is prohibited in or around the community center. *Animals or pets of any kind are prohibited from the community center and pool area.* Infants and toddlers must wear properly fitting swimming pants and swimsuits when using the pools. If using the swim diapers, please place a plastic pant over the top of them to prevent any leaking of feces in the pool. Diapers are not allowed in the pool.

Pool Equipment – Professional technicians maintain the pool. If you wish to make changes in the pool temperature or spot problems with any of the pool equipment, please contact the Association immediately.

Reserving the Community Center – Members may reserve the community center on the weekends (Friday through Sunday) a maximum of four (4) times per year and during the weekdays (Monday through Thursday) with unlimited use, for **non-profit social gatherings**, in accordance with the attached reservation form. Usage per year is subject to change. The maximum lead-time for reservations is six (6) months and there are two (2) time slots to choose from (morning or evening) per resident event. The community center cannot be reserved for one Member’s event for the entire day as this takes away the use of the facilities from other residents. The community center can be reserved up until 10:00 p.m. All guests must vacate the center by this time and all cleaning must be completed in order to meet the 10:00 p.m. deadline. Please note that community-wide events take precedence over any reservations and are excluded from

the time limit restrictions. Please contact property management at (208) 378-4000 with any questions regarding reservations or for assistance in scheduling your reservation. Reservations are on a first come first served basis. The reservation will not be added to the calendar until the reservation form and required fee and deposit checks are received in the office.

Parking and Storage

Vehicles used for everyday transportation should be parked in the garage first then driveway. For safety and visibility of drivers, avoid parking in the street. Visitors should avoid parking in the street if possible.

Boats, campers, travel trailers, motor homes, snowmobiles, motorcycles, watercraft, tent trailers, and other recreational vehicles should be parked in the garage or out of sight behind your fence or at an off-site storage facility. It is permissible to park your RV in your driveway for up to consecutive 72 hours for cleaning, loading and unloading.

While in use for hauling items such as furniture, recreational vehicles, landscape or construction materials, it is permissible to have a utility trailer parked in your driveway. However, such trailers should be parked out of sight as soon as possible after use.

The primary use for garages should be to park vehicles and the secondary use should be for storage. Garage doors should remain closed when not in use. Back yard storage sheds may be allowed if they are adequately set back from property lines and match your house in terms of siding and roofing materials and colors and if they are approved in advance by the Architectural Review Committee.

Renters

If it becomes necessary to rent your home, please make sure your tenants have a copy of this handbook and the CC&Rs. Notify the board of directors of the names and phone numbers of your tenants so they can be properly welcomed to the neighborhood and receive newsletters and notices. Many times, landscape maintenance suffers at rented homes. Be sure to make arrangements for landscape maintenance in keeping with neighborhood standards. If you need assistance, contact the board of directors for the names of landscape maintenance contractors who can help. To stay in touch with your Association, please notify the board of directors of your new address and phone number.

Landscape Maintenance

The level and quality of landscape maintenance in our neighborhood is an important component of neighborhood appeal. Accordingly, all Members are expected to maintain their landscaping in a way that meets or exceeds the following standards:

- *Landscape Materials* – All yards including front, back and side yards should be landscaped with sod, perennials, shrubs and trees.
- *Ground Covers* – Bedding areas should be covered with degradable ground covers such as “soil aid” or another form of mulch.

- *Trees* – It is wise to avoid Poplar varieties of trees because of the root problems they cause.
- *Fertilizer Applications* – At least two applications of fertilizer and weed control should be made each year. Three applications are preferred.
- *Weed Control* – Lawns and bedding areas should be essentially weed-free at all times.
- *Mowing and Trimming* – Lawn areas should be mowed at least once every ten days. Edging and trimming should be done along with mowing on the same schedule.

Neighborhood Complaints

Neighborhood complaints will be handled and addressed on an individual basis by the community managers, appropriate committees, or by the board of directors for our association. Complaints should be made in writing to the board of directors for record keeping and documentation. Anonymous complaints are not considered a valid way to register a complaint or concern. Boise City Ordinance and other laws cover some issues. Here are some of the most common complaints by homeowners:

- *Loudness and Music* – Please keep radios and music devices low if used outside. Loud or boisterous outside activities should be avoided at all times in keeping with noise ordinances and our covenants.
- *Pet Etiquette* – Pets should be on a leash and under control at all times when outside the confines of fenced areas of your yard. Cats should not be allowed to roam free at any time. The pet owner must remove pet litter immediately. Barking and pet nuisances should be reported promptly to the police, not to the Owners Association or to the board of directors.
- *Parking* – Vehicles should be parked in the garage or driveway. For safety and aesthetic reasons, avoid parking in the street. If you have guests, ask them to park in your driveway or on a straight street.

Trash Receptacles – Put your trash receptacles in the street at curbside on the morning of trash pickup. Do not place receptacles on the sidewalk. **Receptacles should be stored out of sight as soon as possible after trash pickup.** Trash removal day is **Friday**. Please place your trash in closed containers at curbside or in paved alleyways on the morning of pick up **no later than 7:00 a.m.** Please remove trash containers by the end of the day and store them out of sight.

Neighborhood Safety

The speed limit in all sections of our neighborhood is 20 mph. Violators should be reported promptly to the police noting the vehicle identification and license number.

Avoid parking on the street at any time to increase visibility for drivers and safety for children, joggers, cyclists and other pedestrians.

Do not park on sidewalks or parkway landscape strips at any time, even partially. Vehicles parked on sidewalks present a safety hazard for children and an inconvenience for walkers.

Other Tips and Reminders

Permanent basketball goals should be permanently affixed adjacent to the driveway and never on sidewalks, streets, in cul-de-sacs, or facing onto these areas. Portable basketball goals are not permitted.



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AT BARBER VALLEY

For your convenience, a property management team is available to assist you. Please send all inquiries or correspondence to abaird@brightoncorp.com

Ann Marie Baird, Property Manager

Brighton Corporation
Phone: (208) 287-0514

Diona Lassiter, Director of Property Management

Brighton Corporation
Phone: (208) 287-0522

Ronda Paffile, Property Accountant

Brighton Corporation
Phone: (208) 287-0516



RIVER HEIGHTS

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Utilities

Idaho Power Company

10790 W. Franklin Road
P.O. Box 70
Boise, ID 83701
(208) 388-2323

Intermountain Gas

555 S. Cole Road
P.O. Box 7608
Boise, ID 83707
(208) 377-6805

United Water

8248 W. Victory Road
Boise, ID 83709
(208) 362-1300

Boise Main Post Office

770 S. 13th Street
Boise, ID 83708
(208) 433-4351

City of Boise Utility Billing

(Trash, Sewer)

150 N. Capitol Blvd
Boise, ID 83702
(208) 384-3735

Trash Day: ***Friday by 7:00 a.m.***

Qwest

(800) 244-1111



School Information

School information can change, please contact the school district for current information.

Boise School District

8169 W. Victory Road
Boise, ID 83709
(208)

<http://www.sd01.k12.id.us/>

Adams Elementary School

1725 Warm Springs Avenue
Boise, ID 83712
(208) 854-4190

River Stone Community School (Private school)

5493 Warm Springs Avenue
Boise, ID 83716
(208) 424-5000

East Junior High School

5600 Warm Springs Avenue
Boise, ID 83716
(208) 854-4730

Boise High School

1010 W. Washington Street
Boise, ID 83702
(208) 854-4270