

**Idaho Club Home Owners Association, Inc.**  
**Questions and Answers**

Q. Can I walk on the golf course or paths?

A. No one is allowed to walk on the paths or the course while the course is open for play. The golf course management company has allowed members to walk on the paths only during the off season but only if you have signed a liability release. For practical purposes at this time no walking on the paths or the course is allowed until October 15<sup>th</sup> at this time.

Q. Can I landscape my yard?

A. All landscape requests or exterior construction (painting, staining etc.) requests should be routed through Panhandle Management, our Management Company. Panhandle Management will review the project with the Board and a meeting will be set up with the owner. Some items can be easily approved with Panhandle Management.

Q. Can I cut down some trees on my property or any other adjacent property?

A. All tree cutting is subject to the Board of Directors (or Design Review Committee) approval.

Q. What is the HOA pet policy?

A. The Idaho Club is pet friendly community. The Association asks that all pets are under the control of the owner at all times. Leashes, while walking with pets, are highly recommended. Any complaints from other owners may result in your pet needing to be leashed at all times.

Q. Is there a speed limit within the Community?

A. We ask that all vehicles travel 20 MPH or less once outside the gates of the community.

Q. Can we decorate our homes for occasions?

A. Yes, the Architectural Review Committee will address any unsightly decorations but a functional approach has been implemented for years.

Q. Can I park on the street?

A. Parking on the street is prohibited unless approved for special functions or events.

Q. Can I install a satellite dish at my home?

A. Yes, the placement and location must be approved by the Design Review Committee. This process helps avoid unsightly placements.

Q. Who do we call if we have a concern about the gate?

A. Contact Panhandle Management, our management company, at 208-255-1645.

Q. How do I contact the Board of Directors?

A. There are Five Directors and Panhandle Management can give you their specific phone and email contact information.

Q. How are the golf course operations and the Home Owners Association related?

A. The two entities are not related by any formal or legal thread. Because of the nature of the project, the Developer (Called the Declarant) has certain rights and standing as a

member. However, for the past four years the Home Owners Association has been operated by owners. The golf course or club operates within the guidelines stipulated in the CCR&S.

Q. Do I have special privileges as a homeowner for golf?

A. Please contact Randi Fischer at the club house for the homeowner program.

Q. The CC&RS stipulate our golf carts must match the course cars, is this in play at this time?

A. While the club is under the foreclosure process, this rule has been given some latitude.

Q. How should I handle guest access into the community?

A. Guests can be given the gate code but please understand the need to keep this code confidential. Guests can dial up your phone number via the touch pad at the main entrance (s) and you can let the guest in from your home. Contact Tom Curtiss if you want phone in access capability.

Q. How do I get a copy of the CC&RS?

A. Contact Panhandle Management at 208-255-1645.

Q. How do I get my neighbor to clean up his or her yard or mow their vacant lot?

A. The Association has program to mow vacant lots and invoice the owners. This keeps the project looking clean and consistent. You can contact Panhandle Management for any other concerns regarding the aesthetics of particular lot or home.

Q. Can I place a for sale sign in my yard?

A, Yes, However the HOA has a signage program aimed at keeping the look of signage consistent and professional throughout the project. Have our Realtor contact Tom Curtiss at 208-610-0798.

Q. What does my \$100 per month HOA fee cover?

A. Panhandle Management can provide you with an itemization of costs and a current budget as reviewed and approved at the annual meeting.

Q. How do I obtain minutes of the past meetings?

A. Contact Panhandle Management for these minutes.