



c/o Association Services, Inc. (ASI)  
HOA Management Company for The Landings  
1250 Ironwood Drive, Suite 226  
Coeur d'Alene, ID 83814  
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## Summary of The Landings Homeowners Association Inc. Covenants, Conditions and Restrictions (CC&RS)

### **Fences: *Landings at Waterford CC&Rs Section 7.04 (b)***

Owners installing or modifying a fence must fill out and submit an ACC application; (see application for more architectural guidelines)

- *No chain link, dog runs or lattice allowed;*
- *Lots zoned R-3 - the fence must be of vinyl construction;*
- *Lots zoned R-8 - the fence may be of vinyl or wood construction;*
- *All wood fencing must be of a dog-eared solid wood, 4" or 6" wide and may not be split rail.*

### **Vehicles, Trailers and Recreational Vehicles: *Landings at Waterford CC&Rs, Ninth Amendment, Section 10.03***

*No homeowner or tenant shall be allowed to store any vehicle, recreational vehicle or trailer of any kind on the subject property except within a garage or behind a Board-approved sight obscuring fence for more than 48 hours.*

### **Sheds: *Landings at Waterford CC&Rs, Fifth Amendment, Section 7.04 (g)***

Owners installing or modifying a fence must fill out and submit an ACC application; (see application for more architectural guidelines)

- *The design shall be architecturally consistent with the single-family home*
- *The shed shall be of a color and composition similar to the primary single-family dwelling on the lot, with consistent construction materials*
- *Maximum height is 10 feet, maximum square footage is 150 square feet*

### **Basketball Hoops: *Landings at Waterford CC&Rs, Tenth Amendment, Section 2B***

- *Non-permanent basketball hoops must be stored out of sight when not in use*

### **Landscaping: *Landings at Waterford CC&Rs, Section 8.01***

- *All yards of each home must be fully landscaped within ninety (90) days purchase of a completed home.*
- *It shall be the duty of each owner to maintain, repair, replace, and restore areas subject to his/her property in a neat, sanitary and attractive condition. This includes front & back yards, side yards, the swale area(s) and driveway(s).*

- *Trees in the swale are the responsibility of the Property Owner to maintain, and are regulated by the City of Coeur d'Alene.*

**Nuisances: Landings at Waterford CC&Rs, Section 10.02, and Ninth Amendment, Section 10.03**

- *No noxious or offensive activity shall be carried on in or upon any Lot and/or Dwelling Unit or the Common Area, nor shall anything done therein which may be or become an unreasonable annoyance or a nuisance to any other Owner or occupant of a Dwelling Unit, **including continually barking dogs**. Except for muffled snow equipment, no loud noise-generating devise shall be operated on any Lot between the hours of 8pm to 7am and 9pm to 7am during June, July and August.*
- *Business or Commercial Activity: No part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any commercial, manufacturing, mercantile, retail, wholesale, storage, vending or other business purposes.*

**Garbage cans & outdoor storage: Landings at Waterford CC&Rs, Section 10.07**

- *Garbage cans should only be exposed and out of an owner's garage on the date of trash collection. Garbage cans must be completely obscured from view of street and surrounding neighbors.*
- *Items stored along the side of the house are to be obscured from view of the street and neighbors.*

**Animal Restrictions: Landings at Waterford CC&Rs, Section 10.06**

- *All owners are responsible for ensuring that their pets remain on that owner's property*
- *No owner should 'maintain' more than two small household pets*
- *As previously noted, dog runs or kennels are specifically prohibited anywhere on the property*
- *No insects, reptiles, poultry or animals (other than ordinary dogs, cats, fish, birds and other household pets) shall be raised, bred or kept in or on any lot or home*

**Tenants: Landings at Waterford CC&Rs, Section 10.01**

- *Any owner who rents a home, and any tenant occupying a home, is subject to all provisions of the covenants. The owner is responsible for ensuring that the tenant is familiar with and adheres to the provisions of the Covenants*
- *The owner must provide the HOA Management Company with a copy of the Lease Agreement upon leasing of the unit*
- *Leases must be a minimum of six (6) months*

The undersigned have read and acknowledge the receipt of this document and understand a copy will be sent to The Landings HOA.

\_\_\_\_\_ Owner \_\_\_\_\_ Date

\_\_\_\_\_ Owner \_\_\_\_\_ Date