



TO ALL RESIDENTS OF TEAL AND WOOD DUCK LANES known as **WATERSIDE**  
**IMPORTANT NOTES regarding CC&Rs + Rules and Regulations**

Revised March 2022

Please reference the FULL documents on our website including Articles of Incorporation, By-laws, and Conditions, Covenants and Restrictions (CC&R). Also find several reference documents such as handbooks and newsletters, archived there for updated and/or historical information about living in Waterside (phase 2A/B) in River Run. Please note that there are certain rules and regulations that were established when our area was developed in 1982 and 1983. Please be aware that there are two Homeowners' Associations' (HOAs) under which your resident is safeguarded and regulated:

- ☞ Waterside Homeowners' Association and
- ☞ River Run Master Homeowners' Association

Waterside HOA operates under aegis of River Run Master HOA, but there are two separate Boards of Directors, Budgets and HOA Management companies – with many areas of overlap.

**FOLLOWING IS A SUMMARY OF IMPORTANT ITEMS AS YOU ENJOY LIVING IN THE COMMUNITY**

**PLEASE ADHERE TO AND RESPECT THE FOLLOWING  
AND HELP YOUR BOARDS TO ENFORCE**

**CARS**

- Parking is LIMITED to TWO cars per unit; additional vehicles may not be parked in Waterside
- Each unit has ONE garage space; please DO NOT use as storage space (except only briefly and temporarily); park your car there only
- Units with two cars may use ONE guest outdoor parking spot
- You may park in your driveway AS LONG AS it does not impede ingress/egress of your neighbors using their garages
- Vehicles noted to be parked in the guest parking lots for more than 2 weeks without moving will be towed away at owners expense
- NO boats, campers, unsightly or un-repaired vehicles are allowed to park in visible areas; they must be kept in a garage
- Guests may park in outdoor parking spots if available; NO parking is allowed on the streets in River Run or Waterside

**PETS**

- Pet owners MUST take full responsibility for their domestic pets and be mindful of their neighbors; please review Boise City Ordinance regarding dogs, cats and leash laws
- Pets must be on leash at all times in River Run and Waterside and not allowed to roam unsupervised
- Pets are not allowed to disturb wildlife in any way
- Domestic pet owners MUST pick up after their pets and dispose properly in River Run, Waterside and on the Greenbelt
- Pets creating a nuisance or disturbance are subject to permanent removal
- Two dogs and two cats per unit are allowed

## LANDSCAPING and WATERWAYS

- Both Waterside and River Run have volunteer Landscape committees that oversee the common areas; volunteers are always needed to contribute – it is a great way to meet with neighbors, learn new skills and care for our environment
- River Run board has both a Waterways Master and a Riparian Master and a long history and agreement with Fish and Game to be good stewards of the environment
- Your monthly assessment pays for mowing and landscape caretakers plus irrigation and pruning, insect control and tree management + snow removal
- Please report any irrigation or sprinkler issues to the HOA management company (see numbers below)
- If members wish to contribute to landscaping, an application process is in place on the website which are reviewed, approved and overseen by the committees
- Potted plants that are yours to plant and maintain are encouraged in entryways and patios but not in the common areas or on top of patio fencing; please keep appropriate aesthetics in mind
- Use only your outdoor spigot and not your neighbors; these are billed directly to each unit

## ARCHITECTURE

- The HOA is responsible for maintenance and repair for all common areas in Waterside, basically everything outside your unit
- Both Waterside and River Run have a volunteer committee that regulates and oversees repair and maintenance and aesthetic consistency
- “Common area” is where all 62 units share and “limited common area” is where only one unit uses the space such as garages and patios: ALL common areas are maintained by the HOA with certain caveats that may be specific to a particular element
- If members wish to make changes, an application process is in place on the website which are reviewed, approved and overseen by the committees

## PATIOS, DECKS, & ENTRYWAYS

- It is your responsibility to keep these areas swept, clean and neat; please use your broom and hose to remove spider webs
- Nothing should be stored on porches and patios that is not appropriate to outdoor furniture
- Patio fences are not to be used to hang laundry, carpets or towels

## EVERYONE’S RESPONSIBILITY

- All Waterside homeowners are members of the HOA
- A minimum of three members make up the Board of Directors who have fiduciary authority and are elected at an annual meeting; the Board is expected to comprehend, follow, enforce the established CC&Rs

## CONTACT INFORMATION

**MGM Association Management: gomgm.com**

**Office: 208-848-9189**

**Fax: 208-955-2675**

**After hours for roof and irrigation leaks: 208-846-9189**

**Account Manager: Taya**

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