

# Homeowners Handbook

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# Homeowners Handbook

## Welcome to Surprise Valley

On behalf of all the members of Surprise Valley, welcome to the neighborhood! We are proud of our community and look forward to getting to know you. To help you understand and appreciate our special neighborhood, the following Homeowners Handbook & Neighborhood Directory has been prepared. It contains important information about Surprise Valley, including the organization and management of our Homeowners Association, key protective covenants, and other items of interest and importance to you as a homeowner and member of Surprise Valley Homeowners Association.

## The Homeowners Association

All property owners within Surprise Valley are members of the Homeowners Association. Each year, members of the Association meet to elect members to a Board of Directors. The Board meets monthly to manage the affairs of the Association. Homeowners are welcome to attend any meeting with advance notification to the Board. Homeowners, whether Board members or not, may also volunteer to serve on one of our committees. These include the Design Committee and Recreation Committee, and other committees that may be established from time to time. All members of the Board and the committees serve as unpaid volunteers.

### Design Committee

The Design Committee exists to help ensure consistent application of design criteria and requirements included in the CC&Rs and architectural guidelines. All proposed exterior changes to homes and landscaping must be reviewed and approved by the Committee prior to any work commencing. See the Summary Guidelines at the end of this Handbook for more information.



### Recreation Committee

The purpose of the Recreation Committee is to plan and put on various social events throughout the year.

## Covenants, Conditions and Restrictions

All properties and common areas within Surprise Valley are guided by a set of Covenants, Conditions, and Restrictions (CC&Rs). This legal document is provided to each homeowner during financial closing, and each homeowner is legally required to abide by its conditions. If you do not have a copy of the CC&R's, please contact your title insurance company for a free copy or log on to [www.amihome.net](http://www.amihome.net). Click on Associations, then Surprise Valley, then Homeowner Resources.

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## Homeowner Assessments

Under authority of the CC&Rs, the Homeowners Association levies and collects an assessment from each homeowner. The annual homeowner assessments cover costs such as maintenance of common areas, pools, tennis courts, signs, utilities, security, neighborhood communications and other operating expenses.



## Parking and Storage

Vehicles used for everyday transportation should be parked in your garage. For safety and visibility of drivers, avoid parking in the street. Visitors should avoid parking in the street if possible.

Boats, campers, travel trailers, motor homes, snowmobiles, motorcycles, watercraft, tent trailers, and other recreational vehicles should be parked in the garage or out of sight behind your fence or at an off-site storage facility. It is permissible to park your RV in your driveway for up to 48 hours for cleaning, loading and unloading.

## Renters

If it becomes necessary to rent your home, please make sure your tenants have a copy of this handbook. 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.

## Landscape Maintenance

We live in a semi-desert environment, and maintaining a healthy green lawn during our hot summers can be a challenge. Here are some tips:

- Crabgrass: apply pre-emergent crabgrass preventer in early spring. Look for the yellow flowers on the forsythia bushes – when they bloom, it's time to apply the preventer.
- Fertilizer: at least two applications to your lawn, two months apart, with the first application in spring. An alternative to chemical fertilizers is a top-dressing of compost, applied in spring and raked into the grass.
- Weed control: A healthy lawn will resist weeds. Chemical controls may be applied anytime or in combination with fertilizing. If digging weeds by hand, you will need to dig deep to get all the root, or many weeds will grow back.



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- **Insect control:** Billbugs and grubs are a common and serious problem. They live in the soil and eat the roots of the grass. If you have yellowed areas in your lawn, pull up a bit of grass. If it pulls up easily with few roots attached, you have billbugs or grubs. A chemical control such as Merit is needed to kill the insects. Because of the life cycle of the insects, the timing of application is critical. The first treatment should be made in April/May, with a second treatment in June/July.
- **Brown spots in lawn:** many possible causes, including a clogged sprinkler head, billbug damage, a lawn fungus, even over-watering. Contact a specialist to be sure of the cause.
- **Mowing and trimming:** Mow and trim weekly, with the mower blade height set at 2½”.

### Pressurized Irrigation System

Each home in Surprise Valley is supplied with landscape irrigation water through a pressurized system that is completely separate from the domestic water system in the community. Your home is levied an irrigation assessment based on the size of your lot. The assessment is included as part of the regular homeowner assessment.

The Homeowners Association is responsible for operating and maintaining the irrigation system up to the valve that provides water to your lot. From that point on, the system is yours to use and maintain. Each homeowner will have access to the irrigation water every other day for two hours.

The two-hour assignments do not change from year to year. If you are new to the neighborhood, your welcome packet included an irrigation schedule.

The full irrigation schedule showing time assignments is available online at [www.amihome.net](http://www.amihome.net). Click on Associations, then Surprise Valley, then Homeowner Resources.

Each year the pressurized irrigation is shut down towards the end of October. You will receive information about the shutdown in a newsletter. Surprise Valley provides a community-wide sprinkler blowout after shutdown, so you do not need to hire this service. Please turn off your sprinkler clock when the water is shut off, then follow the directions in the mailing.

### Neighborhood Complaints

The most common complaints by homeowners are:

- *Loudness and Music* Loud amplified sound should be avoided at all times in keeping with the Boise City Noise Ordinance. The City Noise Ordinance prohibits the operation of any amplification device such that the sound is plainly audible within someone else's home; or is plainly audible on a public street at a distance of 100' or more from the source of the sound. The noise ordinance applies 24 hours a day. Complaints about noise should be directed to the Police.

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- *Pet Etiquette* Pets should be on a 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. The pet owner must remove pet litter immediately. Mutt Mitt stations are located along the walking paths for your convenience. Barking and pet nuisances should be reported promptly to Boise City Animal Control at 343-3166, not to the Association.

### Neighborhood Safety

The speed limit on South Surprise Way is 30 mph. The speed limit in all sections of our individual neighborhoods is 20 mph. The speed limit at signed crosswalks is 15 mph. Violators should be reported promptly to the police noting the vehicle identification and license number.

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

### Covenant Enforcement

All members of our neighborhood have acknowledged and, by acceptance of a deed to their homes, have agreed to abide by the Covenants, Conditions and Restrictions (CC&Rs) of Surprise Valley.

When a violation of the CC&Rs is observed by a neighborhood manager or reported by a neighbor, the following procedure is followed to resolve the issue:

1. The neighborhood manager delivers a reminder form to the home.
2. If the violation continues, the manager will attempt to contact the homeowner to see why and to determine what follow-up action may be necessary. Personal emergency, health, employment, financial and other factors will be considered.
3. If the violation persists without cooperation, the violation is referred to our management company for further action. A \$100 charge will be assessed to your account.
4. Continued violations are turned over to an attorney. A \$200 charge is assessed and further legal charges may apply.

### Farmhouse Recreation Center/ Pools/ Tennis Courts

*General Policy* The Farmhouse Recreation Center and other amenities in Surprise Valley are intended for use by the members and guests of our community. Please join in keeping these major neighborhood amenities clean and safe for all by following these rules and guidelines.

*Open and Close* Pools are open from Memorial Day to Labor Day. Pool hours are 6:00 a.m. to 10:00 p.m. Sunday through Thursday and 6:00 a.m. to 11:00 p.m. on Fridays and Saturdays. These times are subject to change.

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Fitness equipment and facilities are available year round from 5:00 a.m. to 10:00 p.m. daily.

*Pool Rules* Electronic key cards are needed to enter the pool area gates. Be sure pool gates are closed and locked after entering and leaving. No glass containers of any kind are permitted in the pool area. Only special swim diapers are permitted in the pool area. Guest limit is six people. As their host, you must be present at all times when your guests are present. No open speaker audio equipment is permitted. Diving, running, jumping and horseplay are prohibited. Loud or abusive behavior and language are prohibited in the pool area. Only small floatation devices are permitted. No food or drink of any kind is allowed in the pools. Bicycles, skateboards, skates, scooters and similar items are prohibited from the pool and surrounding porch area. No animals are allowed within the enclosed fence area. All members are required to clean up before leaving.

We have had a lot of problems with after-hours use and non-resident use at our pools. A trespass letter is on file with the police, and any homeowner may call the police non-emergency line at 377-6790 to report trespassers. Please give the address of the Farmhouse (5240 S Surprise Way) or the Satellite Pool (6075 S Schooner Pl.)

Please bring your pool card to the pool, as you may be asked to show it.

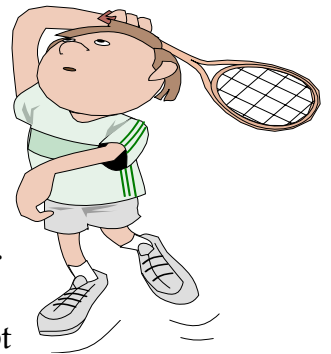
*Tennis Court Rules* The tennis courts are for tennis only. No skates, skateboards, bicycles or scooters of any kind are allowed. Courts cannot be reserved. Please be aware of others waiting to play.

*Farmhouse Rental* The Farmhouse is available for private parties and other events year round by reservation only. A Rental and Use Agreement must be completed as well as the appropriate fees collected. Forms are available in a literature box outside the Farmhouse front door.

The host/hostess of the gathering **MUST** be a Surprise Valley resident and must be present during the entire event. The fee is \$53 for a personal event, and \$79.50 for a business event, tax included. Reserved usage of the Farmhouse facility is for the main floor only. Maximum occupancy is **75** people, if using the outside wooden deck or **50** people when utilizing the inside main floor only. You must sign a rental agreement prior to your event, and any costs for cleaning or repair will be assessed to the renting homeowner.

*Farmhouse & Pool Access* One electronic key card is issued to each household. Do not lend your key card to another person. Lost key cards can be replaced for \$10.00 each.

*Age Definitions* Unaccompanied members must be 13 years or older to use the pools or exercise facility. **Members younger than 13 must be accompanied by a member who is at least 18 years of age.**



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### Other Tips and Reminders

- Portable basketball goals should be placed only on the side of driveways and never on sidewalks, streets, or cul-de-sacs, or facing onto these areas. Permanent basketball goals may be installed, but only with approval from the Design Committee.
- The Association schedules one neighborhood-wide garage sale each year. Members are asked to avoid having individual garage or yard sales.
- Trash removal day is Friday. Please place your trash in closed containers at curbside on the morning of pick up. Please remove trash containers by the end of the day and store them out of sight. On holiday weeks trash collection will be made on Saturday. This schedule applies to the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
- Always complete an Architectural Review & Approval Request Form prior to making any changes to your home exterior or to your yard landscaping.

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### Summary of Common Design Guidelines

*Authority* Improvements to the exterior of your home and to your landscaping are subject to guidelines of the Association. These guidelines include the Covenants, Conditions and Restrictions (CC&Rs) and the Design Guidelines. You should have received copies of these legal documents from your title company when you purchased your home. Copies are also available on the web at [www.amihome.net](http://www.amihome.net).

The Summary Guidelines are a supplement to the Design Guidelines. If these Summary Guidelines do not cover your improvement, you must refer instead to the full Design Guidelines.

**Except where noted, you must apply for and receive approval before beginning your improvement.**

Forms are available outside the Farmhouse, in a box near the front door. Fill out the form and drop it in the mailbox by the front door.

Important points to keep in mind:

- Don't wait until the last moment to submit your application. Up to 30 days may be required.
- Don't take the word of a contractor who claims that he will get approval on your behalf. This is never the case. We advise you not to sign a contract or to make a deposit prior to receiving written approval from the Committee.
- The goals of the guidelines are to protect, enhance and preserve the value, desirability, and attractiveness of Surprise Valley, and to assure a visually well-integrated, high quality development. Your application will be judged with these goals in mind.
- **Improvements that are constructed without prior approval may be ordered removed, at your cost.**
- If a guideline states that approval is not required, you must still follow the guideline. Otherwise, the Committee may order that the improvement be removed, at your cost.

*Additions to your existing home* If you plan to add a room, a story, or any other addition or extension to your home, please refer to the full Design Guidelines. Approval required.



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*Exterior Lighting* If you add lighting to the exterior of your house or in your yard, bulbs must be shielded from the view of your neighbors, either by the fixture itself or by landscaping. Bulbs must be 60 watts or less. Flood lights, spot lights, strobe and flashing lights are prohibited. Approval not required.

*Painting* All color changes to siding, trim, gutters, and downspouts must be approved in advance. To be approved, color choices must harmonize with neighboring houses and with the surroundings. Please provide a paint chip with your application. If you are re-painting your house the exact same color, approval is not required.

*Roofing* Most houses use 30 year, architectural style composition shingles. Roofing color choices should harmonize with neighboring houses. Approval required.

*Plantings with a mature height > 10'* When choosing a tree (or other large planting) and deciding where to plant it, follow these guidelines:

- Plant at least 6' from any curb.
- Calculate the mature height and spread of the tree. Use this size in all that follows, not the size of the tree when planted.
- For the health of the tree, plant at least one-half the distance of its mature spread away from any building or other tree.
- There are special guidelines in the case of plantings on the north end of your property if there is a neighboring house immediately to your north. In this case, your planting may not block the sun from your neighbor's house. Please ask for assistance if this case applies to you.
- If your back yard borders a common area (other than Surprise Way), or if it has a rim view, plantings should not diminish any neighbor's view of the common area or rim. Plantings within 20' of the rear of your lot (as measured from the rim, the fence, or the rear lot line, as appropriate) could impact a neighbor's view. We suggest you discuss the placement of the plantings with each neighbor affected, and secure their written endorsement of your application. Applications with neighbor endorsements are more likely to be approved by the Committee.
- Approval required.

*Plantings with a mature height < 10'* Approval not required.

*Front Yard Planting Beds* Use of natural bark or a high-quality "perma-bark" is recommended. Gravel is not allowed. Raised beds should be edged with stone. Non-raised planting beds or trees may be edged with any landscaping material. Approval not required.

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*Planting in Common Areas* Please don't plant any tree, shrub, or flowers outside your property. Make suggestions for common area plantings to the Landscape Committee of the Board of Directors.

*Detached Storage Buildings* These are discouraged. Instead, a storage area may be added as an extension to your home, using similar materials for siding, trim, windows, and roof as were used in building your home. Paint colors should match those used on your home. If the configuration of your home does not allow a storage area to be built as an extension to the home, you may apply to build a detached storage building. It must be built using similar materials for siding, trim, windows, and roof as were used in building your home, and must be painted to match your home. Manufactured storage buildings will not meet these guidelines. Approval required. Refer to city codes for setback requirements.

You may not store items such as garbage cans, lawn and gardening equipment, recreation equipment, other equipment, rubbish, etc. in a location where the items are visible from a street, sidewalk, or common area.

*Play Structures* For swing sets, slides, play houses, and similar play structures, follow these guidelines:

- May be installed in the back yard only.
- Only wood construction is allowed. Fabrics, such as awnings, should not be brightly colored (forest green and tan are recommended). Brightly colored or reflective surfaces are discouraged.
- Must be 12' or less in height.
- If the back yard is on the rimfront or borders a common area (other than Surprise Way), the play structure may not be placed within the rear setback (typically 20' from the rear fence).
- Any portion that is taller than 6' must be placed at least 10' away from a side or rear property line.
- Wooden structures must be painted or stained to a basic earth tone, or to match the color of the house siding or the fence.
- The structure shall be designed and placed with consideration to your neighbors and to any impact on their views.
- Approval required.

*Other Play Structures* For skateboard ramps, inflatable structures, mechanized sports training equipment, and any other play or sports structures set up outside your home, follow these guidelines:

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- Structures set up for more than 72 hours must be placed in your back yard only.
- Structures must be 12' or less in height, and any portion that is taller than 6' must be placed at least 10' away from a side or rear property line. An exception is allowed for temporary structures set up for less than 72 hours (such as for a child's birthday party.)
- Permanent structures must be of high quality construction or manufacture.
- The structure shall be placed with consideration to your neighbors and to any impact on their views. The noise generated by the use of the structure shall be a consideration: structures shall be used in such a manner that no prolonged adverse impact on your neighbor's enjoyment of their property shall occur.
- Any structure remaining in place for more than 30 days within a calendar year shall be considered a permanent improvement. You must either remove the structure or make application for approval of a permanent play structure. Approval is not required for structures removed within 30 days of installation.
- This section is not intended to regulate small, easily portable play equipment, such as a 3' plastic slide.

*Trampolines* A single trampoline may be set up without Committee approval. An in-ground installation is recommended. As with any play structure, place and use the trampoline with consideration for your neighbors.

*Basketball Hoops* Installation of permanent poles must be approved in advance. Portable hoops may be used without approval. Do not place portable hoops on sidewalks or in streets, and take down if not used for a period of time.

*Swimming Pools and Hot Tubs* May be placed in your back yard only. Be sure to follow all city codes. Approval required.

*Water Features* Must be 6' or less in height. The water feature must be placed so that the noise of the pump is not audible to any neighbor. Approval required.

*Amplification Devices* The use of amplification devices such as radios, loudspeakers, and stereos is governed by the City of Boise Municipal Code. According to city code, sound from such devices may not be plainly audible within any place of residence not the source of the sound (such as your neighbor's home), nor may the sound be plainly audible upon any street at a distance of 100' or more from the source of the sound. This applies at any time of day or night. You may install permanent outdoor speakers without approval; however, your use of these speakers must comply with the city code.

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*Satellite Dishes, Antennas* By direction of the Federal Communications Commission, satellite dishes up to 1 meter in diameter and TV antennas up to 12' high may not be prohibited by neighborhood covenants or city ordinances. However, the Association may still regulate placement of the dish. Please place dishes so that they are less visible to your neighbors. Satellite dishes greater than 1 meter in diameter must be screened from public view. Antennas greater than 12' high are not allowed. Approval not required.

*Decks, Trellises and Gazebos* Must be constructed of a premium wood or a high quality synthetic such as Trex. Wood construction should be painted or stained a natural wood color, or to match the house siding or trim. Approval required.

*Patio Covers* If the cover has a solid roof, then it must be built as an extension of the home, extending from the existing structure, and using similar materials for siding, trim, windows and roof as were used in building your home. Paint colors should match those used on your home. If the cover has a lattice or slat type of roof, it may be built of any high quality material. Examples of these types of patio covers may be found at the pools. A solid roof that emulates a lattice or slat style, by use of translucent material between the slats, or by a "lattice wrap" is also permitted. Approval required.

*Enclosed Patios/Sunrooms* These must be built as an extension of the home, using similar materials for siding, trim, windows, and roof as were used in building your home. Paint colors should match those used on your home. Approval required.

*Fences* Two types of fences are allowed:

- A split rail fence approximately 3' high. Examples of this type of fence are found along many common areas.
- A solid fence of the same type as is found bordering Surprise Way. A detailed specification for the construction of this type of fence may be obtained from your neighborhood manager. The height of this type of fence depends upon its location.

Follow these guidelines when applying to add or modify a fence:

- Fencing should be designed to be harmonious within a contiguous group of homes. An example of a contiguous group would be all the houses backing onto a single common area. In this example, the back yard and side yard fencing within this group should be harmonious as regards type, height, and setbacks.
- No fences are allowed in front yards.

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- For back yards of lots not bordering a common area and not on a rimfront, either a split rail or a solid fence is allowed. A solid fence may not exceed 6' high.
- For back yards of lots bordering a common area, fencing is discouraged. When permitted, only the split rail fence is allowed.
- For back yards of lots bordering a rimfront, only the split rail fence is allowed.
- Any side yard fence must be built as a “party wall” (a common wall between two residences which is also the legal dividing line between the two residences) and the application must be endorsed by both property owners (you and your neighbor).
- For side yards of corner lots where the side yard faces an interior street (other than Surprise Way), fencing is discouraged, but may be approved on a case by case basis.
- For side yards of lots not bordering a common area and not on a rimfront, either a split rail or a solid fence is allowed. A solid fence may not exceed 6' high.
- For side yards of lots bordering a common area or on a rimfront, either a split rail or a solid fence is allowed. The height of a solid fence must not exceed 6' at any point. As the fence approaches the rear lot line, the fence height must step down to no higher than 4'. The lower height must continue, at the minimum, for 20' from the rear lot line. Setbacks greater than 20' may be required to achieve a consistent look with your neighbors, or to maintain a neighbor's view of the common area or rim.
- There are special rules for side yard fences for lots in Canyon Point. Please contact your neighborhood manager for details.
- Fences should be treated every few years with a clear sealer or a stain. Any clear sealer or transparent (un-pigmented) stain is permitted without prior approval. You may choose from two pigmented stains without prior approval: either semi-transparent “True Cedar” or semi-solid “Cedar” (used on the fences along Surprise Way), both available from Columbia Paint (mention Surprise Valley – they have our stain information on file for both types of stain.) Canyon Point fences must use “Russet” semi-transparent stain, also from Columbia.

Semi-transparent stain shows the wood grain, but you must thoroughly pressure wash the fence before application to remove any underlying stains. The semi-transparent stain should be re-applied every 3 years.

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Semi-solid hides both wood grain and underlying stains, and should be re-applied every 5 years. Approval is required for any other pigmented stain. Paint is not allowed.

- Fencing installed on the interior of a lot, such as for a privacy screen around a deck, is not permitted. Instead, build an architectural extension of your home, using similar materials for siding and trim, and matching colors. Exceptions are permitted for the purpose of screening utility meter panels and heating/air conditioning units.
- Approval required for all fences.

*Gates* Any high quality gate is allowed. Approval required.

*Animal Enclosures* Dog runs and enclosures should be lower than the height of the nearest fence. If you have a split rail fence, you are encouraged to install an “invisible fence” system. If you wish to add a wire mesh to the split rail, it must be of high quality, with a large mesh size, installed on the house side of the fence, and may not extend higher than the fence posts. Approval required.

*Mailboxes* Replacement mailboxes must match the original. These are available at Home Depot, brand “Elite” standard size white. Mailbox numbers may be ordered at the Farmhouse. Replacement mailbox posts should replicate the original and be painted to match the existing posts. A bucket of paint is available at the Farmhouse. Approval not required.

City codes may also apply to your improvement. A building permit may be required. Contact the City of Boise for more information.

## Community Contacts

ACHD	387-6100
Ada County Assessor	287-7200
Allied Waste Trash Collection	345-1265
Animal Control	343-3166
Boise City Planning and Development	384-3830
Boise Police (non-emergency)	377-6790
Graffiti Hotline	384-4404
Idaho Power (outages)	388-2323
Storm Water Hotline	395-8888
United Water	362-7304
All Emergencies	911



ASSOCIATION MANAGEMENT, INC.

AMI's Neighborhood Managers for Surprise Valley are

Lance Pomerleau and Traci Johnson

Office hours: MWF 9AM-Noon

SV Farmhouse Office: 368-0058

Email: [surprisevalley@amihome.net](mailto:surprisevalley@amihome.net)

Association Management, Inc. (AMI)

P. O. Box 5714

Boise, Idaho 83705

Phone: 385-9650

Fax: 381-0252