

RIVER RUN HANDBOOK

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**AN OVERVIEW OF
GENERAL RULES AND REGULATIONS,
ARCHITECTURAL RULES AND REGULATIONS,
AND
EXCERPTS FROM THE
COVENANTS, CONDITIONS AND RESTRICTIONS
(CC&Rs)**

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2018

INTRODUCTION

This handbook is provided by the Board of Directors of your River Run Homeowners Association (RRHOA) to inform and help each resident of River Run enjoy the benefits of this planned community.

Your Board is committed to the preservation of the value, desirability and attractiveness of River Run and the continuation of the high quality of land use, design, construction and maintenance of its residences, common areas and recreation facilities.

The RRHOA was created in 1979, by virtue of the filing of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) and the filing of articles of incorporation and the creation of bylaws. The RRHOA is guided by a Board of ten Delegate Directors representing the ten Phases of River Run plus four officers who are elected by the Board. The Board and officers are assisted by a Landscape Committee and an Architectural Committee. Each Delegate has one vote for each property in his/her Phase except when the Phase's CC&Rs provide otherwise (as in Heron Cove). Thus, there are 305 votes for 333 parcels of property. You can identify your representative from the insert sheet included with the handbook or by calling the Association Manager also identified on the insert.

As each Phase was annexed into the RRHOA and made subject to the Master Association CC&Rs, local CC&Rs were filed to establish the Local Phase Association, which provided sanctions to join or not join it to the River Run Recreation Center, provide management of the individual Phase common areas, and to handle terms, covenants, conditions, restrictions, and easements unique to each phase. One exception is Phase 1A, Tallwood/Creekside, whose local declaration is embedded in the Master CC&Rs.

Each Phase has a representative on the Architectural and Landscape Committees.

Published April 2018

This handbook has been created as a general overview and easy reference guide to cover excerpts from the River Run adopted governing CC&Rs, the Amended and Restated River Run Architectural Committee Rules and Regulations and additional Rules and Regulations adopted from time to time by the Board of Directors. All homeowners should have been given a complete copy of the CC&R's and Bylaws at time of closing.

The various mix of condominiums, townhomes, and single family dwellings in the River Run development may also have Phase specific items not covered in this general overview. If you have questions or comments, do not hesitate to contact the Association Manager or your local representative.

**River Run has a website
riverrunidaho.com**

You will find:

**River Run Map with information on all phases
General Information**

**River Run Architectural Application Packet
Bylaws, CC&R's and the River Run Handbook.**

Phase	Type	No. Units	Street name/s	Also Known As
1A	Single Family	30	Creekside/Tallwood Lane	
1B	Townhouses	19	Lake Heron Lane	
2	Single Family	32	White Pine Lane	
2A/B	Condominiums	62	Wood Duck/Teal Lane - aka Waterside	
3A	Single Family	28	Springbrook Lane	
3B	Townhouses	23	Springbrook Lane - aka Willow Creek	
3C	Single Family	27	Springbrook Lane - aka Springbrook Collection	
4	Single Family	38	Silvercreek/Bluestem Lane - aka The Island	
5	Single Family	27	Pebblecreek Lane	
6	Condominiums	47	Riverpark Lane - aka Heron Cove	

The CC&R's have been recorded and are a matter of public record. When your property closed escrow you should have received a copy of the River Run Homeowners Association's CC&Rs along with a copy of your Phase's CC&Rs. Copies are available from your title company.

This handbook includes excerpts from the Amended and Restated RRHOA CC&Rs along with rules and regulations that have been adopted from time to time by the Board of Directors. Please refer to the CC&Rs of your Phase or contact your Delegate Director/Phase Representative for information and rules and regulations unique to your Phase.

The RRHOA Board is charged with the business of the Association and the management and operation of common areas. It enforces the CC&Rs, and makes, revises and rescinds rules and regulations. It may declare and/or assess regular, special or limited assessments. By authority granted in the CC&Rs, private property may be entered for corrective action following certain procedures. Assessments are collected and remedies are enforced as provided in the CC&Rs or as provided by law.

The administrative business of the RRHOA and Local (Phase) Associations is managed by an Association Manager. Communications and payments should be mailed to River Run Homeowners Association, Inc., 975 River Run Drive, Boise, ID 83706 or placed in the drop box at the same address. The Association Manager's phone and office hours

are on an insert in this Handbook. Generally, office hours are 9 a.m. to 3 p.m. Monday through Thursday. Instructions for after hours emergencies are at the same number.

The information, rules and regulations in this handbook have been extracted from the CC&Rs or established by the Board of Directors in accordance with the authority granted by the CC&Rs and the Bylaws. This handbook is intended as a guide to the conduct and activities of all homeowners and residents of River Run, their families and their guests. In addition, all of the properties in River Run fall under the jurisdiction of the City of Boise and all of the City's codes and ordinances apply.

The success of any homeowners' association is greatly improved when there is active participation by a substantial percentage of the residents. There are many talents and great capabilities among the residents of River Run. We all benefit when more individuals participate.

This handbook is intended to assist the homeowners and residents understand the Rules and Regulations governing River Run. It is not intended to supersede or replace the CC&Rs and formal rules adopted by the Association. In the event there is a conflict between the terms of this Residents' Handbook and the terms and conditions of the CC&Rs and formal rules and regulations adopted by the Board, the CC&Rs and the formal rules adopted by the Board will control.

GUIDELINES - RULES - REGULATIONS

GENERAL

- Residence exteriors and landscaping must be maintained in a conscientious manner on a regular basis.
- Planting in or plant removal from common areas is not allowed.
- Garbage containers and stored items must be within enclosed structures or screened from view.
- Air conditioner units and heat pumps must be screened in accordance with Architectural Committee Guidelines. Any replacement or relocation of these units must be submitted to the Architectural Committee for review and approval.
- Boats, RVs or unsightly/unrepaired vehicles must be concealed from view.
- Overflow parking spaces are for occasional guest use (unless otherwise designated by Local Phases on Riverpark, Lake Heron, Teal and Wood Duck Lanes). See page 5 for parking restrictions.
- Pets are limited to two dogs and two cats. Pet defecation must be picked up immediately. **Dogs must be confined or leashed whenever outside of the home.**
- Basketball backboards (permanent) on private property are allowed with Architectural Committee review and approval and portable backboards allowed if removed immediately after use.
- Detached garages, sheds, outbuildings, or temporary structures, are subject to Architectural Committee approval.
- Rental property may not be rented for less than four months. Ask the association manager for details.

Expressly not allowed:

- Rubbish, debris, odor or noise that is offensive or detrimental to others.
- Clotheslines.
- Garage and estate sales.
- Signs other than those used for sale or lease of a residence (size and quantity limits apply). Open house directional signs are limited to 3 for the duration of the open house.
- Streamers, flags, balloons or attention-attracting devices.
- Playing in or taking water out of water amenities, fishing (including Lake Heron) or feeding wildlife.
- On-street parking (except where expressly designated for parking use) See page 5 for parking restrictions.

PARKING PERMITTED AND PROHIBITED

All side streets in River Run are fire lanes, per Boise City Code Section 7-01-32 parking in fire lanes is not permitted for reasons of safety and emergency vehicle access. Vehicles parked in the street/fire lanes are subject to towing.

Overflow or guest parking spaces is for occasional guest use, not homeowners. Homeowners may only use guest parking when specifically provided by a local association, example Teal Lane, Wood Duck Lane and Riverpark Lane. Trespassers may not park in River Run. Guests may occasionally park in guest parking spaces.

Guests are people on homeowner's private property or in River Run at the invitation of a homeowner or the tenant of a homeowner. Guests include family members not living with a homeowner, friends, and service providers under contract with a homeowner or with River Run.

Annually, each homeowner will receive with the January billing statement, 2 guest parking passes which may used by homeowner guests for up to 7 overnights in guest parking. Passes must be placed by the guest in the front window of the vehicle being parked overnight.

Service providers are permitted to park in guest parking during normal business hours for the duration of their service contract. Examples of "service providers" include, but are not limited to, landscaping and lawn care providers, remodeling or building contractors, cleaning service providers, home healthcare providers, and caterers. Due to the nature of the service being provided, the duration of guest parking will vary from contractor to contractor. Residents are encouraged to allow service providers to park in the homeowners' driveways or garages when practical. Examples include, but are not limited to, construction supply trailers or overnight health care providers.

PARKING VIOLATIONS ENFORCED BY TOWING

Notice that parking violations will be enforced by towing is provided in the River Run Handbook and on signs at the two entrances of River Run (the Park Center River Run drive entrance and at the Bagley Park entrance (location TBD)).

Violations of parking prohibitions will be enforced by towing at the vehicle owner's expense.

SAFE DRIVING

The speed limit on River Run private streets and on ACHD-owned River Run Drive is 20 mph.

ARCHITECTURAL

THE FOLLOWING CHANGES REQUIRE REVIEW AND APPROVAL, BY THE ARCHITECTURAL COMMITTEE (AC), BEFORE YOU BEGIN THEM:

1. **ANY** changes to the **exterior** of your home; this includes new, or changes to structures, driveways, walkways, porches, roofs, decks, patios, exterior lighting, replacement of air conditioners and heat pumps, fences, walls, privacy screens, windows, doors, hot tubs, patio covers, dog runs, basketball standards, satellite TV dishes and or material changes.
2. Repainting or re-staining of the home exterior even if it is being done in the same color.
3. Any major changes to **landscaping** on your property. "Major" means any change that involves trees, large shrubs, or rocks.
4. New home construction or exterior remodeling.

Contact the Association Manager for the required forms which must be submitted **BEFORE** you start your project, not after. After you submit your proposal to the AC, the AC has 20 days to reply with a decision. **Build the 20 days into your project schedule. DO NOT expect immediate approval for your project.** Call members of the AC or the Association Manager for help or with questions.

Your application requires Neighbor Notification forms signed by two (2) adjoining neighbors. You **must** ask your adjoining neighbors to sign them, and then return them to you for submittal with your project application. This is simply to notify your neighbors, it does not give them veto power over your project. The AC wants their input regarding impacts to them, as a result of your proposed project. When your project application is complete, put it in the drop box attached to the front of the clubhouse, or email to the association manager.

You do not need an application for plant replacement with like or similar plants, or minor landscaping changes. However, landscaping will be at the owner's risk. If unacceptable to the AC, it will be subject to review and possible removal or modification.

No application is required for exterior replacement of "same with same" (except for repainting as noted above). Repairs using the same materials do not require approval as long as the appearance is identical. Changes do require approval.

In addition, some Phases have their own AC rules, so check with the Association Manager.

RECREATION CENTER

The Recreation Center includes the clubhouse, swimming pool, spa, deck, patio area, and tennis courts. Members are residents of River Run with the exception of The Island and Heron Cove (which have their own Phase recreation facilities).

NO SMOKING (or vaping) is allowed in the entire Recreation Center area which includes all indoor and outdoor facilities.

NO pets are allowed, except for service dogs.

Hours: 6 a.m. to 10 p.m. Every Day.

Note: The security patrol enforces closing time regulations and is authorized by the Board to confiscate the keys of violators.

- The pool, pool deck and spa are closed from the weekend after Labor Day until the weekend before Memorial Day.
- Quiet swimming is required from 9 to 10 p.m.
- There is no life guard on duty and the Association assumes no liability in case of a mishap.

CLUBHOUSE

During the summer season when the pool is open, the Recreation Center Manager will unlock the Clubhouse. This service will be provided only during the time that the Recreation Center Manager is on the premises. The Clubhouse will remain locked at all other times, except when it has been reserved and checked out to a member.

The Clubhouse may be reserved by members for private parties on a first-come, first-served basis. Use is limited to private social functions of members. It cannot be used for direct sales purposes, revenue-generating exhibitions, or other commercial ventures.

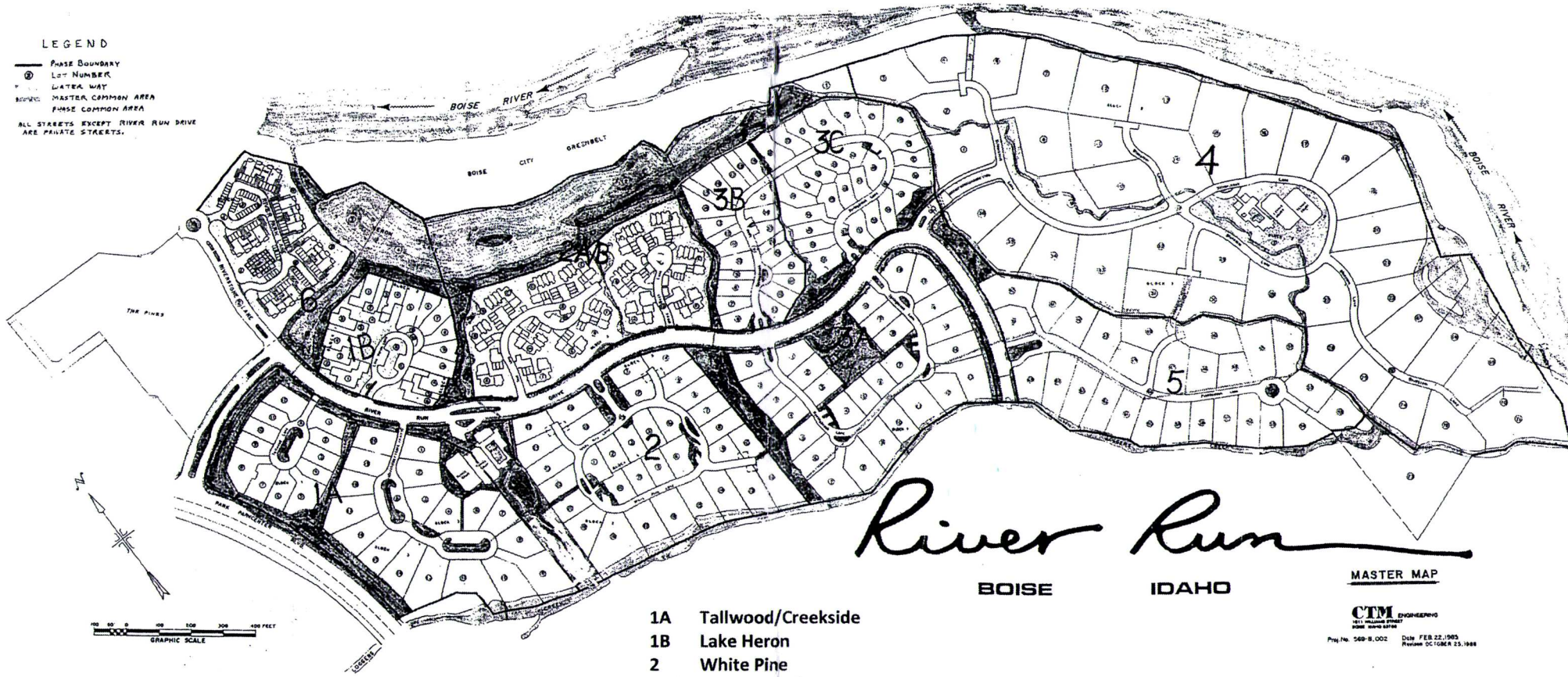
Reservations may be made through the Association Manager during office hours stating the nature of the function and the number of guests expected. Members will be asked to complete a "Clubhouse Rental Agreement" form. The maximum number of guests in the Clubhouse is twenty-five (25). The reservation does not extend to the patio area, swimming pool, spa or tennis courts. A limit of six guests (6) per household at the pool also applies to guests at private parties using the Clubhouse.

There is no deposit required at the time of reservation. However, if the Clubhouse is inspected and found to be in unsatisfactory condition as a result of the member's use, the member will be required to either bring it to satisfactory condition or pay the cost of the Association's doing so. Members are responsible for any repair costs.

Do not put tape on walls or windows. The windows have a sun screen coating that is damaged by tape. Repair of damaged coating will be charged to the member.

LEGEND

- PHASE BOUNDARY
 - ⊙ LOT NUMBER
 - WATER WAY
 - ⊙ MASTER COMMON AREA
 - PHASE COMMON AREA
- ALL STREETS EXCEPT RIVER RUN DRIVE ARE PRIVATE STREETS.



River Run

BOISE IDAHO

MASTER MAP

- 1A Tallwood/Creekside
- 1B Lake Heron
- 2 White Pine
- 2A/B Wood Duck/Teal aka Waterside
- 3A Springbrook
- 3B Springbrook aka Willow Creek
- 3C Springbrook aka Springbrook Collection
- 4 Silvercreek/Bluestem aka The Island
- 5 Pebblecreek
- 6 River Park aka Heron Cove

SHADED AREAS GENERALLY INDICATE MASTER COMMON AREAS

CTM ENGINEERING
1511 WILSON STREET
BOISE, IDAHO 83725
Proj. No. 089-B-002 Date FEB. 22, 1995
Revised OCTOBER 25, 1988

SWIMMING POOL and SPA

**WARNING: THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.
POOL USERS ARE RESPONSIBLE FOR THEIR OWN SAFETY.**

The River Run Pool Manager shall be in full charge of enforcing the rules of safety as posted, sanitation, guest limits and has the authority to require anyone in violation to leave the pool area.

Guests are limited to six (6) per household. Guests must be accompanied by a member.

Your identification tag must be in your possession. Members shall not lend their ID tags and keys to guests. Lending of a member's identification tag and key may result in the loss of privileges to use the facilities. The exception to this rule is overnight guests who have been introduced to the Recreation Manager, who then may authorize their using the facilities without being accompanied by a member.

Residents are reminded that the facility should be available for residents during high-use periods and should use discretion in inviting guests during such times.

Lost or stolen keys and/or ID tags will be replaced for a fee.

Pool and spa users are requested to shower before entering the water. An outdoor shower has been provided.

All non-toilet trained persons must wear waterproof swim diapers/pants.

Only small flotation devices are permitted. The Recreation Manager has sole discretion in these matters.

No food may be taken into the water.

No glass containers, skateboards, bicycles or animals of any kind, other than service animals, are permitted.

The Recreation Manager is on duty at times as determined by the Board of Directors. The Recreation Manager has the authority to enforce compliance with regulations and to require members and guests violating rules to leave the premises. The Board will support the good judgment of our Recreation Manager in arriving at the best solution to any problem which may arise.

Violation of the Recreation Center rules may result in a penalty, and continued infractions may be cause for the Board of Directors to deny use privileges.

Please read the “**Swimmer’s Safety Rules**” sign posted at the pool for the detailed rules regarding pool use.

TENNIS COURTS

No use or activity other than tennis and pickleball is permitted, and pets, other than service animals, are not allowed on the courts. Pickleball is limited to the court closest to the pool.

Members **MUST BE PRESENT** with guests.

All shoes worn on the tennis courts must have non-marking soles.

When signing in on the blackboard posted near the entry gate, players should indicate their time on and intended time off the court. Play time is limited to 60 minutes for singles and 90 minutes for doubles or pickleball.

If both courts are occupied, persons waiting to play may list their names, indicating the time to start, the time at which playing time of those on the court will have expired. This will serve as a positive reservation for that court and will not require those waiting to remain at the court. However, they must be present at the time for which they signed. No other advance reservations are permitted.

Please make sure all gates are locked upon leaving.

RIPARIAN AREAS

Ponds and streams and the adjacent natural habitat are riparian areas. In River Run these areas are highly prized, and their preservation is high on the list of concerns of the Homeowners Association. River Run is party to an agreement with Idaho Fish and Game and the South Boise Water Company that provides our streams and ponds with our winter water requirements. Our stewardship of these waterways and riparian areas is scrutinized by the State of Idaho's Departments of Water Resources and Fish & Game, as well as the City of Boise's Department of Public Works and the Army Corps of Engineers. Consequently, regulations and guidelines have been developed for River Run to help us satisfy the obligations of these agencies and thereby protect and preserve the riparian areas and assure a year-round water supply.

Playing in the waterways and riparian vegetation by you, your guests and/or your pets is strictly forbidden.

The River Run Watermaster, appointed by the Board, manages all waterways in River Run. Any alteration of the stream bed (the area between high-water lines) of any River Run waterway must be coordinated with the Watermaster. If the affected stream bed is on private property, the alteration must be reviewed by the Architectural Committee which coordinates with the Watermaster.

A riparian easement (also called riparian setback) is the area alongside a waterway that is to be maintained in a natural state. One of its primary purposes is to provide a healthy stream environment for protection and propagation of wildlife such as fish and waterfowl. Where the easement coincides with the Boise River 100-year floodway, it also helps to insure relatively unimpeded flow during high water. A secondary purpose is to maintain areas of natural vegetation which have been a hallmark of River Run since its inception.

In River Run most of the small streams plus Lake Heron are in common areas. These riparian areas are controlled and maintained under the jurisdiction of our Riparian Masters. Homeowners are not to alter these areas in any way, although their recommendations and advice are welcome.

Riparian areas along Logger's Creek and Lake Heron Creek are mostly on private property. Regulation of these areas has tightened significantly over the past few years. For example, there are no riparian easements on homeowner lots along Logger's Creek in Phases 1A, 2 and 3A. However, in more recently developed phases, riparian easements have been officially designated on private lots along Logger's Creek in Phases 4 and 5, and along Lake Heron Creek in Phases 3B, 3C, 4, and 5. (See Table I for more specific easement descriptions.) The Homeowners Association or its designated agent has the right to enter these easements for the purposes of inspecting waterways and performing remedial maintenance in the stream bed to satisfy the requirements of the controlling agencies.

Riparian areas, including stream beds on homeowner lots are the responsibility of the individual property owners, and must be protected and maintained in accordance with the guidelines given in Exhibit A, River Run Architectural Guidelines; Plant List for Riparian Easements. Included in this thorough plant list are invasive and noxious plants that should not be planted. The Association Manager will provide this document upon request. These guidelines prescribe types of shrubs, trees and grasses (cut no lower than 18 inches). Although riparian easements have not been imposed in some early Phases, the Association strongly encourages property owners in those Phases to maintain their riparian areas under these same guidelines. Homeowners are further encouraged to control any noxious weeds consistent with the efforts of the Master Association on the common area streams. No herbicides may be used in this area.

The Board-appointed Riparian Masters manage common riparian areas and are available for consultation. Contact the Association Manager.

BREACHES OF RULES AND REGULATIONS:

Breaches of CC&RS and Board adopted Rules and Regulations will be remedied by appropriate action of the RRHOA Board of Directors, with costs being levied against the Homeowner. Refer to your copy of the Amended and Restated CC&Rs for details.

CONCLUSION

Your RRHOA Board sincerely hopes this handbook will prove useful and the Board and its Committees want to be helpful in any way they can. They are, after all, your neighbors. Your Phase elects your Delegate Director and your Committee members represent you.

The RRHOA Board is not an inter-neighbor mediation service, and none of its members will act in that capacity except as a matter of personal choice. If you have a problem involving a neighbor, you should regard it exactly as you would if you were living in a non-planned community. Normally, you would go directly to those involved and try to resolve the situation. That is what you should do in River Run.

If the matter is of a severity and nature such that you would call the police or some other appropriate public agency, that is the action you should take. Your first recourse should not be to call a Board member or the Association Manager.

If a clear violation of a River Run CC&R or a Board-adopted rule or regulation exists, you should file a formal complaint with the Association Manager to handle as necessary.

If, on the other hand, you have a complaint about the way the RRHOA is handling its business, please do call, write, or see a Board member or the Association Manager. That is not only your right, but you would also be helping the Board.

All owners and tenants are cordially invited to attend board meetings. The meetings are held in the Clubhouse, on the third Monday of each month, except December, at 7:00 p.m. In addition, all Phases are required to have at least one annual meeting for the election of officers and delegates.

In River Run we have a pleasant, attractive, well-maintained and financially sound community. We, the members of the Board, it's Officers, Committee chairs and Committee members hope every resident will contribute to keep it that way.

**Table I
RIPARIAN EASEMENTS ON HOMEOWNER LOTS IN RIVER RUN**

Phase/Block	Lots	Waterway	Easement Width
1A/3 (Creekside)	9, 10 & 11	Logger's Creek	None required, but 15 ft. recommended.
2/5 (White Pine)	12 thru 18	Logger's Creek	None required, but 15 ft. recommended.
3A/7 (Springbrook)	7 thru 13	Logger's Creek	None required, but 15 ft. recommended.
3B/9 (Willowcreek Townhouses)	14 thru 19	Lake Heron Creek	10 ft. from the High-water line.*
3C/9 (Springbrook Collection)	22 thru 31	Lake Heron Creek	10 ft. from the High-water line.*
4/1 (The Island)	6, 7, 12, 13 & 15 thru 22	Boise River Bypass Channel	15 ft. from the High-water line.*
	67, 68 & 69	Boise River Bypass Channel	25 ft. from the High-water line.*
4/1 (The Island)	71, 72 & 74	Logger's Creek	25 ft. from the High-water line.
4/1 (The Island)	1, 2, 3, 25 thru 28, 30, 31 & 33 Thru 36	Lake Heron Creek	15 ft. from the High-water line.
5/1 (Pebblecreek)	53 thru 65	Logger's Creek	15 ft. from the High-water line.
5/1 (Pebblecreek)	40 thru 43, 45, 46 & 50 thru 53	Lake Heron Creek	10 ft. from the High-water line.

*Or the 100-year floodway line, whichever is higher. See particular phase map.

**Table II
DOCUMENTS ON RIPARIAN EASEMENTS**

1. River Run Architectural Committee Rules & Regulations
Exhibit A — Guidelines and Plant List for Riparian Easement Areas in River Run

2. Supplemental Declarations of the C. C. & R. s:
 - Phase 1A No supplemental declaration.
 - Phase 1B Nothing in supplemental declaration about riparian areas.
 - Phase 2 Article IX Additional Restrictions
Sect. 9.1 Logger's Creek Alterations
 - Phase 2AB Nothing in supplemental declaration about riparian areas.
 - Phase 3A Article VII Additional Restrictions
Sect. 7.1 Logger's Creek Alterations
 - Phase 3B Article VII Easements
Sect. 7.1 Riparian Easement
 - Phase 3C Article VII Additional Restrictions
Sect. 7.1 Lake Heron Creek Riparian Zone
Sect. 7.2 Variance from Riparian Zone Restrictions
 - Phase 4 Article IV Phase 4 Local Association
Sect. 4.2.1 Watercourse Maintenance
Article IX (No title, but it is about easements.)
Sect. 9.1 Flood Control Easement
Sect. 9.2 Riparian Easement
Article X Additional Restrictions
Sect. 10.2 Flood Control Easement Restrictions
Sect. 10.3 Riparian Easement Restrictions
Sect. 10.6 Building Specs. (re flood control channels)
Article XI Maintenance of Flood Control & Fishery Facilities
 - Phase 5 Article IX Additional Restrictions
Sect. 9.1 Logger's Creek Alterations
Sect. 9.2 Logger's Creek and Heron Creek Riparian Zones
Sect. 9.3 Variance from Riparian Restrictions
Article X Reservation of Easements
Sect 10.1 Remedial Easement - Logger's Creek
Sect. 10.2 Remedial Easement - Lake Heron Creek
 - Phase 6 Nothing in supplemental declaration about riparian areas.