

**Summit I Condominium Association, P.O. Box 2811  
Sun Valley, Idaho 83353**

**OWNER INFORMATION:  
RULES AND REGULATIONS**

Welcome to Summit I! We encourage you to go to the HOA's website where you will find the Summit I By-Laws, CC&R's, Board of Directors contact information, meeting minutes, financials, insurance information, etc. The website is [www.summitassociationsv.com](http://www.summitassociationsv.com) Click on the Associations tab in the upper-right corner; select Summit I from the drop-down list; enter the passcode 0037.

Below is a brief summary of the Summit I Rules and Regulations providing answers to the most frequently asked questions by new owners.

**1. Common Areas:** The Common Areas are defined as everything within and beyond the walls, floor, and ceiling of your unit, including plumbing, electricity, etc. Common areas may not be altered in any way by individual owners without **PRIOR APPROVAL FROM THE SUMMIT I BOARD**. This rule applies to plants, pictures, signs, benches, furniture, door knockers, bicycles, shoes, rugs or any other additions to hallways or other common areas.

**2. Remodeling:** The Association Manager must be notified of any intended projects or unit alterations to be sure that the work is allowed, and to ensure that all necessary approvals have been obtained. In addition, you must provide the Association Manager with the names of the contractors and the dates of the work. In order to minimize inconvenience to owners and their guests during the peak seasons, remodeling must be done between **September 15-December 15** and or **January 15-June 15**.

It is imperative that you, your contractor and your contractor's employees (or subs) adhere to Association rules and Sun Valley Noise Ordinances, while doing any remodeling and that everyone is considerate of other Summit I owners as well as Association property. Please note that any damage caused by an owner, or contractor(s) working for an owner, to the Summit I property will be the owner's responsibility to repair, to the Summit I Board of Directors satisfaction, and at the owner's expense.

**3. Pets:** Only Summit I owners may have pets on the property. Owner guests, renters and other visitors may not bring pets onsite. The only possible exception to this rule is the need for a certified service animal. This need must be verified with the appropriate paperwork. The Summit I Board may impose an initial \$100 fine on an owner if he/she, their guests or renters violates this policy. Make certain that you or your property manager make it clear to guests and renters that pets are not allowed.

**4. Balconies and Decks:** The only items allowed on Summit I decks are: plants, firewood, metal firewood storage boxes, fire resistant tarps covering firewood, fire extinguishers, patio furniture, barbecues and fire-resistant mats under the barbecue. It is the owner's responsibility to maintain the deck flooring.

5. **Cold Temperature Monitoring:** All Summit I units are equipped with a cold-temperature sensor. The system sends a radio frequency signal to our monitoring company if the temperature dips below a set level. Our property manager is then immediately alerted. Summit I has made a considerable investment in our equipment for monitoring our system. It is imperative that everyone knows the location of their cold temperature sensor and that they remain intact and functional.
6. **Fire Extinguishers:** Our insurance company requires that each unit be equipped with two small ABC-Type fire extinguishers - one on the deck and one inside the unit. Please help keep insurance costs down by complying with this simple, inexpensive requirement.
7. **Smoke Alarms:** Every unit must have one or more battery powered smoke alarms which are to be maintained by the unit owner. Fire department code forbids removal or the disconnecting of these alarms.
8. **Carbon Monoxide Detectors:** Carbon monoxide detectors are an inexpensive way to save lives from deadly gases emitted by furnaces, gas fireplaces, etc. Summit I requires that each unit have one.
9. **Parking:** There are no designated parking spaces in the garage, however we do ask that no one vehicle take up more than one space. We also ask that the spaces at the top of the driveway be reserved for oversized vehicles, short-term parking and maintenance vehicles only. If you leave a car for any extended period of time, the spaces labeled, “**long term**” are for that purpose. Also, garage spaces are not intended for storage. No boats, motorcycles, snowmobiles, or trailers of any kind are allowed.
10. **Storage Units:** There is a designated storage room, with a cage for each owner unit, located on the garage level in both the north and south buildings. All personal belongings must be stored in the assigned cages. Bicycles must be stored on the racks provided on the walls or in the owner’s cage. Any items found outside the cages will be subject to removal at owner’s expense.
11. **Trash Rooms:** Trash rooms are located on the east side of each hallway in both main buildings. Information regarding recycling is posted in each trash room. Recycling bins are located in front of the storage cage room in the garage in the south building.
12. **Recycling:** Recycling bins are located near the entrance of the garage in the south building. All recycling should be sorted according to the different bin labels and boxes must be broken down. Plastic bags cannot be recycled, so please ensure they are deposited in the garbage can.
13. **Owner Guests/Renters:** Owners are responsible for communicating Summit I Rules and Regulations to their guests and/or renters. Owners may be fined by the Summit I Board for any guest violations to the Rules and Regulations, and are financially responsible for any damage to common areas caused by renters or guests.
14. **Smoking:** All forms of smoking, including vape pens and electronic cigarettes, are banned in any common area. The Summit I Board may fine any owner \$100 for each violation.

15. **Billings:** Summit I dues and/or assessments are billed quarterly on 5/1, 8/1, 11/1 and 2/1. Payment is due in 30 days after billing. There is a 10% late fee for delinquent dues and/or assessments, and strict enforcement of the governing documents regarding liens, penalties, etc.
16. **Keys:** The governing documents stipulate that the Association Manager must have a key to each unit. If you change your locks now or in the future, please supply the Association Manager with a key. Please note that non-emergency access to units granted to owner's guests, renters, personal property managers, or service, cleaning, and delivery personnel for reasons other than Association business will incur a \$25 fee billed to the individual owner.
17. **Annual Meetings:** Summit I Annual meetings are generally held the latter part of July or early August.
18. **Board of Directors:** A current list of Summit I Board of Directors can be found on the Summit Condominium website: <https://summitassociationsv.com>.
19. **Mailing Addresses:** The Summits, while located on Village Way, have no street number (despite the phone company's insistence to the contrary!). For UPS and Federal Express, please address as "Summit #28— Village Way, Summit I, Sun Valley, Idaho 83353. All regular mail is deliverable to post boxes in Elkhorn, Sun Valley or Ketchum (there is no home delivery).
20. **Fireplaces:** Fireplaces are inspected annually (at Association's Expense) and then cleaned if necessary. As it is a matter of safety for all owners, chimney inspections and cleanings are entirely non-negotiable regarding either access, necessity, or price. Converting wood fireplaces to gas could be dangerous and/or a nuisance. If you are considering a conversion, you must consult an expert beforehand and seek Board approval.
21. **Firewood:** Firewood is not supplied by the Association, it is the owner's responsibility. Please do not overload (i.e. stress) the upper balconies with large amounts of firewood. Firewood on the decks must be covered as per #4 in the Rules and Regulations. Use extreme caution in disposing of the ashes in a proper metal container.
23. **Furnaces:** Every fall the Association arranges to have a heating contractor inspect and change the filter on the gas furnace in each unit. The Association pays for the inspections and filters, but any other repairs made at that time are billed to the individual unit owners. Please note that this is a once-a-year service, and the Association assumes no responsibility for your furnace and its proper functioning.
24. **Water Heaters:** Every fall, the Association arranges to have a contractor inspect the water heater in each unit. Water heater failure is a source of potential significant damage to the Summit I property. Consequently, the Summit I Board retains the right to require replacement of a water heater at owner's expense if it is deemed necessary.
25. **Fire Safety Requirements:** The Fire Department and our insurance carrier requires a fire-resistant mat under all BBQ grills and a fire extinguisher on the patio and/or deck. In addition, all firewood must be in a metal box or covered by a tarp at all times.

**26. Insurance:** The information regarding insurance coverage for the Summit I Association is available on the website. When insuring your personal property items and furnishings, be sure to get coverage for any unit upgrades from original building specifications. All owners are required to have at least \$500,000 Liability Insurance, Casualty (based on value from paint to paint), but Personal Insurance on belongings is optional. **Please send your proof of insurance to: Summit I HOA, Box 2811, Sun Valley, ID 83553 or email to: [infoaltinc@cox.net](mailto:infoaltinc@cox.net).**

For further information, please contact the Association Managers, **SHARON & CHUCK WILLIAMSON, INFORMATION ALTERNATIVES, INC;** [infoaltinc@cox.net](mailto:infoaltinc@cox.net); (208) 622-8405.