



The Idaho Club

Rental Rules

The following rules have been approved and adopted on the date set forth below by The Idaho Club Homeowners' Association Board of Directors pursuant to its authority in Section 5.3 of the Covenants, Conditions and Restrictions ("CCR's").

1. The number of people who may occupy a home shall be equal to the number of beds available. For example a 3-bedroom home with 3 queen beds would sleep 6. If the same home had a hide-a-bed that slept 2 then the home would sleep 8. This rule covers all homes in the community that are rented.
2. Pursuant to the CCR's, there will be no street parking and this will be strictly enforced.
3. All renters shall park their cars inside the garages of the rental home. For instance if there is a 2-car garage, then 2 cars should be parked in the garage. If there are additional cars in the rental party, a maximum of 2 cars will be allowed to be parked overnight in the driveways. Any other cars may be parked Club parking lot. Each owner of a rental property shall provide garage door openers for use by the renters.
4. Other than temporary parking for loading and unloading, no boats or RV's are allowed to be parked on the property. For example, an RV may be parked at a rental home for an hour, for instance, to load or unload, but may not be parked for any extended period of time or overnight.
5. There shall be no loud music, conversations or other disruptive behavior after 10:30pm.
6. No garbage or garbage cans shall be left out overnight. It is the responsibility of the homeowner to assure that all garbage is picked up and disposed of properly. If the owner desires to dispose of garbage directly in the HOA dumpster, it shall contact the HOA and make arrangements for payment of a fee to cover this service; provided, however, that this service shall be available only where the rental period of the home is 30 days or less. If garbage is left out overnight and is picked up and disposed by the HOA, a fee of \$100 will be assessed to the homeowner for each pick-up.
7. At the discretion of the HOA, a fee in the amount of \$250 may be charged to any renter for a breach of these rules. The HOA shall notify the renter, the property manager or the owner of the property of any breach and shall make a reasonable effort to allow the renter to remedy the breach if possible before the fee is assessed. The person responsible for managing the property in question shall be responsible for collecting the deposit on behalf of the HOA.
8. If any owner of a property within The Idaho Club has any concerns or complaints, especially late at night, he or she should call the Bonner County Sheriff to intercede and should not undertake any self help.
9. Pets are allowed for long term renters (over 30 days) but are prohibited on all short term or vacation daily rentals. A \$500.00 deposit is required by the owner or rental Management Company on all long term renters having pets.