

CRESCENT RIM

Association Rules, Management Guidelines & Owner's Manual

Revision January 1, 2016

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ASSOCIATION RULES

The Rules for the Association are part of the Association's Governing Documents and may be adopted, amended, or terminated by a majority vote of the Board of Directors. The Board has the authority to establish fines for Rule violations along with other remedies. The Rules in the Association apply equally to all Owners including those serving on the Board. If Rule changes occur an update will be distributed to all Owners and will be in effect 30 days after distribution.

Owners are responsible for rule violations created by their lessee, occupants, family members or guests, and any fines or expenses incurred due to said violation.

If you wish to report a rule violation, for the protection of all parties you must report it in writing. Verbal reports will not be taken. Reports of rule violations must have specific information including the nature of the violation, the date and time the violation occurred, and the unit number of the party causing the violation. Management will not be able to verify all reports of violations such as someone witnessing pet waste not being cleaned up, but a courtesy letter may still be issued.

If a rule violation occurs, you will receive a courtesy letter notifying you of the violation. A fine will exist on a first infraction only if damages have occurred. Upon a second violation of the same nature you will receive a fine. If you receive a fine for a rule violation, you may request in writing a hearing before the Board of Directors to appeal the decision. Fines may continue and may increase with each violation unless alternative enforcement procedures are identified per Section 15 of the CC&R's or Management Guidelines. The Board of Directors may establish a fine schedule. Fines may be assessed in addition to the expense to repair any damages.

BOARD OF DIRECTORS

Director/President: Bill Clark
420 Main St, Suite 204
Boise, ID 83702
Phone: (208) 342-2625
Fax: (208) 342-2627
bill@clarkdevelopment.com

Director/
Vice President: Stephen Meyer
700 Ironwood Dr., Ste #300
Coeur d' Alene, ID 83814
Phone: (208) 667-4086
smeyer@parkwoodproperties.com

Director/Secretary &
Treasurer: Brad Barker
3059 Crescent Rim Drive #404
Boise, Idaho 83706
(208) 250-7654
bbarker@group-one.com

At this point, the Developer elects the Board of Directors of the Association.

In addition to a Board of Directors, the Association may set up committees for certain task items. If you are interested in helping out with your community, please contact management at anytime to see if there is a committee that may need your help.

MANAGEMENT DIRECTORY

Association

The Crescent Rim Owners' Association, Inc.
3005 Crescent Rim Drive HOA
Boise, ID 83706

Association Manager

Anna Arrants/Bill Clark
Clark Development
420 Main Street, Suite 204
Boise, ID 83702

Phone: (208) 342-2625
Fax: (208) 342-2627

E-mail: mail@clarkdevelopment.com

Building Maintenance

Please contact Clark Development concerning any building maintenance issues.
(208) 342-2625

ASSOCIATION & BUILDING MANAGEMENT OVERVIEW

Clark Development ("Management") has been hired by the Board of Directors to provide association and facility management for the Crescent Rim Owners' Association, Inc. (the "Association"). It is anticipated that as the project becomes closer to full occupancy, a property management firm will be retained by the Board of Directors to handle Association and building management.

Please review and become familiar with the Condominium Declaration of the Crescent Rim Condominiums (the "Declaration" or the "CC&R's") and the Bylaws of the Crescent Rim Owners' Association (the "Bylaws"). These documents, along with this "Owner's Manual, Management Guidelines, and Association Rules," make up the Governing Documents of the Association. These documents govern the manner in which the Association operates and address owner responsibilities. Owners will have received these documents before closing of escrow. It is the Owner's responsibility to ensure that all tenants, residents, or guests abide by these documents.

The Board of Directors uses these documents to guide them in management of the Association. For the present time, Clark Development will act as the Association Manager for Crescent Rim. Clark Development will also manage building and grounds maintenance and be responsible for handling any warranty items in individual units.

Our Mission

Crescent Rim Condominiums is a community located atop the Boise "Bench" overlooking downtown Boise and the foothills. Clark Development is proud to be providing property management services to the Crescent Rim Owners' Association. We will endeavor to earn your satisfaction in our services by continuing to improve skills through education; to constantly improve our internal organization so it remains a positive force, motivating and empowering all of our employees to reach for excellence; and to conduct business honestly and ethically.

We look forward to working closely with you and providing services for Crescent Rim. Please call us at any time with suggestions.

ASSOCIATION DUES

Clark Development ("Management") prepares a proposed budget each year for review and approval by the Board of Directors and submission to the Association membership. The budget is the tool used by the Board to determine the amount of Association dues to assess upon the owners, to pay for operating expenses and to put money into a savings account for future needs. The number of square feet in your unit determines the portion you will pay.

Once the Board has approved the budget, coupons or statements are mailed to each owner to use when making the monthly payments. Association fees are paid monthly and are due on the 1st day of the month. A late fee of 10% is charged if your payment is not received by the 15th of the month and interest begins to accrue if payment is not received by the 30th of the month. Association dues are made up of Regular, Special and Limited Assessments as described in Article 14 of the CC&R's.

Association Dues cover, among other expenses, the following:

- Water, Sewer, Gas, and Trash Services for the Whole Building
- Utility Service for the Common Area including Gas & Electric
- Utility costs for the system from which heat pumps in units draw heat and cooling
- Domestic hot water on a continuous feed (therefore no water heaters in individual units)
- Pool, Spa and Gym Equipment Maintenance
- Building Common Area Maintenance including Exterior and Roofs
- Building Heating, Ventilation and Air Conditioning Systems for Common Areas
- Elevator Maintenance
- Maintenance of the Access control and Video monitoring System
- Maintenance of Equipment for Fire Protection
- General Common Area Cleaning including Window Exteriors
- The Building Supervisor's Daily Building Check
- Inspections of the Building and Equipment
- Landscaping Maintenance
- Administration; including Management Fees & Meeting Costs
- Insurance for Common Area Property & Liability
- Reserves for future replacements or capital costs
- Holiday Decorating

INSURANCE

Association dues include the building insurance to cover common areas and structure/shell. The value of any improvements made inside each unit is not covered in the insurance provided by the Association. The Association insurance is a commercial package policy for property and liability coverage. In addition, there is a \$5,000,000 liability policy covering the Association and the Board of Directors. The developer has also acquired a "wrap" insurance policy, which covers construction defects for a period of six years from the date of completion of the building in 2011.

You must purchase a separate homeowner's insurance policy to cover the improvements (cabinetry, appliances, interior walls and doors, fixtures, floor coverings, etc.), your furniture and personal property located in your Unit, and, if applicable, your Storage Areas. Your policy must also have liability coverage of at least \$500,000. The Crescent Rim Owners' Association, Inc. must also be named on the policy as "additional insured" or, at minimum, as "additional interest". Please refer to Article 16 of the CC&R's for more information on the type of condominium insurance required by the Association.

The insurance agency for the Crescent Rim Owners' Association is:

Insurance Agency: HUB International Mountain States
Agent: Jim Miller
Address: 2600 Rose Hill, Suite 101, Boise, ID 83705
Phone: 208-947-1422 Fax: 208-433-1151
Claims #: 1-800-624-1730
Email: Jim.Miller@hubinternational.com

Insurance Company: See Management for current information

IT IS VERY IMPORTANT THAT YOUR INSURANCE AGENT REVIEW THE BUILDING POLICY TO VERIFY YOU HAVE ADEQUATE AND APPROPRIATE COVERAGE.

PROPERTY TAX HOMEOWNERS EXEMPTION

If you plan on making Crescent Rim your primary residence, you may receive a tax exemption. To receive the exemption, a Homeowners' Exemption form must be completed and returned to the Ada County Assessor within 30 days after closing on your condominium. The Ada County Assessor's address is 200 W. Front Street, Boise, Idaho 83702. Revealing the purchase price is your choice. If you did not get a form with your closing papers, please call the Ada County Assessor's Office at 208-287-7201 to request one.

CONTACT INFORMATION

After you close on the sale of your unit, please take a moment to contact Management to provide your contact information. Please be prepared to provide your name, unit number, phone numbers, mailing address, email address and an emergency contact person with their information. This will ensure that they are able to provide you with your dues payment coupons, any notices regarding the property, have your phone number programmed into the entry system and contact you in the event of an emergency. If at any time this information changes, please be sure to update your contact information on record. This information will remain confidential unless you state otherwise in writing.

COORDINATION OF MOVING DAY

All items moved into or out of Crescent Rim must be properly padded to protect the walls of the elevators and common areas. When you are ready to move into or out of Crescent Rim, when moving large pieces of furniture or appliances, or when expecting a major delivery, please call Management at least three (3) working days prior to moving so that we can arrange to protect the elevator. If you plan on moving in over a weekend, you will need management approval a week prior to moving in.

Moving vans are to be temporarily parked in motor court loading zones.

As you unpack, please break down the boxes and stack them in the waste room, in the recycling containers inside the trash room on the first level. Please do not leave boxes in the hallways or put them in the trash room without breaking them down.

PLEASE NOTE: Clearance in the Parking Garage is limited. If the Parking Garage or the surrounding areas are damaged due to unauthorized use, you will be responsible for the costs of repair.

PARKING

The Association will assign each unit a right to a reserved parking space during the initial sale of the units. Assigned and additional spaces may be transferred to other or new owners; however, the Association will not reassign spaces without a request from the current owner assigned to that particular space. Each unit must have at least one assigned space. Unit owners may choose to purchase the right to an additional parking space, if available. Handicapped parking spaces are available and will be assigned based on resident requests and availability. Contact the Association for a current list of assigned and available spaces.

Guest parking is adjacent to the motor court outside each building. Guest parking is available only when guests are present in your home or when fully occupying a guest suite. Owners are discouraged from using guest parking except for very short periods. Overnight and long-term use by owners is not allowed and may be subject to fines. Vehicles may not park in or block driveways. Nor may guests park in the garage, other than in an owner's assigned space. Public parking is available along Peasley Street, Kipling Road, and Crescent Rim Drive.

Please park in the center of your parking space, and only park a vehicle that is of appropriate size for the parking space. Vehicles may not extend beyond the white lines and into the drive aisle. The Association reserves the right to limit vehicle sizes allowed in the parking garage and in certain parking spaces. Parking spaces may not be used to park trailers, boats, or other recreational vehicles. Recreational, commercial and oversized vehicles are not permitted to park anywhere on the property. Motorcycles may be parked in assigned spaces along with a vehicle, as long as doing so does not cause other vehicles to be outside of the space boundary or impede traffic or the ability of other cars to access parking.

Storage cabinets may be installed in parking spaces. Cabinet designs must have written approval by the Association in advance of construction. The materials and appearance must conform to standards set by the Association and built by an approved contractor.

You will be provided with a key fob and a dashboard remote reader to operate the garage doors. The dashboard remote is not necessary when exiting the garage with your vehicle because the vehicle activates a magnetic loop embedded in the concrete. For operating the garage doors without a vehicle, a key fob reader is located at the bottom of the ramp.

Please note: Clearance in the garage is limited. The area above the entrance can be damaged. Please be careful when using bike or ski racks, rocket boxes etc. You will be responsible for any damage caused to the Parking Garage as a result of inappropriate use. The clearance maximum is 7' 2". Additional height clearance exists in a limited area to accommodate handicap vans.

If you lose your key fob, card or dashboard reader, you can obtain a new one at an additional cost by calling Management. You may also purchase additional fobs or readers for multiple vehicles if you require them.

Parking spaces may be switched with another resident, subject to the written approval of the Association. Please submit such a request in writing to Management.

BUILDING SECURITY

DOOR KEYS

The Boise City Fire Department requires that it be provided with a master key to fit all locks in Crescent Rim. A copy of the master key is placed in a secure Knox box on the building for Fire Department access in the case of an emergency. Your Unit is on a strictly controlled master keying system and your individual Unit key will provide access to your unit only. Management also has a master key for use in case of emergencies or for authorized access.

If you need to re-key your locks, you must use the Association approved locksmith to maintain the strict Master Key system in the building. Please contact Management and they will assist you with the name and contact information of the locksmith.

RESIDENT ENTRANCE/EXIT DOORS/CODES

The main entry doors to each building and garage doors in the parking garage are locked 24-hours a day. Residents must use their keys, key fobs/garage dash reader, or an individual code to enter the building. The key fobs are for Resident use only. Please do not give out your key fob, reader or code to anyone not residing in the building. If someone is trying to gain access into the building without a key fob, reader or code, please direct him or her to contact Management. Management can revise or delete access codes upon request. Management does have some leeway in programming the re-lock timing after entry, subject to Fire Department regulations.

EMERGENCIES DUE TO ELEVATOR MALFUNCTION

For emergencies due to elevator malfunction, please press the emergency call button in the elevator. This will call the elevator monitoring company and help will be on the way. If you are unable to get a response, call 911 for the fire department. To report a problem with operation, call Clark Development at 208-342-2625 or Neil Pete at 208-570-3565.

ACCESS FOR VISITORS

Your Unit telephone may be connected to the entry lobby door access telephone upon request. Crescent Rim visitors can utilize this telephone by entering your unit number indicated on the telephone screen, which will call your phone. Most cell phones do work to operate the door panels, although some do not. Once the visitor is identified and still on the line, you can push 9 on your telephone to release the magnetic lock for entry. Your unit number and last name will show on the Crescent Rim directory in the call box located outside the main entrance of Crescent Rim. Once a visitor is permitted access into the building they may take the elevator to your floor. It is possible, in situations where someone is having a significant number of guests, to have a specific code for that event. Please contact Management for event codes. Residents may choose to give their access code to known guests.

MAIL, NEWSPAPER, AND PARCEL DELIVERIES

The mailboxes are located in the first floor lobby of each building. You have been assigned a box and provided keys. In the event you lose your keys, it will be necessary to re-key the locks through the US Postal Service, at your expense. If at any time your mail delivery exceeds what will fit in your box, the postman will leave a key in your box to one of the larger parcel boxes. After you insert the key to remove your additional mail, the key will remain in the lock. The mail carrier will retrieve the key upon the next visit to the building.

An entry code is given to the United States Postal Service, Wall Street Journal, and the Idaho Statesman for their access to provide delivery in the building and to individual units. Entry codes have also been assigned to FedEx, UPS, and select local dry cleaning and floral delivery companies. Contact Management for more detail.

MAINTENANCE / CLEANING: BUILDING SYSTEMS & COMMON AREAS

If you notice any maintenance problems or have concerns regarding the common areas, please call Management and the appropriate person will be contacted to take care of the issue.

Maintenance and repair to individual heat pump systems and dryer exhaust fans are each Owner's responsibility. The Association will take responsibility for replacement of the heat pump air filters, and for cleaning the exhaust fans and vents from clothes dryers. You will receive notices when these maintenance activities will occur.

Exterior window cleaning of windows that cannot be accessed by owners is scheduled two times per year. Management can arrange for cleaning of accessible exterior and interior windows upon request, for an additional charge. If you would like to make these arrangements, please contact us as soon as you receive the cleaning notice.

For any problems you encounter that you believe may result from a problem with the original construction or equipment, please bring it to the attention of Management by e-mail or written description.

All equipment that operates Crescent Rim is inspected at appropriate intervals and at least on an annual basis. While most of this equipment is located in common areas, we are required to inspect the fire sprinklers in each Unit as well. We will contact you to schedule this inspection and Management personnel will always accompany inspectors.

If you will be out of town, please let us know and leave emergency contact information. We will only enter your Unit in the case of an emergency such as fire or flood unless you direct us otherwise.

MAINTENANCE WITHIN INDIVIDUAL UNITS

Generally, all maintenance within your Unit is your responsibility as an owner. If needed, our maintenance staff may be available to assist you with interior maintenance, depending on its nature. Any services provided will be billed to you at a regular hourly rate. Please contact Management to place a maintenance request.

Individual product manuals, along with warranty information, have been placed in a drawer in each Unit's kitchen.

ANNUAL INSPECTIONS & ENTRY TO THE UNITS

The Association has the right to perform inspections of the interiors of each unit to remain in compliance with the Maintenance Guidelines and any other warranty items that may occur. A member of the Management team will always accompany an inspector in such cases and advance notice will be given to you.

Additionally, Management reserves the right to enter a unit in the event of an emergency to mitigate any damages and make repairs. Attempts to make prior contact with you will be made before making entry in the event that time and potential damages allow. Notification after entry will always occur.

NO SMOKING

Crescent Rim is a Non-Smoking Project. Smoking of tobacco or nicotine products, including, but not limited to, cigars, cigarettes, and electronic devices (a.k.a. use of "e-cigarettes" or "vaping"), is not allowed inside the building or anywhere on the Crescent Rim property.

PATIOS, WINDOW COVERINGS, & EXTERIOR BUILDING APPEARANCE

Crescent Rim has been designed with a very attractive exterior. Owners are asked not to do anything that would diminish the exterior appearance of the building. Window tinting and non-approved window coverings are not allowed.

There is a building standard for shades: all units must have shades, and shades must be approved by the Association. While not every window will need shades, as is the case with some smaller or higher set windows; where shades are used, the building standard is some form of double pleated shade with white backing facing the exterior. Any desired curtaining must hang over shades on the interior side.

Signage must have written Association approval. Please note that you may not hang or drape anything over the patio railings; including fabric or clothing, nor store unsightly items outside; including, but not limited to, garbage, business signs, political signs, bicycles, or gardening equipment. These items should be stored in your storage area. Patios and Decks are not to be used for pet storage.

You may have appropriate exterior patio furniture, propane or gas grills, space heaters, flower boxes, or pots that are of a type and size approved by the Association. Large plants and vines must be approved by the Association in writing and must be properly maintained. No decorations or other items may be attached to an exterior wall.

Seasonally appropriate winter holiday decorations may be placed inside the windows or on the decks of a unit no sooner than the weekend prior to Thanksgiving, and must be removed no later than January 5th. String or rope lighting is acceptable; however, no moving or flashing decorations are allowed. Decorations for other holidays may be placed no sooner than two days prior to the holiday and must be removed no later than two days after the holiday. You may not affix any holiday decorations to any exterior surface of the building. Holiday wreaths on doors are permitted from the weekend before the Thanksgiving holiday until January 5th, but may not be affixed in a way that will damage the door exterior.

COMMON AREAS

No personal items, furniture, packages, plants, or statuary objects of any kind may be placed in any Common Area, corridors, stairways, pathways or walkways.

Nothing shall be altered, constructed in, or removed from any Common Area, including the outside of unit doors, without the prior written consent of the Association. No owner or resident may modify, paint or otherwise decorate, landscape, or in any way alter any portion of the exterior of the building or any portion of any Common Area without first obtaining written consent of the Association.

Common Area equipment, i.e. time clocks, watering systems, etc, are to be adjusted and set by authorized personnel only, to avoid breakage. Nothing in the Common Area, which is the maintenance responsibility of the Association, shall be altered or removed, except upon prior written consent of the Association.

Each owner is legally liable to the Association for any damages to the Common Area or any damages that may be sustained by way of negligence of the Owner, their Tenants, or their Guests.

The Association is not responsible for any items lost, stolen or damaged in the Common Area.

SWIMMING POOL & SPA

It is the responsibility of each Resident to see that these Rules are enforced in order to maintain a safe pool area for the use and recreation of all concerned. The Association is not responsible for any swimmers or personal property. Since pool areas are equally available to all, they cannot be reserved for exclusive use. Please note that a key is required to both enter and exit the pool area.

POOL DATES: Specific dates established annually. (For current dates, contact Management)

POOL HOURS: 6:00 a.m. to 10:00 p.m. Security lighting connected to motion sensors will come on between 11:00 PM and 6:00 AM.

- No Lifeguard is on duty. Residents, family members and guests swim at their own risk.
- Any person under fourteen years of age must be accompanied by an adult Resident at all times.

- Glass containers, including beverage bottles, are not allowed within the pool area, nor are drinks and snacks allowed in the swimming pool itself. Residents are responsible for the disposal of their trash and that of their guests.
- Please no pets in the swimming pool area.
- Babies in diapers should wear plastic/rubber pants or "swim diapers."
- Life saving equipment is for emergency use only.
- Throwing non-floating items, such as rocks, marbles, coins and the like into the pool or spa is not allowed.
- Persons with open wounds, skin disease, sore or inflamed eyes, nasal or ear discharges, or any communicable disease should not use the pool or spa.
- Please remove any excess suntan lotions or oils prior to entering the pool.
- Please refrain from using substances such as bubble bath, soap, or shampoos in the pool or spa.

The Association asks that parents not allow small children in the spa for safety reasons, and recommends showering upon entry and exit of the pool.

Warning: Spa time exceeding 15 minutes could be hazardous to your health.

Please Note: The Unit Owner is responsible for any damages caused by themselves or guests.

CLUB ROOM

Contact Management for specific rules concerning the use of the Club Room and courtyard for private events. No general invitation parties are allowed. Guests must be invited by the Owner or resident directly.

- The Club Room is for the use of Crescent Rim residents and guests. Be courteous and respectful of the condition in which you leave it. You are responsible for your guests and their actions.
- The contents and furnishings of the Club Room are Common Area property, so please take care of all the equipment and report any damage or breakage to Management.
- The Unit Owner assumes responsibility for any damage done to the Club Room, and its contents during a private event.
- Please no pets in the Club Room.
- The fireplace is to be used at your own risk. The Owner is responsible for its proper use and is liable for any smoke or fire damage. Fires must always be completely extinguished by turning off gas prior to leaving the Club Room.

- Doors from the Club Room to the courtyard may be unlocked for private parties. Please contact Management for arrangements.

EXERCISE ROOM

The Exercise Room is for the use and enjoyment of Crescent Rim residents and guests only.

- Anyone under the age of fourteen must be accompanied at all times by a resident age twenty-one or older.
- Pets and food are not allowed in the Exercise Room
- Exercise at your own risk. The Association is not responsible for injuries to residents while using any exercise equipment or the facility. The Unit Owner is responsible for any damages caused to the facilities.

GUEST SUITES

Guest suites are available for reservation for friends and relatives on a first come first served basis through the management office. If there is high demand during holiday periods the Association reserves the right to conduct a lottery system to ensure fair access.

GUEST RESERVATION PROCEDURE

Bookings by residents shall be made no more than six months in advance. The maximum allowable stay will be 7 consecutive days; although to extend the period of stay a request can be made in writing to Management. A non-refundable administrative fee is required, for any length of stay, when the reservation is made. Cancellation must be made 7 days in advance of the guest's arrival to give other residents the opportunity to use the suite.

For the Thanksgiving and Christmas seasons, special reservation procedures apply. These dates are three days before and after Thanksgiving Day, and from December 20th through January 3rd of each year. Reservation requests for Thanksgiving and Christmas season dates should be submitted by September 1st. Priority will be given to residents who have not previously used the guest suites for those holidays and only one suite may be reserved at a time. If there are multiple requests, a lottery system may be employed by Management.

CHECK IN/CHECK OUT

Check in will begin at 3 pm. Check out will be by 11 AM. Please have your guest check in and out with management. Keys will be dispensed at check in. If guest will be arriving after hours, the resident will pick up the keys for guest when management is on duty prior to guest arrival. Payment and key return will be completed at check out.

RATE AND BILLING PROCEDURES

In addition to the administrative fee, a nightly rental fee will be assessed for each reservation. Please contact Management for current rates. Payment is required at check out by cash or check; no credit cards.

- The Owner is responsible for any damages, losses, and liabilities, caused by their guests. Management shall conduct an inspection of the suite subsequent to the guest's stay. In the event that damage has occurred, management shall provide a written report to the Owner, along with an invoice for payment of all costs, relating to the repair or clean up of the damage. Guests are responsible for all personal items left within the guest suite.
- Smoking, including by use of electronic devices, is not permitted within the Guest Suite or anywhere on the Crescent Rim property.
- Guests may utilize guest parking areas for vehicles only while occupying the Guest Suites.

INTERIOR ALTERATIONS

Any interior alterations that will be visible from the exterior of the building or that may cause nuisances (such as noise) for neighboring units, or potentially have an impact on the building appearance and/or its systems shall require prior written approval from the Association. This shall include the installation or modification of any hard surface flooring within your unit. In addition, the Association must approve all modifications that involve permanent attachments or modifications of interior walls. Also, please refer to the Remodeling Rules and Procedures section of this document.

GARBAGE REMOVAL AND RECYCLING

There is a trash room located on the first floor of each building and trash chutes on all other floors. All items placed in the trash chute must be bagged then tied or knotted securely for sanitary reasons. When using the trash chute please use trash bags no larger than the standard 13-gallon kitchen bags. Large items and boxes must not be put

into the trash chute. These items will block the trash chute causing expensive repairs and the back up of trash.

There is a universal recycling receptacle for recyclables in the trash room that eliminates the need for sorting of recyclable materials. Glass recycling may be available at some point. Residents are strongly encouraged to make use of the recycling facilities.

Please contact management to assist you with arrangement to dispose of any large items that would not be considered normal household waste.

STORAGE AREAS

Storage units are assigned to each unit at the time of the original purchase of a condominium unit. Storage areas are located on the first floor of each building. Residents are asked not to store chemicals, hazardous materials or flammable liquids in this area.

CABLE TELEVISION/SATELLITE DISHES/TELEPHONE

Cable One is available to the building and can be contacted for any desired cable TV or Internet subscription. CenturyLink phone and Internet service is also available.

The Association provides a common satellite dish for satellite TV providers DirectTV and DishNetwork. Hook-up costs will be the responsibility of each individual owner. A conduit and wiring is in place within each unit in order to facilitate the hook-up. No individual antennas will be allowed. Unit hook-ups can be performed by Lindsey Satellite , 208-703-4081, for a small fee.

Once you have phone service, including cell phones, established, please contact management to set up the telephone number for the entry directory system.

ELECTRICAL BILLING

Units are separately metered for electricity only. When you purchase your Unit, you will need to contact Idaho Power to have service connected in your name. Failure to have the electricity connected in your name may lead to the Association back billing for the cost of the electricity plus late fees.

UNIT FILTER CHANGES

A portion of your dues covers the expense of the filter changes in the individual heating and cooling unit (heat pump) in your home. The Association will change these filters every six months. The reason for this frequency is that the heat pumps are equipped with a high quality MERV 11 filter, which removes air impurities to near hospital standards and helps achieve improved indoor air quality. Thus, many particulates are captured that would not be captured by filters of a lower standard. To make these filter changes, Management personnel will need to enter your unit. You will receive prior notification of the dates the filter changes will occur. On a twice-annual basis, the filter change will also include inspection and cleaning of the clothes dryer venting fan system. If you require being present during the change, please contact Management as instructed in the notices you will be receiving.

UNIT RENTALS, NON-OWNER OCCUPIED UNITS & SALE OF UNIT

Units may be leased, but must be in conformance with the CC&R's, Section 9.2(h).

The Association asks all Owners leasing their units to conduct a background investigation on all tenants to occupy the unit. Owners are advised that in the event of leasing your unit, you are still the responsible party to the Association for the actions of your tenants. Any violations and/or fines as a result of the actions of tenants will be the Owner's financial obligation to the Association. The Association further requires that copies of the Condominium Declaration with any Amendments and current Association rules be added to the lease with a stipulation that the tenants will adhere to all of the Association's covenants. Tenants do not receive voting rights; they remain with Unit Owner. Notify Management in writing if you wish to lease your Unit.

Owners must also notify Management in writing if they wish to list their Unit for sale. If real estate agents or brokers are used, contact information must be provided prior to conducting business on the property.

NOISE DISTURBANCES & PARTIES

The Crescent Rim Condominiums have been specially designed to minimize noise, but please be considerate of neighbors with regard to any noise created by you or your guests.

PET AGREEMENT INFORMATION

If an Owner desires to have a pet, a request should be submitted to obtain the written approval of the Board of Directors. Only two pets of any combination are allowed per unit and a pet may not exceed 100 pounds. The term "pets" excludes exotic animals such as reptiles, rodents or wild animals.

A pet agreement must be used to make the request. (An example of the Agreement follows.) Please contact management for a copy of this agreement. The Owner will be asked to complete the agreement providing their pet information and agreeing to adhere to more specific pet rules identified in the agreement itself. Once this approval is obtained, the Owner will receive a signed copy of the complete Pet Agreement. Please keep this approval with your records.

Pet waste bag dispensers are located on site. Please clean up after your pets and avoid pet behavior that harms lawn and planted areas. Pets should be on leash at all times within the Crescent Rim property. There is a pathway to Ann Morrison Park starting at the end of the metal vehicle barrier just east of Peasley Street.

If an Owner does not receive approval for their pet prior to having the pet on the property, they will be considered in violation of the Association rules and will be subject to rule violation notices, which may include fines.

For more information regarding pet ownership, please contact Management.

The Crescent Rim Owners' Association, Inc. Pet Rules, Regulations, and Agreement

THIS AGREEMENT, made this ____ day of _____, 20__, by and between _____ Owner of Unit Number ____ in THE CRESCENT RIM CONDOMINIUMS, hereinafter referred to as Owner, and the Board of Directors of THE CRESCENT RIM OWNERS' ASSOCIATION, which has been vested with the jurisdiction to approve or reject pets in the building, enter into pet agreements with Owners and to assume responsibility to enforce the Pet Rules, Regulations, and Agreement, hereinafter referred to as Association.

WITNESSETH:

1. Owner owns and will have living in said condominium Unit the following pets:

Name _____, Breed _____, Age _____, Weight _____

Name _____, Breed _____, Age _____, Weight _____

2. In consideration of the Association consenting to allow my pet(s) to be kept or permitted within my condominium Unit, and with respect for the comfort and peace of mind of my neighbors, I, Owner, hereby agree as follows:

- a.** To not keep or permit any pet in my Unit which shall be a nuisance, annoyance, inconvenience, or a danger to the Crescent Rim Condominiums or any occupant thereof.
- b.** The terms "pets" excludes reptiles, rodents, and such wild or exotic animals, including without limitation, wolves, panthers, or tigers, and a pet exceeding 100 pounds in weight, or any other animal not approved by the Board.
- c.** To notify management if I will be out of town and the pet left in the Unit and, in which case, provide management the name, address, and phone number of the person or entity responsible for caring for the pet.
- d.** To immediately clean up after any pet accidents or activities, which leave foreign substances of any kind in the common area and to immediately notify management so the area can be professionally cleaned and sanitized, and to be responsible for any cost related thereto.
- e.** To license and inoculate said pet as required by law and to provide management with written verification.
- f.** To keep pets on a short leash at all times in all common areas so they do not make offensive contact with anyone in said areas.
- g.** To be responsible for and pay upon receipt of any billing for any primary and secondary damage caused by said pet(s).
- h.** To dispose of pet refuse by flushing down unit toilet. If other disposal is needed, it should be wrapped in heavy-duty plastic and deposited in the trash chute or trash room.

PET AGREEMENT, continued...

I understand that only two sustained complaint notices of any violations of this Pet Agreement will be given. Upon receipt of the third sustained complaint of any violation of this pet agreement, I will remove any pet previously permitted within 24 hours. I also understand I will be responsible for all cost and attorney fees if legal action is required to successfully enforce this agreement.

DATED this _____ of _____, 20__.

PET OWNER (All owners of condominium unit must sign)

THE CRESCENT RIM OWNERS' ASSOCIATION, INC.
BY:

REMODELING RULES AND CONSTRUCTION PROCEDURES

The Board of Directors has established rules and procedures as guidelines for Owners who are remodeling an existing Unit. These rules exist to reduce the impact upon people occupying the building and to ensure protection of the common area. Please review the CC&R's and Amendments for all requirements. It is the condominium Owner's responsibility to guarantee that the contractor (and subcontractors) they hire are aware of and abide by these rules and procedures. The Association reserves the right to refuse access to contractors should there be a violation or non-compliance with these established rules and procedures. Maintenance of the building acoustical features is a key concern. Please contact management to obtain a construction agreement. Any construction work, including the delivery of materials, may not commence until management has received an executed construction agreement and a construction deposit.

A refundable construction deposit of \$5,000 is to be paid to The Crescent Rim Owners' Association prior to commencing any significant work, including but not limited to: alterations of interior walls, kitchens and bath remodels, revisions to or additions to the electrical service. A copy of the Building Permit (if required) must accompany the deposit. This deposit will be held by the Association to pay for any damages that result from construction or remodeling activity by an Owner, to complete unfinished work, purchase insurance coverage or pay for a lien placed on the building, if applicable. Deposits (minus any costs as referenced above) will be refunded 10 days after receipt of the occupancy permit. Should there be damage to the common area, the deposit will be refunded within 10 days of correction less the cost of repair. For smaller projects, the deposit may be reduced at the discretion of Management. Examples of smaller projects include: repainting, minor cabinet repairs, carpet or other flooring replacement.

Owners are personally responsible for all damages and related costs that exceed the amount of the construction deposit and agree that such damages may become a lien against the property in accordance with Article 11, Section 11.11 of the CC&R's.

CONSTRUCTION SUPERVISION, COORDINATION AND ASSISTANCE

Please refer to the CC&R's and Amendments regarding the Owner's responsibility to notify Management of their intent to perform construction or remodeling and provide a copy of the building permit. Management will make arrangements for Building Maintenance Personnel to provide contractor assistance for deliveries and access to the building systems if needed. Advance notice is required to ensure maintenance staff availability.

MATERIAL HANDLING AND DELIVERY

Since Crescent Rim has only one elevator in each building, large deliveries should not be scheduled before 9:00 A.M. or after 5:00 P.M., or on weekends. All construction workers are required to use the stairway during business hours of 8:00 A.M. – 5:00 P.M., unless specific written permission has been given by Management. Please contact Management one week or more in advance to schedule. All materials must be covered with a packing quilt or similar protection before entering the building to ensure protection of the walls, doors, etc. All materials must be stored within the unit. There are no staging areas within the building. Materials cannot be stored in the hallways or other common areas. Packaging cannot be placed in the hallways and must be hauled off site. A complete clean-up of all affected areas must be performed on a daily basis.

PLEASE NOTE: The Parking Garage can be used for deliveries. If the Parking Garage or the surrounding areas are damaged during deliveries, the Owner will be responsible for the costs of repair.

Contact Management for updated information on recommended contractors.

PHONE / PARKING / HOURS OF OPERATION

It is the Owner's and their contractor's responsibility to provide Management with a cell phone number to contact the project supervisor during the construction period. Crescent Rim does not have a phone for contractor use.

Working hours in the building are 8:00 a.m. - 5:00 p.m. Monday through Friday (except holidays). All Contractors must be out of the building by 5:00 p.m. unless facilitating deliveries. Exceptions can be made on a case-by-case basis by calling Management.

FACILITY USAGE

There is no smoking of tobacco or nicotine products, including by electronic devices, permitted in the building or anywhere on the Crescent Rim property.

It is expected that all construction workers will act responsibly and respectfully while within Crescent Rim or the underground parking garage. The use of power tools (i.e. nail guns or drills) may not begin until after 8:00 A.M. Music must not be played loudly enough to be heard outside the Unit.

All building areas including the elevators, corridors, restrooms, and balconies are to be kept clean. Contractors are to provide their own vacuum cleaner within the Unit and rugs for both outside and inside the door to prevent tracking into the hallways. Cleanup must be done daily. The Owner is responsible for any and all damage caused by their Contractors, subcontractors and workers. Any damage will be repaired by Management,

and the cost deducted from the deposit. Signage cannot be placed in the windows or corridors of the building.

Contractors are responsible for hauling their own trash and construction debris from the unit on a daily basis. Care is to be taken when removing trash and debris to ensure that the carpeting and walls are protected. All debris must be hauled away and cannot be placed in the halls or stairwells or in the building trash chute or trash room. Arrangements must be made by the Owner or their contractor for a separate construction dumpster and its placement must be approved by Management.

ELEVATOR USAGE

Elevator usage is not permitted for construction worker use. It may be used at specific times for transportation of supplies, but only by using the building superintendent for elevator padding and operation. An hourly charge, determined by the Board, may be charged for Management personnel to provide this service. Please contact Management for current service rates.

SAFETY

It is the Owner's responsibility to ensure that their Contractors work within Federal, State, and local Safety Guidelines. Each Contractor must provide a fire extinguisher and first-aid kit within their project area. Contractors must provide proof of liability insurance and worker's compensation insurance to Management, along with a signed acknowledgement of construction rules and the construction deposit before starting work.

KEYS

It is the Owner's responsibility to give Contractors a key to the unit. If re-keying is required, it must be done through the Association approved locksmith as they have the building keying system. A special access code may be provided for the duration of the construction period.

ACKNOWLEDGEMENT

I/we fully understand the above construction requirements. I/we understand that the above requirements supplement the Declaration, and are in addition to the obligations of the Declarations and Guidelines. I/we will assume responsibility for any and all damage to all common areas as a result of our construction and remodeling including but not limited to walls, ceilings, floorings and painted surfaces and understand that any cost incurred for clean up, maintenance or repair will be withheld from the Construction Deposit. Without limiting an Owner's responsibility, construction deposit funds may be used to complete unfinished work, purchase insurance coverage or pay for a lien placed on the building if required by the board. Deposits will be refunded 10 days after receipt of the occupancy permit. I/we understand and agree that I/we are personally responsible for all costs to repair damages that exceed the amount of the construction deposit, and that such damages may become a lien against the property in accordance with Article 11, Section 11.11 of the CC&R's. Contractors and Subcontractors must carry Liability Insurance of not less than \$1,000,000 and worker's compensation insurance. Owner(s) specifically agree they are severally liable for their Contractor's compliance, acts and omissions.

We have read and agree to follow the above Rules and Procedures.

Owner: _____

Mailing Address:

Phone:

Contractor:

Phone:

Mailing Address:

BUILDING SAFETY

The following is provided for informational purposes only and represents generally accepted safety procedures recommended by numerous public and/or private agencies. You agree to hold the Association, Management Company and the Board harmless of all claims.

Evacuation of Crescent Rim may be necessary for a variety of reasons. Each person should be familiar with at least two escape routes. Please take the time to identify the nearest exits to your condominium and your parking space. Included at the back of this booklet are floor plans for the floors of the building.

FIRE & SAFETY INFORMATION

WE DO NOT INTEND TO ALARM YOU BUT PLEASE READ THIS, IT IS

IMPORTANT

If a fire occurs, few people actually die from the heat and flames. The majority of people succumb to smoke, gases, and panic. Panic in an emergency situation is usually the result of not having a coherent plan to follow. After you move in, take a few moments to develop an escape plan with alternatives to adapt to the emergency at hand. By doing so, you'll greatly increase your odds for survival.

| Do's | Don'ts |
|--|---|
| Do have a fire extinguisher in your unit of the right type and use to fight a small fire, only if you can do so safely and the fire department has been called - 911. | Don't use elevators. Elevators are removed from service after the alarm is pulled. |
| Do use stairwell exits only. | Don't attempt to fight a large fire. |
| Do walk - don't run. | Don't take time to gather personal belongings. |
| Do move away from the building at least one block. | Don't return until "all clear" is given. |

FIRE EXTINGUISHERS ARE LOCATED BY THE STAIRWELLS ON EACH FLOOR

KNOW YOUR UNIT LAYOUT

Knowing the layout of your Unit is very important. In case smoke or flames block your escape, you may have to stay in your Unit and await rescue. Start by placing your key near your bed so you can find it easily. You may need your key to regain entry if smoke or flames block your escape route. Emergency lighting should activate automatically, but have a flashlight handy also.

KNOW YOUR WAY OUT

An evacuation plan for each unit is included in the Owner Manual. Please be sure to review this and know how you would exit the building in an emergency.

Find the fire exits closest to you and keep flashlights on hand for emergency purposes. If fire occurs, never use the elevator as an exit. Before an emergency situation exists, test the potential exits you would use. Make sure the doors open and stairways are clear of obstructions. Find the nearest fire alarm pull station. Examine it, and be sure you know how to use it - even in the dark. Make a mental map of what lies between your Unit and the fire alarm pull station and the exit. Count doors and note other features along your path in case the hallway should be dark, or filled with smoke. You may have to crawl along the wall to the exit door and the fire alarm pull station. A map of floor plans is located at the end of the book.

IF YOU HEAR THE FIRE ALARM:

1. Carefully check the door for heat or signs of smoke. If the door is cool and you do not see smoke, open the door slowly and go to the nearest EXIT. Remember to close the door behind you. Take your KEY so you can go back to your Unit if EXITS are blocked by smoke and flame.
2. DO NOT attempt to use the elevators during a fire.
3. Proceed to the nearest EXIT or EXIT stairway. Have a secondary EXIT or EXIT stairway in mind in case your primary EXIT is blocked.
4. If you are concerned about your ability to negotiate the stairs or evacuate the building, please arrange for a "buddy" to assist you to the EXIT in case of an emergency. If you are a "buddy", please assist your friend to an exit.
5. If you CAN physically negotiate the EXIT stairs, do so. Proceed to ground level and go out to the street.
6. If you CANNOT negotiate the stairs, stay in your Unit and call 911 to let them know. This is the first place a firefighter would come to help you. The

designated "areas of refuge" are in the stairwells at the east and west end of the pool and contain a telephone system that will connect you directly with emergency personnel.

7. Be prepared to crawl low in order to stay below any smoke.

IF YOU DISCOVER A FIRE IN YOUR UNIT:

1. Leave your Unit immediately. CLOSE THE DOORS.
2. Activate the alarm system.
3. If smoke obscures normal vision, use your knowledge of the number of doorways between your Unit and the stairwell as a guide to the EXIT.

IF YOU CANNOT EXIT FOR ANY OTHER REASON:

1. Keep the good air IN your Unit and smoke-filled air OUT:
 - a. Stuff wet towels in the air vents and cracks around the doors.
 - b. Turn off all room thermostats and air conditioners.
 - c. DO NOT break windows.
2. Signal your location to firefighters by hanging a sheet out a window that can be opened. (Be sure to close the window again after you have secured the sheet.) If possible, telephone 911 to indicate your location in the building. Go out on your balcony.
3. If smoke or fire begins entering your Unit, cover yourself with a wet blanket, put a towel over your face, and lie down on the floor to await rescue.

PLEASE ACT AS IF EVERY FIRE ALARM INDICATES THERE IS A PROBLEM REQUIRING ACTION.

OTHER SAFETY INFORMATION

MEDICAL EMERGENCY

1. Call 911.
2. Give The Crescent Rim name and address. 3005 and 3059 Crescent Rim Drive.
3. Give floor number and location of an ill person.
4. Give the door access code if appropriate.
5. Give your name and a phone number near the ill person.
6. Give the details of the emergency.
7. Tell 911 if the person is conscious or unconscious.
8. Don't move the person.

PERSONAL SECURITY

Security Access codes for the Main Entry doors are important in keeping Crescent Rim secure. Please give out your code only to those who need it. Also, please report any suspicious activity immediately to the Police and then to Management. If you think the codes need changing, they probably do...please call us.

1. Get to know your neighbors and other Crescent Rim occupants. BE AWARE! Trust your instincts. If you sense that you or your neighbors are in danger, assume you are right.
2. Notify authorities as soon as possible by calling 911.
3. Report all suspicious persons and activity immediately to building management or the Boise Police Department, 911.
4. Try to stay calm and alert in a threatening situation. Be especially aware of your environment. Where are the exits? Who can help? Where can you go for safety?
5. Escape to the nearest place where people and a telephone can be found. Don't be afraid to cause a commotion.

6. The garage elevator vestibules are accessible from the garage by a key or fob only. The garage is well lit and it is prudent to look around before opening the vestibule door. Please make sure the door latches securely when you use it.

EARTHQUAKES

1. If an earthquake should occur, remain calm.
2. Stay indoors.
3. Move away from chandeliers, skylights, windows and glass objects.
4. Stay away from tall freestanding furniture such as bookcases.
5. Take cover inside the hallway, in a doorway or a corner.

If you are in an elevator when an earthquake occurs:

1. Remain calm.
2. Be prepared for the elevator's power to shut down and the lights to go off and for the possibility that the elevator may become jammed in the shaft; however, even if it does, the shaft should be safe from falling objects.
3. Wait for an emergency team when the quake is over. Be patient, it may take some time for help to arrive.
4. Use the elevator phone or a cell phone to call 911.

EMERGENCY TELEPHONE NUMBERS

| | |
|------------------------------------|----------------|
| EMERGENCY | 911 |
| FIRE DISPATCH (NON-EMERGENCY) | (208) 377-7351 |
| POLICE (NON-EMERGENCY) | (208) 377-6790 |
| IDAHO STATE POLICE (NON-EMERGENCY) | (208) 846-7550 |
| POISON CONTROL | (800) 222-1222 |
| AFTER-HOURS BUILDING MAINTENANCE | (208) 570-3565 |