

The Legends Homeowner's Handbook

www.legendsofboise.com



The Legends

Homeowner's Handbook

Dear Member,

This Homeowner's Handbook has been prepared to provide members with important information about The Legends, including the organization and management of your homeowners association, key protective covenants explained in simple terms, and other items of interest and importance to you as a homeowner and member of The Legends Homeowner's Association. Please refer to the official Covenants, Conditions and Restrictions (CC&R's) document for a complete and accurate documentation of the rules of the Legends subdivision.

The Legends is a planned, single-family development with distinctive individual homes, shared ownership of common areas, restrictive covenants, and a sense of neighborhood. Our common interest in The Legends is very simple: the consistent value and appeal of our neighborhood for those who own homes here.

We welcome your involvement in the homeowners association and appreciate your taking time to read the covenants as well as the guidelines in this handbook. Your comments and questions are always welcome. Contact Association Management, Inc. (AMI), our management company, if you have any questions or concerns. The phone numbers and addresses are listed in this handbook.

Sincerely,

Your Board of Directors

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The Homeowners Association

All property owners within The Legends are members of the Homeowner's Association.

The Board of Directors

A Board of Directors governs the Association. Five directors are elected at the Annual Meeting to serve on the Board of Directors. The Board meets monthly to manage the affairs of the Association. Homeowners are encouraged to attend the Board meetings. All members of the Board serve as unpaid volunteers.

Committees

In addition to the Board, we all play an important role in the Legends community, many through work on one of our committees. These include the Architectural Review Committee, Landscape Committee, Hospitality Committee, Neighborhood Watch Committee, Safety Committee, Communication Committee and other committees that may be established from time to time. All members of the committees serve as unpaid volunteers.

Architectural Control Committee

The Architectural Control Committee exists to help ensure consistent application of design criteria and requirements included in Covenants, Conditions, and Restrictions (CC&R's) and architectural guidelines. All proposed exterior changes to homes and landscaping (front or backyard) must be reviewed and approved by the committee prior to any work being done. Some examples include changes in house colors, installation of a new roof, addition of more living space or garage space, placement of a storage shed or significant change to the landscaping in your yard. To get approval you need to submit a request form and related documents. The request forms can be found on page 12 and 13 of this handbook or on our web site www.legendsofboise.com. If you do not have internet access you can contact AMI and the form will be sent to you.

Landscape Committee

The Landscape Committee oversees the common area landscaping which includes plants around the entrance signs, perimeter berms and interior parkways. The committee works with the Architectural Control Committee to help review proposed landscaping changes by homeowners. The committee also serves as liaison with our landscape maintenance contractor to assure that the care of our common areas is done properly. The committee also becomes actively involved in the selection, purchasing and placement of flowers in the parkway common areas.

Hospitality Committee

This committee is responsible for welcoming new homeowners to our neighborhood. In addition, the committee insures that the new owners are aware of the Association, the restrictive covenants, and whom to contact for questions and issues that may arise. The committee becomes involved in organizing other community activities such as the children's Easter egg hunt, community BBQ's and other community functions.

Neighborhood Watch Committee

This is our neighborhood crime prevention committee which is organized into a team of Block Captains who watch over small sections of the neighborhood. This committee works closely with the Boise Police Department and also acts as a communications network to quickly contact all homeowners in the event of a neighborhood emergency. This committee also is involved in various city and national programs that affect our neighborhood.

Safety Committee

This committee is a group of individuals that are the liaison with neighborhood schools, the police department and other public agencies to monitor traffic and speeding, child safety, street and sidewalk hazards, etc. The committee meets only as needed and makes recommendations to the Board of Directors on various issues such as signs, crosswalks, and other safety matters.

Communications Committee

Individuals are needed to help with the community newsletter, mostly by generating ideas for newsletter articles. Newsletters are usually done annually, but occasionally, special fliers or announcements need to be created and distributed. Advertising may be allowed in the newsletter and for more information about advertising contact the neighborhood management company.

Covenants, Conditions and Restrictions

All properties and common areas within The Legends are guided by a set of Covenants, Conditions, and Restrictions (CC&R's). This legal document is provided to each homeowner during financial closing, and each homeowner by accepting a deed or contract to purchase a Lot in The Legends agrees to abide by the CC&R's. If you misplaced your copy and you have internet access you can find them at www.legendsofboise.com. If you do not have internet access you can contact the management company (AMI) and make arrangements for a copy or you may contact your title company.

Homeowners Assessments

Under authority in the CC&Rs, the Homeowner's Association levies and collects an annual assessment from each homeowner at the beginning of each calendar year. The annual homeowners' assessment covers costs such as landscaping and maintenance of common areas, maintenance of signs, use of utilities, use of irrigation water, maintenance of irrigation pumps – clocks – valves – main lines- sprinkler heads, security if required, neighborhood communications and other operating expenses. Financial statements are prepared regularly and are available to all homeowners by contacting the management company (AMI).

The Board has adopted the assessment collection process recommended by AMI. The steps are: initial assessment notice, late notice 30 days after initial assessment notice, final notice 30 days after late statement notice. Failing to pay may result in a lien being placed against the property. If a lien is filed the Owner is assessed a fee of \$60.42 and if a small claims is filed the Owner is assessed a fee of \$250.

Parking and Storage Reminders

Vehicles used for every day transportation should be parked in the garage. For safety and visibility of drivers and pedestrians, homeowners are to avoid parking in the street. Visitors should park in the street only if absolutely necessary. Temporary parking is available at the end of several cul-de-sac streets, but these areas should not be used for overnight parking.

Boats, campers, travel trailers, motor homes, snowmobiles, motorcycles, water craft, tent trailers, and other recreational vehicles should be parked in the garage or other approved enclosed structure. Merely storing these items behind a fence does not satisfy this requirement. It is permissible to park your RV in your driveway for up to 72 hours for cleaning, loading, and unloading. If you have any questions about this restriction please contact the management company (AMI).

It is permissible to have a utility trailer parked in your driveway briefly while in use for hauling items such as furniture, recreational vehicles, landscape or construction materials. However, such trailers should be parked out of sight as soon as possible after use.

The primary use for garages should be to park vehicles. The secondary uses should be for storage. Garage doors should remain closed when not in use. Back yard storage sheds are allowed with approval from The Architectural Control Committee, provided they meet set back requirements from property lines, match your house in terms of siding and roofing materials and colors. Metal outbuildings are prohibited. The Architectural Review Committee must approve all exterior sheds prior to installation.

Landscape Maintenance

The level and quality of landscape maintenance in our neighborhood is an important component of neighborhood appeal. Accordingly, all homeowners are expected to maintain their landscaping in a way that meets or exceeds the following standards:

- *Landscape Materials:* All yards including front, back, and side yards should be landscaped with sod, perennials, shrubs, and trees.
- *Bedding areas:* Bedding areas should be in good repair, weed free and properly maintained.
- *Trees:* It is not necessary to get approval to plant trees. However, it may be wise to avoid specific types of trees in the parkway strip due to the root problems they may cause. It is recommended that each home have a minimum of at least two trees in the front yard. Additional trees are suggested for corner lots. Minimum tree size at planting is 1 ½ inch caliper but larger trees are permitted. The choice of tree type should be harmonious with surrounding properties. A minimum of twelve, 2-gallon shrubs are also recommended for each front yard.
- *Fertilizer Applications:* At least two applications of fertilizer and weed control should be made each year. Three applications are preferred.
- *Weed Control:* Lawns and bedding areas should be essentially weed-free at all times. Each homeowner shall maintain all improvements located on the property in good order and will maintain the property in a neat and aesthetically pleasing condition.
- *Mowing and Trimming:* Lawn areas should be mowed at least once every ten days. Edging and trimming should be done along with mowing on the same schedule.
- *Watering:* Watering of lawns and landscaping should be performed on a regular and scheduled basis. Pressurized irrigation is available to each homeowner.

Loudness and Music

Please keep radios and music devices low if used outside. Loud or boisterous outside activities should be avoided at all times in keeping with noise ordinances and our covenants.

Outside Fireplaces and Firearms

No open fires shall be lighted or permitted on the property except on a self-contained barbecue unit while attended and in use for cooking purposes or within an indoor fireplace. No firearms (including BB-guns, Paint Pellet guns and sling-shots) may be discharged upon one's property or in the subdivision common areas.

Pet Etiquette

A maximum of two household pets are permitted in the subdivision. Pets should be on leash and under control at all times when outside the confines of fenced areas of your yard. Cats should not be allowed to roam free at any time. Pet litter must be removed immediately by the pet owner. Barking and pet nuisances should be reported promptly to the police, not to the Homeowner's Association Board of Directors.

Basketball and Similar Standards

No permanent basketball standard shall be installed upon a Lot except upon approval from the Architectural Review Committee. No basketball backboard shall be attached to any residence or outbuilding. Portable standards must be used in a manner that is not unsightly, annoying, abusive, or potentially dangerous to vehicles or pedestrians. Portable standards must be stored when not in use away from streets or sidewalks. Nets must be replaced if torn.

Billboards and Signs

No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five (5) square feet in size advertising a Lot "For Sale". No other signs shall be placed or maintained on a Lot. No signs may be placed in the Common areas except for informational signs pre-approved by the Board. No signs shall be installed to advertise a business.

Garage Sales

The homeowners association schedules one or more neighborhood-wide garage sales each year. Members are asked to avoid having individual garage or yard sales because of the unexpected traffic into the subdivision.

Trash

Trash removal day is Monday. Check with your service provider to get the day of pick up when a holiday is involved. Please place your trash in closed containers at curbside on the morning of pick up. Please remove trash containers by the end of the pick up day and store them out of sight.

Homeowner Observations

Observations about "apparent" covenant issues will be handled and addressed on an individual basis by the Board of Directors for our Association. Observations should be made in writing to the Board of Directors via the management company (AMI). They need to be in writing for accuracy, record keeping and documentation. Anonymous complaints will not be considered and are not considered a valid way to register a complaint or concern.

Renters

If it becomes necessary to rent your home, please make sure your tenants have a copy of these neighborhood guidelines and the CC&Rs. Notify the Board of Directors of the names and phone numbers for your tenants so they can be properly welcomed to the neighborhood and receive newsletters and notices. Many times, landscape maintenance suffers at rented homes. Be sure to make arrangements for landscape maintenance in keeping with neighborhood standards. If you need assistance, contact the Board of Directors for the names of landscape maintenance contractors who can help. To stay in touch with your Homeowner's Association, please notify the Board of Directors of your new address and phone number.

Neighborhood Safety

The speed limit in all sections of our neighborhood is **20 mph**. Violators should be reported promptly to the police noting the vehicle identification and license number. Stop signs are installed at specific intersections for a reason. Please obey all signs! We encourage all residents of The Legends to drive defensively, courteously and above all responsibly! Please do your part to insure a safe neighborhood.

Avoid parking on the street whenever possible to increase visibility for drivers and safety for children, joggers, cyclists and other pedestrians. City code prohibits blocking any public right-of-way. This includes public streets, bike lanes and sidewalks.

Avoid parking on sidewalks at any time. Vehicles parked on sidewalks represent a safety hazard for children and an inconvenience for walkers.

Avoid using neighborhood public streets for any type of play including basketball, street hockey and other sports. Motorized scooters, skateboards, go carts, etc., are prohibited on public streets, sidewalks, and bike lanes.

Check out the Neighborhood Watch page on The Legends Web site at www.legendsofboise.com to find a Library with useful tips on protecting your property. Download checklists and brochures for everyday or for planning vacations. You can also sign up for the Neighborhood Watch News and be alerted to potential issues concerning our neighborhood.

Covenant Enforcement

All members of our neighborhood have acknowledged and, by acceptance of a deed to their homes, have agreed to abide by the CC&Rs. Complaints regarding “apparent” deviations from the CC&Rs should be sent in writing to AMI. After verification that a deviation has occurred, the Board will adhere to the following enforcement process:

1. The homeowner will be sent a letter (at the Association’s expense) advising them of the potential problem and requesting that arrangements be made to correct the issue.
2. If the deviation is not corrected or the member has not responded within 10 days, a second letter (at the Association’s expense) will be sent to the homeowner. This letter will give the homeowner a specific time period to correct the situation and remind the homeowner that if legal counsel becomes necessary, then all costs associated with the covenant enforcement process may be charged against the homeowners account. Personal emergency, health, employment, financial and other factors may be considered at this time.
3. If the deviation persists or reoccurs, a Notice Letter will be sent via certified mail. The expense of this letter plus administrative fees (up to \$50.00) will be the responsibility of the homeowner. If the property is rented, the expense may double as letters will be sent to both the homeowner and the renter.
4. If after receiving a Notice Letter, the homeowner feels they are not in violation they may request a hearing with the Board of Directors.
5. If a meeting with the Board of Directors fails to reach a resolution or if the member fails to attend and the deviation is not corrected, fines may be assessed to the homeowner or the matter may be turned over to the property management company (AMI) and the homeowner will be responsible for a \$100 administrative fee.
6. If the property management company fails to resolve the violation, the process will be referred to an attorney and the homeowner will be responsible for a minimum of \$250 in attorney fees.

**The Legends Homeowners Association, Inc.
Architectural Review & Approval Request Form**

Please complete and send this form to AMI, P. O. Box 5714, Boise, Idaho 83705 or fax to 381-0252

Date _____ Request by _____ Signature: _____

Phone _____ Address _____ email address: _____

Describe the nature of the changes or improvements for which you seek architectural review and approval. Please be as specific as possible. If you are adding a shed to your property, please include the length, width, and height of the shed and indicate the location where you intend to place the shed including distance from any property line.

Does this project comply with the restrictive covenants and neighborhood standards for The Legends? Yes/No?

Proposed starting date for the project _____ Ending date _____

Is a building permit required for your project? _____ Yes _____ No

List the general contractor and major subcontractors who will be involved

Identify the documents attached to this request:

_____ Plans _____ Specifications _____ Permit _____ Survey _____ Other _____

Note: Please be sure your request provides sufficient details of the proposed project for the Architectural Review Committee to evaluate the request. Approval is conditional, and any deviation in the project after approval has been granted, without written approval of the Architectural Review Committee, may result in a finding that the project is in violation of the restrictive covenants and the Association may demand the project be removed, or the Association may file a letter with the County Recorder noting that the Property has a feature that is not in compliance with the restrictive covenants and must be corrected upon resale of the Property.

Architectural Control Committee Section

Decision on Request: Approved _____ Not Approved _____ No Decision _____

Conditions/Comments _____

_____ Date _____

Architectural Control Committee Members' Signatures

LEGENDS OWNERS ASSOC., INC.
Exterior Architectural Improvement Application Form
For Exterior (House, Storage building, Fence; etc) Paint Applications Only
Please complete and send to AMI, P.O. Box 5714, Boise, Id. 83705

Submitted by: _____ Signature: _____

Address: _____

Phone: _____ Cell: _____ email address: _____

Indicate structures involved: House ___ Storage Building _____ Fence ___ Other ___

Color cards must be attached to this application. Indicate colors, co, and code in the blanks below.

1. Main Body Color _____ Mfg: _____ Code: _____

2. House Corners: _____ Mfg: _____ Code: _____

3. Window & Door Trim: _____ Mfg: _____ Code: _____

4. Door Color _____ Mfg: _____ Code: _____

5. Fascia Trim: _____ Mfg: _____ Code: _____

6. Storage Building: colors need to be the same as the house, applied in the same fashion, and maintained in the same fashion

6. Wood Fences: _____

Anticipated starting date: _____ Anticipated Ending date: _____

List the contractor who will be involved: _____

This application will not be considered by the ACC without sample color cards.

The Architectural Control Committee –ACC - has 45 days to render a decision

ACC SECTION

Decision date: Approved: _____ Not Approved: _____ Deferred _____

Architectural Control Committee Members Signatures

Committee comments: Work needs to be started within six months from the date it was approved or the application becomes void. Work needs to be completed within thirty days of the start of work. The AMI manager needs to be notified by email or regular mail when the work is completed. .

Contacts

Management Company

Association Management, Inc. (AMI)
P. O. Box 5714 385-9650
Boise, Idaho 83705 381-0252 fax
email: legends@amihome.net
www.amihome.net

Legends Homeowner's Association Web Site

www.legendsofboise.com

Community Resources

Directory of Local Services

Police

Boise Police Department

Emergency	911
Non-Emergency Request of Officer	377-6790
General Information	377-6500
Albertson's Substation (Ustick/Five Mile Rd)	327-1792

Idaho State Police

Headquarters-Meridian (General Information)	884-7200
Emergency	846-7500
Non-Emergency	334-3731

Medical Facilities

Emergency	911
St. Luke's Regional Medical Center-Boise	381-2222
St. Luke's Meridian Medical Center-Meridian	381-2222
Saint Alphonsus Regional Medical Center-Boise	367-2121
Mercy Medical Center-Nampa	463-5000
Idaho Elks Rehabilitation Hospital-Boise	489-4444
Primary Health Services-Meridian	888-9393
St. Alphonsus Care Center-McMillan Road	367-6970
National Poison Control Hotline	1-800-860-0620

Ambulance-Paramedics

Emergency	911
Boise/Eagle/Meridian-Non Emergency	375-7048

Fire Department

Emergency	911
Non Emergency	377-7351

Public Services and Utilities

Chamber of Commerce	
Boise	472-5200
Caldwell	459-7493
Meridian	888-2817
Nampa	466-4641
Idaho Power Company (Electrical Utility)	388-2200
(Street Lights Out)	388-2323
Intermountain Gas Co. (Natural Gas)	377-6840
United Water Corp. (Water)	362-7304
Boise Sewer District (Sewer services/billing)	384-3735

Trash Pick-Up - Boise City	
Billing	384-3735
Service	345-1265
Allied Waste (Trash Removal) Customer Service	345-1265
U.S. West Communications (Phone)	1-800-244-1111

Post Offices (U.S. Postal Service) 1-800-275-8777

Boise City (Building Permits)	384-3802
Ada County Highway District	
Street Maintenance	387-6325
Signal/Sign Repair	387-6190
Digline (Finding Underground Cables)	342-1585
Mosquito Abatement (Ada County)	362-1440

Auto Licensing/Registration	
Boise	377-6520
Meridian	577-4700
Garden City	577-4666
Drivers License	
Boise	377-6520
Meridian	577-4200
Animal License - Boise City	384-3706
Animal Shelter	342-3508
Animal Control	343-3166
Public Library	
Boise	384-4238
Boise-Town Square Library	375-5020
Eagle	939-6814
Garden City	472-2940
Meridian	888-4451
Voter Registration	364-2323
Parks & Recreation – Boise	384-4240
Zoo – Boise City	384-4260
Landfills (Dumps)-Hidden Hollow/Seamans Gulch	853-1296

Recreation

State Parks & Recreation (State Headquarters)	334-4199
Eagle Island State Park	939-0696
Lucky Peak State Park	334-2679
Spring Shores Marina-Lucky Peak	336-9505
Fish & Game Department-Boise Headquarters	334-3700
Fish & Game Dept. Southwest Regional Hdqs-Nampa	465-8465
Idaho Center-Nampa	468-1000
Nampa Recreation Center-Nampa	468-5777
Discovery Center of Idaho-Boise	343-9895
Old Idaho Penitentiary	334-2844
Idaho Historical Museum	334-2120
Idaho Botanical Garden	343-8649
Basque Museum	343-2671
Boise Art Museum `	345-8330
Morrison Knudsen Nature Center	368-6060
World Center for Birds of Prey	362-8687
Boondocks Fun Center-Meridian	898-0900
Roaring Springs Water Park-Meridian	884-8842
Bank of America Centre-Boise	424-2200
YMCA	
Boise (Downtown)	344-5501
West Boise (Hobble Creek Park)	377-9622

Schools

Boise School District	338-3400
Meridian School District	855-4500
<u>High Schools</u>	
Centennial High School	939-1404
Eagle High School	939-2189
Meridian High School	888-4905
Mountain View	855-4050
<u>Middle Schools</u>	
Lowell Scott Middle School	939-2101
Meridian Middle School	855-4225
Eagle Middle School	939-2216
<u>Elementary Schools</u>	
Cecil D. Andrus Elementary	939-3400
Pioneer Elementary	855-4100
Joplin Elementary	939-1412

Theatres

Edwards Boise Theatres	377-1700
Edwards Nampa Theatres	442-1655
Egyptian Theatre	345-0454
Flick Theatres	342-4222
Majestic Cinema	888-2228
Overland Park	377-3072
Reel Theatres	377-2620

Golf Course Information

Boise

Boise Ranch	362-6501
Falcon Crest	362-8897
Foxtail	887-4653
Indian Lakes	362-5771
Quail Hollow	336-0620
Shadow Valley	939-6699
Warm Springs	343-5661

Eagle

Banbury	939-3600
Eagle Hills	939-0402

Meridian

Cherry Lane	888-4080
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Nampa

Centennial	465-1923
Ridgecrest	468-5888