

## **Soleil Parc Rules and Regulations**

### **Coeur d' Alene Place Homeowners Association**

The following Rules and Regulations were adopted by the Board of Directors of the Coeur d' Alene Place Homeowners Association (HOA) in accordance with paragraph 2.2 of the Coeur d' Alene Place Covenants, Conditions and Restrictions (CCR's) and may be added to, amended, or repealed at any time by the Board of Directors of the Coeur d' Alene Place HOA. They are designed for three purposes: 1. to protect the integrity and condition of Soleil and thereby protect each individual homeowner's investment, 2. to provide a safe and pleasant living environment for all homeowners and 3. to supplement and clarify the CCR's.

Soleil does not have a separate legal board of directors but function under the authority of the Coeur d' Alene Place CCR's and Bylaws. The Coeur d' Alene Place Board may appoint a Soleil Advisory committee to represent the interest of the Soleil Residents to the Board. All final decisions rest with the Coeur d' Alene Place HOA Board.

### **Use and Occupancy of Soleil**

**a) GROUNDS UPKEEP.** The Coeur d' Alene Place HOA maintains the irrigation system, common area landscape, common area trails and sidewalks. The HOA also provides fertilization, weed spraying, mowing of turf areas on homeowner's lots. Each homeowner is responsible for maintaining planting beds on their lot.

**b) ARCHITECTURAL REVIEW.** The Coeur d' Alene Place Board of Directors has appointed an Architectural Review Committee to review all architectural requests. These include, but are not limited to, the following.

- **FENCING.** No fencing of yards will be allowed in Soleil with the exception of pet runs. Pet runs must receive prior architectural approval before construction (examples of allowable pet runs are attached). Any necessary modifications to the homeowners irrigation system from the installation of a pet run shall be the responsibility of the homeowner. In addition, the maintenance of landscape areas, including turf, enclosed by a pet run shall be the responsibility of the homeowner.
- **STORAGE BUILDINGS.** Storage buildings on individual lots will not typically be allowed in Soleil.

## Examples of Pet Runs

