

## **Rules and Regulations**

**Section 1.3 Minimum on lot Parking.** Each home shall have an attached garage for two cars or more and two off street parking places. One (1) additional parking space constructed of concrete, asphalt, gravel, rock, pavers or brick may be added on the garage side of the driveway to accommodate one (1) legally licensed, operating vehicle.

**Section 1.14 Landscaping.** No tree on any Lot shall be removed without the permission of the Board. Prior to the issuing of the certificate of occupancy by the City, the owner of the Lot shall complete the landscaping required herein. The front yard of each Lot shall be landscaped with at least one-third (1/3) of the yard in lawn or other living domesticated groundcover. All front yards shall be professionally & tastefully landscaped and contain an underground automated irrigation system. Every part of any yard in the Development visible from the street shall be maintained in a controlled or domesticated fashion. Special requirements involving street trees are as follows:

Section 1.14.1 Each front yard (area between the sidewalk and street) of each Lot, in the Project, shall have at least one (1) tree and more if so required by the City of Coeur d'Alene.

Section 1.14.3 The varieties of trees to be planted in a greenspace shall be limited to the species allowed for such areas by the City of Coeur d'Alene.

**Section 4.4 Recreation and Nonoperating Vehicle Parking.** No Owner or tenant/guest thereof shall be allowed to store any boat, unused or unlicensed vehicle, golf cart, camper, R.V., trailer or the like anywhere on the Property for more than 48 hours. You may store the above mentioned vehicles within a garage or behind a sight obscuring fence.

**Section 8.1 Arbitration.** Enforcement of these Rules and Regulations shall be made through the use of the rules governing binding arbitration as set forth herein. The Board of Arbitration shall be the Board of Directors or a committee appointed by the Board. The committee shall be made up of no less than three(3) individuals not residing adjacent to the alleged violators.

Notary Attached