



– Bellerive Homeowners Association –
Summary of Bellerive CC&Rs for Long-term Rental

Welcome to beautiful Bellerive! Please note that our community is governed by CC&Rs. All residents, including rental tenants, are subject to them. We ask your cooperation by following both the City of Coeur d'Alene (CDA) regulations and Bellerive's CC&Rs. Below are a few highlights. Read the entire list at <http://bellerive-hoa.com/member-page/>.

City of CDA: The HOA dovetails with many city regulations. It has a noise curfew of 10 pm to 7 am (§17.07.120). Dogs cannot run loose or bark so much that it disturbs neighbors. Keep dogs on a leash (no longer than 10'), and promptly dispose of waste in a suitable container (§6.15.080).

Bellerive HOA: As a private community, homeowners, guests, and tenants are required to comply with our CC&Rs. The following is a summary of the most applicable CC&Rs or regulations.

Boardwalk: Bellerive's floating boardwalk runs along the riverbank and is open to the public for pedestrian use only. No swimming or diving off the boardwalk is allowed, nor is skateboarding, biking, or operating a motorized device (e-scooter, hoverboard, etc.). See signage around the community.

Clotheslines: No laundry or wash can be dried or hung outside. (*§9.8 No Outside Clotheslines*)

Docks: Bellerive's HOA owns and maintains all docks and slips – it is not the homeowner's property. Docks are assigned only to a waterfront home for that resident's personal use only, and can only be rented if the lease is six months or more (*First CC&R Supplement dated 6-17-205*)

Garbage: Trash is collected each Monday. Cans can be placed on the curb anytime Sunday and removed by the end of trash pickup day. If you are gone on these days, compliance is still required. Ask a neighbor to help to avoid unsightly containers being abandoned at the curb for days, detracting from the community's aesthetics.

Home Exterior: No changes shall be made to the exterior of the home, lot, or the common areas without advanced written notice from the Board of Directors and/or Design Review Committee. (*§9.14 Exterior Maintenance*)

Obstructions: Place no obstacles on walkways, or park a vehicle so that it overlaps the sidewalk, which causes pedestrians to walk around via the street. Outdoor recreation may not impede traffic or sidewalk right of way. (*§9.16 Obstructions*)

Parking: Overnight parking on Bellerive Lane is prohibited between midnight and 6:00 am. This includes no parking on HOA property, such as the alley, empty lots, common areas, or a neighbor's land. Use the LTR's garage or driveway for overnight parking, or a space designed by the property-owner (see Vehicles below). Read street restriction signage to avoid penalties imposed by Bellerive's security enforcement. Violators are subject to towing. (*Parking Policy Resolution #2018-001*)

Pets: No more than two domestic household pets per home. Ensure pets remain under control to ensure they are not a nuisance (e.g., excessive noise, odors, etc.) or impair the enjoyment of other residents. Keep dogs under control with a leash and promptly remove waste. Pets may not run at large. (*§9.7 Animals & Pets*)

Noise Nuisance: No noise (e.g., booming music, shouting, Wi-Fi system, radio, etc.) that is audible to neighbors, including loud parties or celebrations that residents can hear, especially past the city's 10 pm noise curfew. (*§9.11 Noise*)

Nuisance: Conduct no obnoxious or offensive detrimental activity on or within the property. This includes no fireworks on shared HOA property (e.g., road, boardwalk, docks). (*§9.18 Nuisance*)

Speed Limit: For pedestrian and bicyclist safety, our speed limit is 15 mph, which includes the alley behind the homes on the north side along the Centennial Trail.

Vehicles: Other than passenger cars, no motorized or RV vehicles, pickup or utility trucks, boats, or trailers can be parked, stored, or placed on any portion of the property except in an enclosed garage. Do not park any vehicles on the property belonging to other residents. (*§9.3 Motorized & Recreational Vehicles*)

THANK YOU!