



TENANT AND GUEST RULES & REGULATIONS

Welcome to Seasons at Sandpoint! We are a private residential community, governed by a set of Association Rules and Regulations that are based primarily on common courtesy and safety. To help you enjoy your stay as our guest, please review the information below. Cooperation in observing our Rules and Regulations will ensure that our community continues to be a pleasant and attractive place to live and visit.

If you have any questions, feel free to contact the General Manager or Owner Services at 208.255.1054.

Enforcement of Rules & Regulations

All Rules and Regulations will be strictly enforced by the Association's employees. All tenants and guests who violate these Rules and Regulations shall be responsible for all costs incurred by the Association, including court costs and reasonable attorney fees, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the Condominium Property, which were placed thereon in violation of these rules.

Declaration Section 22(z) permits the Association to terminate a rental lease and occupancy by a renter "upon default by the Tenant in observing any of the provisions of this Declaration, the Articles of Incorporation and By-laws, applicable Rules and Regulations and provisions of any agreement, document or instrument governing the condominium."

Balconies

Do not place any laundry, rugs, towels, bathing suits, mops or other similar articles on your residence balcony or over the railings. Outdoor cooking is not allowed on balconies.

BBQ Grills

Available 10am – 10pm daily. BBQ grills are located lakeside, and are available for use on a first come, first served basis. During the summer, one grill and associated dining table are available for reservation. Contact Owner Services for details. As a courtesy to the next user, please clean the grill with the provided grill brush following each use.

Per Fire Department regulations outdoor cooking is not allowed on residence balconies.

Beach and Swim Area

1. The Hours of Operation: Sunday - Thursday: 8am - 10pm; Friday and Saturday: 8am - 11pm.
2. Children under thirteen (13) years of age must be supervised by an adult. An adult is defined as someone eighteen (18) years or older.
3. No lifeguards are on duty; use at own risk.
4. Swim within the designated swim area only; do not swim in the boat lanes outside the swim area.
5. Do not climb on the rip rap (rock retaining wall) next to the marina entrance.
6. No glass containers are allowed on the beach. All trash and debris must be disposed of in the provided trash receptacles prior to leaving the beach area.

Beach and Swim Area <i>continued</i>	<ol style="list-style-type: none"> 7. No dogs or other pets are allowed on the beach or in the swim area per Health Department regulations. 8. Radios are prohibited on the beach, except when earphones are used. 9. Rafts, snorkels, fins, balls, and other beach / swim toys are allowed on the beach and in the swim area. 10. Kayaks and canoes may be launched in the designated area at the south end of the beach. They may not be used within the swim area. 11. Manager or employees may, at their discretion, close the beach and/or swim area. 12. Towels or other personal items may not be placed on furniture to reserve them. Employees may remove personal items from the furniture if there is no one there to claim them.
Bicycles	<p>Bicycles may not be taken to your residence. They may be stored in the designated areas in the parking garage or outdoor bike rack at your own risk. Bicycles may not be ridden on cement paths within the Association. .</p>
Check-In/Check-Out	<p>Please refer to your Rental Agency for arrival and departure times.</p>
Children	<p>Seasons at Sandpoint welcomes children of all ages. For your children’s safety and as a courtesy to owners, tenants and other guests, please supervise your children at all times while they are using the Community Amenities and the Common Areas, and ensure they follow all applicable rules for those areas.</p>
Day Spa	<p>The spa is operated by a third party and is located on the 3rd floor of The Retreat and is open to the public and not subject to guest limitations. However, patrons of the spa who are not tenants or guests at Seasons are not permitted to use the common areas and amenities of Seasons. Patrons of the spa shall park only in Sandpoint Avenue parking spaces, unless otherwise instructed by an employee.</p>
Exterior Furniture – Common Areas	<p>The only furniture permitted in the Common Areas is furniture owned by the Association. No furniture shall be moved from one Common Area to another.</p>
Fire Pit	<ol style="list-style-type: none"> 1. Hours of Operation: Sunday - Thursday: 8am - 10pm; Friday and Saturday: 8am - 11pm during the summer season only. 2. Employees must light and extinguish any fires in the fire pit. Contact Owner Services or Property Watch to request usage and assistance. 3. Usage of the fire pit requires approval (verbal fire permit) from the Sandpoint Fire Department. Employees will obtain approval as needed. If Sandpoint Fire Department denies a fire permit for a requested time due to a weather-related reason, the fire pit cannot be used for said time. 4. An adult (non-employee) must be present when the fire pit is in use. Children must be supervised at all times. An adult is defined as someone eighteen (18) years or older. 5. Tenants and guests must notify Property Watch immediately when they are finished using the fire pit, so that an employee can extinguish the fire.
Fire Pit	

<i>continued</i>	<ol style="list-style-type: none"> 6. Per Fire Department regulations, two 5-gallon buckets of water must be available next to the fire pit when in use; employees will provide. 7. Manager or employees may at their discretion close the fire pit. 8. Usage is non-exclusive.
Fishing	<p>Fishing is allowed on the eastside of the promenade walkway in front of the Townhomes and Building 7, however, overhead casting is not allowed. Fishing is not allowed on the Dock or the beach.</p>
Fitness Center	<p>Hours of Operation: 5am - 10pm Daily. Located on the first floor of the Retreat. Use your electronic FOB to gain access.</p> <p>The following rules and regulations are intended to help ensure your safety while using the fitness room and equipment.</p> <ol style="list-style-type: none"> 1. All persons using the Fitness Center do so at their own risk. 2. Food is not permitted in the fitness room. Water and plastic / non-breakable beverage containers are allowed. 3. Children eight (8) and under are not allowed in the Fitness Center at any time. 4. Children ages nine (9) – fifteen (15) must be directly supervised by an adult at all times in the Fitness Center. An adult is defined as someone eighteen (18) years or older. Direct supervision is defined as being immediately adjacent to the machine that the child is using. The adult may be using an adjacent machine or standing next to the machine that the child is on. 5. Children are not permitted to play on or with the fitness equipment at any time. 6. Rubber soled shoes that cover the entire foot must be worn at all times. For health and safety reasons, sandals, spiked shoes, work boots and flip flop types of shoes are not permitted. 7. Shirts must be worn at all times. 8. Please be considerate of others: wipe down equipment after each use, return the dumbbells to the racks provided, keep TV volume at a reasonable level, and turn off the TV when you leave if others do not want to watch it. 9. Equipment must be used in accordance with the directions posted on the equipment. 10. For assistance with the operation of any equipment, please contact Owner Services. 11. Using a spotter when lifting weights is recommended. 12. Report any equipment problems to Owner Services.
Guests	<p>A maximum of four (4) additional guests may accompany you to use the common areas at Seasons. Guests may not be left unattended.</p>
Guest Service Fee	<p>A Guest Service Fee is collected for all rental reservations.</p> <ol style="list-style-type: none"> 1. A Fee is charged per night per residence and is collected by your rental agent or by the Owner. 2. Any Tenant or guests who attempts to avoid this Fee by whatever means will not be able to access the common areas

Lockers	Lockers are provided in the Retreat restrooms for temporary storage of your personal belongings while you use the pool, hot tub or fitness center. Please empty the locker after each use. All persons using the lockers do so at their own risk.
Lost & Found	Please contact Owner Services for personal lost and found items left behind in the common areas. If personal items are lost or found in the residences, please contact your Rental Agency.
Luggage / Dock Carts	As a courtesy to others, please return luggage / dock carts to the designated location in the garages immediately following each use. Carts should not be taken within the residences and shall remain in the hallway during use.
Maintenance Problems	Please contact your Rental Agency if you encounter any maintenance issues within your residence. For items that are of an urgent matter, please contact Owner Services during hours of operation.
Marina	<p>No swimming is allowed from the dock or within the marina waters. Fishing is not permitted from the seawall and riprap at the entrance to the marina, the dock, or off any vessel while moored at the dock facilities. No laundry is to be displayed anywhere on the marina facilities.</p> <p>Additional rules and regulations apply to people who are renting a boat slip. See the full set of Marina Rules and Regulations for details.</p>
Occupancy Restrictions	<p>The following Occupancy restrictions are enforced per the residence types:</p> <ol style="list-style-type: none"> 1. 1-bedroom residence: no more than 4 persons may reside at any given time. 2. 2-bedroom residence: no more than 6 persons may reside at any given time. 3. 3-bedroom residence: no more than 8 persons may reside at any given time.
Parking Garage	<p>All indoor garage parking spaces are assigned. Please park in the assigned space(s) provided to you by your rental management company. Parking for additional cars <u>may</u> be available in outdoor guest parking, but is not guaranteed. Please see Owner Services for assistance.</p> <p><u>Buildings 2 and 3 Residences</u>, the garage door opener may be used to enter the parking garage. The door will open automatically for exiting vehicles. Please approach the door slowly.</p> <p><u>Building 7 Residences</u> your garage door opener may be used to enter and exit the parking garage. Please approach the door slowly.</p> <p><u>Townhomes</u> parking is allowed in the garage and the driveway. No more than four vehicles are allowed to park in front of the townhomes. Please do not block the sidewalk with your vehicles. Horizontal parking on Sandpoint is not allowed.</p> <p>Washing of vehicles, bikes, etc. is not allowed on property.</p>
Parking – RV, Trailer, Boat Trailer	RV's, trailers, or boat trailers, are not permitted on the property. Please contact Owner Services for a list of local parking providers.
Personal Property & Common Areas	Personal property such as towels, toys, bicycles, mopeds and similar items shall not be left in common areas when not in use. See "Storage" for more information.

Pets	Tenants and guests are not permitted to have pets on the premises.
Pool and Hot Tub	<p data-bbox="537 258 1516 323">Hours of Operation: 8am - 10pm Sunday - Thursday; 8am - 11pm Friday - Saturday</p> <p data-bbox="537 338 1516 403">The pool and hot tub are located at the Retreat. If the pool or hot tub is covered, please contact Owner Services (or Property Watch if after hours) for assistance.</p> <p data-bbox="537 438 1516 541">Every tenant and guest is obligated to follow the Rules and Regulations posted in the pool and hot tub areas. Safety is the first consideration. There are no lifeguards on duty; use at own risk.</p> <ol data-bbox="537 577 1516 1514" style="list-style-type: none"> <li data-bbox="537 577 1516 642">1. Adult Swim Time: 8am - 9am every day. Children are not allowed in the pool during this time. <li data-bbox="537 657 1516 760">2. Children under thirteen (13) years of age must be supervised by an adult (18 years or older) within the enclosed pool area at all times while the children are using the pool or hot tub. <li data-bbox="537 774 1516 837">3. Everyone must shower before entering the pool or hot tub. Showers are available in first level of the Retreat in the restrooms. <li data-bbox="537 852 1516 917">4. Radios are prohibited in the pool and hot tub areas, except when earphones are used. <li data-bbox="537 932 1516 1073">5. For health and safety reasons, all persons wearing diapers must wear a protective covering to prevent spillage into the pool. Disposable diapers are not allowed under any circumstances. Children not toilet trained must wear a swim diaper. <li data-bbox="537 1087 1403 1115">6. Conventional swimsuits must be worn in the pool. (No cut-off jeans.) <li data-bbox="537 1129 1516 1270">7. No food or glass containers are allowed in the pool or on pool decks. Food may be consumed in the dining areas adjacent to the pools and hot tubs outside of the enclosure. Please dispose of all trash and debris in the provided trash receptacles prior to leaving the pool area. <li data-bbox="537 1285 704 1312">8. No diving. <li data-bbox="537 1327 1422 1354">9. No rafts, snorkels, fins, balls, or any other toys are allowed in the pool. <li data-bbox="537 1369 1507 1396">10. No running, skating, or horse playing is allowed in the pool and hot tub areas. <li data-bbox="537 1411 1328 1438">11. No pets are allowed on the pool deck or in the pool or hot tub. <li data-bbox="537 1453 1516 1514">12. Please keep all noise to a reasonable level as a courtesy to those around you and those residences nearby.
Property Watch	<p data-bbox="537 1535 1516 1703">Anyone observing unlawful, dangerous or disruptive behavior should report concerns to Property Watch by calling (208) 946-6066 during the hours of operation. Solicitation is forbidden and should also be reported. Always call 911 if there is an emergency or dangerous threat. Property Watch is not a substitute for professional security or police services.</p>
Quiet Hours	<p data-bbox="537 1724 1516 1751">Quiet Hours are 10pm - 8am Sunday - Thursday; 11pm - 8am Friday - Saturday.</p> <p data-bbox="537 1766 1516 1871">Excessive noise and/or other nuisance behavior by tenants and guests are prohibited. Tenants and guests are requested to control loudness of group gatherings, TVs, radios, and/or stereos, especially during evening and night hours</p>

Quiet Hours <i>Continued</i>	when windows are open, as sound is carried on the airways. Whether behavior is deemed a nuisance is at the reasonable discretion of the employees, and the employees shall have the authority to instruct tenants and guests to cease such behavior.
Refuse Room / Garbage	A refuse room is located on each floor of each residential building. To help control odors, household garbage must be placed in tightly tied garbage bags before placing in the garbage bins. All large items such as cardboard, boxes, crates, etc. or odorous household waste must be placed in a dumpster located in the garage of each residential building; they may not be placed in the refuse rooms. All boxes and cartons must be flattened before placing into the dumpster.
Retreat Great Room	The hours of operation and access to the Retreat will vary seasonally. Please contact Owner Services for availability. The Retreat Great Room is available for daily morning coffee and tea service as well as quiet relaxation, reading and wireless internet access. No wet undergarments/swimsuits or outside food allowed. Shirts and shoes are required. Children under the age of 18 must be accompanied by an adult.
Sales	If interested in pursuing ownership at Seasons at Sandpoint, please contact Owner Services.
Smoking	Smoking is prohibited in all Seasons at Sandpoint's common areas. This includes the Retreat and all lawns, BBQ areas, the pool/hot tub area, marina, and the beach. Rental companies also prohibit smoking within the residence and residence balcony. Smoking is allowed in front of the Buildings, along Sandpoint Avenue.
Storage	Please store all personal items inside your residence <u>except</u> bicycles, which may be stored in the garage or the bike rack at your own risk in the designated areas.
Thermostats – Minimum Settings During Cold Weather Season	<u>You are responsible for maintaining the residence's thermostat at settings that will minimize the risk and damage that can be caused by freezing conditions.</u> Low temperatures can cause water pipes to freeze, and in some cases burst. During the colder months, maintain the residence temperature at a minimum of fifty-five (55) degrees or higher, even if the residence is unoccupied for an extended period of time. For residences with lofts (penthouses), the recommended minimum temperature setting is 60 degrees due to air flow patterns. If you will not be in residence for an extended period of time, please see Owner Services for additional recommended safeguard measures.
Towels – Pool and Hot Tub	If pool towels are provided within your residence, please be sure to bring all supplied towels back to your residence after use.
Walkways	Bicycles, roller skates, roller blades, skate boards, chairs or other furniture are not permitted on walkways at any time.
Wildlife	Please do not feed the wildlife.
Wristbands	This Policy will be effective for the summer season beginning July 1 until end of Labor Day weekend. Wristbands are to be worn to manage the use of common areas and amenities. Tenants and guests must wear a wristband and conform to

Wristbands
continued

the requirements or they must leave the common areas until the required identification can be produced.

1. Upon arrival at Seasons, tenants and guests will be issued vinyl wristbands based upon the number of occupants residing in the residence, not to exceed the Occupancy Restrictions.
 2. Wristbands can be obtained from Owner Services Tuesday - Saturday 9am - 4pm; Sunday 9am – 1pm. If Tenant and guests arrive after the listed hours, wristbands can be obtained at the next available time.
 3. All tenants and guests will be required to wear their wrist bands in all common areas, such as when they are using the beach, marina, barbeque grills, pool, fitness center and the Retreat.
 4. A damaged wristband will be exchanged free of charge if it is returned to Owner Services. If a tenant or guest loses a wristband, a cost may be charged by the Association.
 5. If an employee notices an individual not wearing a wristband, they will be approached in a professional manner and asked to leave the common areas. If you notice anyone on property without a wristband please notify an employee as well.
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