



– Bellerive Homeowners Association –

Guest Guidelines for Short-term Rentals

Welcome to beautiful Bellerive! Please note that our community is governed by CC&Rs. All residents, including short- and long-term tenants, are subject to them. While enjoying your visit, we ask your cooperation by following both the City of Coeur d'Alene (CDA) STR regulations and Bellerive's CC&Rs – thank you. Below are a few highlights. To read the entire list, visit <http://bellerive-hoa.com/member-page/>.

City of CDA: The city's noise curfew is 10 pm to 7 am (§17.07.120). Dogs cannot run loose or bark so much that it disturbs neighbors. Keep them on a leash (no longer than 10'), and promptly dispose of waste in a suitable container (§6.15.080). CDA also enforces Idaho's *Disturbing the Peace* code (§18-6409). Because your host (or designee) is required to respond to complaints within 60 minutes, your neighbors have contact information to call if rules are violated. To read more about city STR regs, visit https://codelibrary.amlegal.com/codes/coeurdaleneid/latest/coeurdalene_id/0-0-0-1.

Bellerive HOA: Being a private community, homeowners, guests, and tenants comply with our CC&Rs. As an STR tenant, be sure your group are aware of these rules. Below is a summary of the most applicable CC&Rs and 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.

Docks: Bellerive's HOA owns and maintains all docks and slips – it is not a homeowner's property. Docks are assigned to a home for that resident's personal use only, and cannot be rented (or sub-rented) unless the lease is six months or more. As an STR tenant, if there's a dock behind your rental, it is HOA private property and NOT permitted as part of your lease, which includes mooring watercraft, using inflatables, or swimming. (*First CC&R Supplement dated 6-17-205*)

Obstructions: Place no obstacles on walkways, or park a vehicle so that it overlaps the sidewalk, which causes pedestrians to walk around on 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 STR's garage or driveway for overnight parking (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 are always under control to ensure they are not a nuisance (e.g., excessive noise, odors, etc.) or impair the enjoyment of other residents. While outdoors, keep dogs on a leash and promptly remove waste. (§9.7 *Animals & Pets*)

Noise: 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 STR 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!