

RULES AND REGULATIONS OF
SOMERSET FARMS HOMEOWNERS ASSOCIATION

The following Rules and Regulations (these “Rules”) are adopted by the Board of Directors (the “Board”) of the Somerset Farms Homeowners Association (the “Association”) as provided by the Second Revised and Restated Declaration of Covenants, Conditions and Restrictions of Somerset Farms recorded on April 9, 2015 as Instrument No. 2015-028873, records of Ada County, Idaho (the “CC&Rs”). These Rules and Regulations shall be effective upon adoption by the Board and upon mailing and/or delivery of a copy of the same to the Members of the Association. Except as otherwise provided herein or required by the context hereof terms used in these Rules that are defined in the CC&Rs shall have the defined meanings when used these Rules.

1. ASSESSMENTS

1.1. Annual Common Assessments, or a prorated portion thereof from the time a Lot is conveyed to an Owner other than Declarant or Participating Developer may be paid annually at any time for the remainder of the calendar year. Annual Common Assessments shall be paid annually by the first day of February each year.

1.2. The Secretary Treasure of the Association shall provide a Certificate of Payment of Assessments as provided in Section 8.16 of the CC&Rs at the written request of any Member. The fee for such a Certificate of Payment shall be \$10.00. A written request for a Certificate of Payment together with the required payment shall be mailed to the Association at the address provided.

2. USE OF COMMON AREA

2.1. When any landscaped areas within the Common Area are completed, there will be notices to keep off the landscaped areas until the landscaping is matured to the point that access to the landscaped areas will not damage the landscaped areas. It shall be a violation of these Rules for anyone to go on posted landscaped areas so long as they are posted. A Member of the Association shall be responsible for all costs of replanting or repairs necessitated by damage caused by a Member or a Member’s family or guests use of posted landscaped areas or landscaped areas or plants damaged by careless or irresponsible action by a Member or a Member’s family or guests.

2.2. The Common Area shall be available for the use of Members and Member’s families and guests. The Association may limit use by any other persons.

2.2. Since the Common Area is located in proximity to homes, the hours are use are limited to between 8:00 am and 10:00 pm.

2.3. No alcoholic beverages may used or consumed on the Common Area.

2.4. No motorized vehicles may be used on any Common Area unless an area of Common Area is specifically posted for use by motorized vehicles.

2.5. All improvements on Common Area shall be available for use on a first come first serve basis by Members and their families and guests. In the event the Board decides any improvements are reservable, notice that such improvements may be reserved will be posted on the improvements and notice of the ability to reserve such improvements will be given to the Members together with instructions for reserving such improvements. Any improvement that may be reserved shall be available for use by Members and their families and guests on a first come first serve basis unless they have been reserved.

2.8. A Member of the Association shall be responsible for all costs of repairs necessitated by damage caused by a Member or a Member's family or guests to any improvements to Common Area that are not the result of normal and responsible use of such improvements. Use of improvements clearly intended for young children by adults or older children shall not be considered normal and responsible use of such improvements.

3. IRRIGATION

3.1 Each Member is entitle to a pro-rata share of irrigation water in the Association irrigation system. Members shall take reasonable and necessary measures to ensure that irrigation water is properly used and not wasted nor allowed to cause damage to other Members' property. Members may irrigate their yards at any time they so desire unless notified otherwise by the HOA. From time to time it may become necessary to ration irrigation water. In such case, Members will be notified of and shall comply with such additional rules and regulations as shall be established by the Board.

4. LOT DRAINAGE

4.1 All Lots shall be graded and maintained to drain according to the Master Drainage Plan included in the CCRs. Members shall not permit their waste water or typical storm run-off to flow onto a neighbor's Lot except as otherwise agreed among the two Members and the AC or except as provided in the Master Drainage Plan.

5. FIRE PITS

5.1 Notwithstanding anything to the contray in the CCRs, backyard gas and wood-burning firepits, fireplaces and fire caldrons are allowed for cooking and recreational use, but not for the incineration of yard or household waste material.