

Parc Rose Rules and Regulations
Coeur d' Alene Place Homeowners Association
Adopted March 5, 2025

The following Rules and Regulations were adopted by the Board of Directors of the Coeur d' Alene Place Homeowners Association in accordance with paragraph 2.2 of the Coeur d' Alene Place Covenant, Conditions and Restrictions (CCR's) and may be added to, amended, or repealed at any time by the Board of Directors of the Coeur d' Alene Place HOA.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 Parc Rose 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.

Under the terms of the Declarations, Bylaws and these Rules and Regulations, owners will be held responsible for the actions of their household members, guests, agents, tenants and employees.

Parc Rose does not have a separate legal board of directors but functions under the authority of the Coeur d' Alene Place CCR's and Bylaws. The Coeur d' Alene Place Board may appoint a Parc Rose committee to represent the interest of the Parc Rose residents to the Board. All final decisions rest with the Coeur d' Alene Homeowners Association Board.

1. Use and Occupancy of Parc Rose.

- a) GROUND UPKEEP. Refer to the Scope of Services document for specific details on the landscaping services provided.
- b) GARBAGE. Each homeowner has individual garbage collection. Garbage containers must be kept in the garage or screened from view of other lots and Public Right of Way.
- c) 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.
 - STRUCTURAL MODIFICATIONS. No homeowner shall perform structural changes to their home without Architectural approval.
 - PAINTING. No painting of exterior elements is allowed without prior architectural approval.
 - FENCING. No fencing of yards will be allowed in Parc Rose with the exception of pet runs. Pet runs must receive prior architectural approval before construction. Any necessary modifications to the homeowner's irrigation system from the installation of a pet run shall be the responsibility of the homeowner. In addition the maintenance of landscape areas enclosed by a pet run shall be the responsibility of the homeowner.
 - STORAGE BUILDINGS. Outside storage buildings on individual lots will not be allowed in Parc Rose.

2. Pets within Parc Rose

- a) No pets, livestock, birds, poultry, reptiles or insects of any kind, shall be raised, bred, kept or boarded in or on any portion of the Parc Rose community; except that no more than two dogs,

cats or other customary household pets may be kept if they are not raised, bred or maintained for any commercial purpose or in such manner as to create a nuisance or inconvenience to any residents of Parc Rose.

b) Household pets shall not be allowed to run at large within the Parc Rose community and shall at all times be under control of such pet's owner and such pets shall not be allowed to litter the common areas.

3. Nuisances.

No, noxious or offensive activity shall be carried out on or within the Parc Rose community, nor shall anything be done or maintained which may be or become an annoyance or nuisance to the neighborhood or detract from its value as an attractive residential community. Habitual barking, howling or yelping dogs shall be deemed a nuisance.

4. Vehicular Parking, Storage and Maintenance.

a) No house trailer, camping trailer, horse trailer, camper, shell, boat trailer, hauling trailer, boat or boat accessories, trucks larger than one-ton, recreational vehicle or equipment or commercial vehicle may be parked or stored anywhere within Parc Rose so they are visible from neighboring homes or from the street for a period of more than three days except in case of emergencies.

b) No emergency or temporary parking or storage shall continue for more than seventy-two hours.

c) No abandoned, unlicensed, wrecked or inoperable vehicles of any kind shall be stored or parked within the Parc Rose community except for emergencies.

d) No overnight street parking except in designated parking areas.

5. No unsightliness.

a) UNWELCOME ACTIVITIES. No activity shall be conducted on any part of the Parc Rose community which is or might be unsafe, unsightly, unhealthy, or hazardous to any person.

b) PATIOS. Patios and porches shall not be used for storage. All porches or patios must be kept clean and clear of all items that adversely affect the exterior appearance of the Parc Rose community. Hanging of clothes, towels, rugs or other items on the porches or patios is not permitted. Patios or balconies should not be used for anything except patio furniture, flower boxes and plants: they are not to be used for storage under any circumstances.

6. Antennas and Other Exterior Equipment.

No exterior equipment or fixtures, including, but not limited to, the following shall be permitted without the written consent of Architectural Review Committee: radio, television, or other types of antennas and satellite dishes; air conditioning units, swamp coolers, or other ventilation equipment; and any type or kind of wiring, ducts or pipes.

7. Restrictions on signs.

No signs or advertising of any nature shall be erected or maintained on any part of Parc Rose, without prior written consent of the Architectural Review Committee. The Architectural Review Committee shall permit the placing of one sign of dignified form to be placed in the yard for the

purpose of advertising the unit being for rent, sale or lease. For political signs refer to CDA Place Master Association, 11.10.21 Resolution: Political Sign-Flag Rules & Regs

9. Policy and Procedure for Imposition of Fines

a) BOARD AUTHORITY. The Coeur d' Alene Place HOA, acting through its Board of Directors, shall have the standing power to enforce all of the CCR's. Coeur d' Alene Place and Parc Rose is a covenant controlled community. The covenants are applicable to all areas within Parc Rose, whether owned by the Association or individual owners. The covenants are enforced by the HOA Board of Directors and penalties for infractions may be levied in accordance herein. Enforcement procedures under these Rules and Regulations may be exercised independently of any enforcement action taken by local or governmental authorities. Failure by the Association to enforce any covenant or restriction contained herein shall in no event be deemed a waiver of the right to do so.

b) OWNERS RESPONSIBLE. Each owner shall be responsible for his/her own violations and for the violations of all of his/her related users.

c) FINES. Violations of these rules or the CCR's may result in fines being imposed upon the Parc Rose owner according to the fine and enforcement policy adopted by the HOA Board.

ADOPTED by the Board Directors as recorded in the Board of Directors meeting minutes dated March 5, 2025.