



Revised October 4, 2022

The following *Homeowner's Handbook* has been prepared to help you understand and appreciate our distinctive neighborhood. It contains important information including the organization and management of our Owners Association, key protective covenants, and other items of interest and importance to you as a homeowner and member of Paramount Owners Association.

We welcome your involvement in the Owners Association and appreciate your taking time to read and follow the covenants and guidelines in this handbook. Your comments and questions are always welcome. Contact numbers and addresses are listed at the end of the handbook.

Our mutual interest in Paramount is very simple: to preserve and enhance the value and appeal of our neighborhood.

We are proud of our community and look forward to getting to know you. On behalf of all of the members of Paramount, welcome to the neighborhood!

Sincerely,

*The Board of Directors*  
Paramount Owners Association

[www.paramount-idaho.com](http://www.paramount-idaho.com)

## **The Owners Association**

All property owners within Paramount are members of the Owners Association. The Board of Directors is the decision making body for the association and oversees the affairs of the association. We all play an important role in the Paramount community, many through work on one or more of our committees. These include the Architectural Review Committee, Neighborhood Watch Committee, Activities Committee, Advisory Committee, and any other committees that may be established from time to time. All members of the board and 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 the CC&Rs and architectural guidelines. All proposed exterior changes to homes and landscaping must be reviewed and approved by the committee. 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, a dog house or dog run, new fencing or significant change to the landscaping in your yard.

### **Neighborhood Watch Committee**

This is our neighborhood crime prevention committee, organized into a team of Block Captains who watch over small sections of the neighborhood. This committee also acts as a telephone tree network to quickly contact all Owners in the event of a neighborhood emergency. This committee is currently inactive, and most information is now shared on [www.nextdoor.com](http://www.nextdoor.com), facebook, or in the community newsletters.

### **Covenants, Conditions and Restrictions**

All properties and common areas within Paramount are covered by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). This legal document is provided to each homeowner during financial closing, and each homeowner is expected to abide by its conditions. If you do not have a copy of the CC&Rs, please contact your title insurance company for a free copy or you may obtain a copy from the website at [www.paramount-idaho.com](http://www.paramount-idaho.com).

### **Owners Assessments**

Under authority in the CC&Rs, the Owners association levies and collects assessment from each homeowner. The annual assessments cover costs such as maintenance of common areas, signs, utilities, security, neighborhood communications and other operation expenses. Financial statements, which reflect the use of the assessments, are prepared regularly and are available to all Owners. The assessments are subject to change depending on the decisions of the board of directors and the needs of the association.

## Community Center

**General Policy** - The Community Center in Paramount is intended for use by the members and guests of our community. Please join us in keeping all neighborhood amenities clean and safe for all by following these rules and guidelines. **The Board may immediately terminate an Owners rights to use the Community Center in the Board's discretion upon an infraction of these rules and guidelines.**

**No Liability** – Each person who uses the community center and pools assumes personal responsibility for any injury or accident that may occur there. The Owners Association is not liable or responsible for any such injury. Users assume all risk in utilizing the community center and the equipment and facilities located within. **There are no lifeguards on duty at the pools.** An emergency call box is located at each pool in the event of an emergency with a single push button to call 911 services.

**Open and Close** – Pools are open from Memorial Day to Labor Day each summer. Pool hours are 8:00 a.m. to 10:00 p.m. *These times are subject to change.* The pool, deck and patio areas must be vacated by 10:00 p.m. each day during the season. The period from 8:00 p.m. to 10:00 p.m. is considered “quiet time” when all community center users should keep noise and other sounds to a minimum. Fitness equipment and facilities and the dressing rooms are available year round from 5:00 a.m. to 10:00 p.m. daily and must be vacated by 10:00 p.m. each day. The community center is available for private parties and other events year round by reservation only.

**Community Center Parking** – Over night parking is not allowed in the community center lot.

**Community Center 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 \$25 each.

**Age Definitions** – Unaccompanied members must be 13 years old or older to use the community center, fitness center and swimming pools. *Members younger than 13 must be accompanied by a member that is 18 years of age.*

**Guests** – Guests are always welcome if accompanied by a member. A member at least 18 years of age must be present at all times when a guest is present.

**Shower Requirement** – Everyone who uses the pools is required to shower before entering the water.

**Damage** – Report any damage to the community centers, pool, pool equipment and other facilities immediately. Members are responsible to pay for repairs or damage caused by their use or their guests' use of the community centers, fitness center or swimming pools and pool decks. Contamination to the pools or pool decks are considered damage and any costs for clean-up will be the responsibility of the homeowner known to have caused the situation.

**No Roughhousing** – Roughhousing of any kind is prohibited in or near the community centers. Roughhousing includes running, jumping, diving and similar activities.

***Inappropriate Behavior*** – Please respect others by keeping conversations and communications low. Avoid yelling or other loudness and remind guests of this requirement. The association has a “Zero Tolerance” policy for any foul or abusive language or behavior.

Inappropriate Behavior examples are but not limited to:

- Loudness
- Foul or Abusive Language and Behavior
- Illegal Activities
- Damage to Association Owned Property
- Inappropriate Behavior as defined by the Board

***Floating Devices*** – Small, soft and inflated flotation devices are permitted. Large devices including inner tubes, kayaks, hard plastic or wood boards and floating lounge chairs are prohibited. Any floating devices left at the community center will be discarded immediately.

***Prohibited Activities – in and around the community center and pool areas***

- Bicycles
- Skateboards
- Skates
- Scooters and similar items

Glass containers of any kind are prohibited. Beverages must be in plastic containers. Radios, compact disc players and other audio devices must be on low volume at all times. Food is **not** allowed in the pool areas. Tobacco consumption of any kind is prohibited in or around the community center. *Animals or pets of any kind are prohibited from the community center and pool areas.* Infants and toddlers must wear properly fitting swimming pants and swimsuits when using the pools. If using the swim diapers, please place a plastic pant over the top of them to prevent any leaking of feces in the pool. Diapers are not allowed in the pools.

***Pool Equipment*** – Professional technicians maintain the pools. If you wish to make changes in the pool temperature or spot problems with any of the pool equipment, please contact the Homeowners Association immediately.

***Reserving the Community Center*** – Paramount residents may reserve the community center on the weekends (Friday through Sunday) a maximum of four (4) times per year and during the weekdays (Monday through Thursday) with unlimited use, for **non-profit social gatherings**, in accordance with the reservation application. Usage per year is subject to change. The maximum lead-time for reservations is six (6) months and there are two (2) time slots to choose from (morning or evening) per resident event. Effective January 1, 2010, the community center cannot be reserved for one resident’s event for the entire day as this takes away the use of the facilities from other residents. The community center can be reserved up until 10:00 p.m. All guests must vacate the center by this time and all cleaning must be completed in order to meet the 10:00 p.m. deadline. Please note that community-wide events (such as the Christmas Party) take precedence over any reservations and are excluded from the time limit restrictions. Please contact the property manager at (208) 378-4000 with any questions regarding reservations or for assistance in scheduling your reservation. The community center

reservation calendar is available to view at [www.paramount-idaho.com](http://www.paramount-idaho.com) to check availability. Reservations are on a first come first served basis. The reservation will not be added to the calendar until the reservation form and required fees are received in the office.

## **Parking and Storage**

### **Boats, Trailers, Commercial Vehicles, Recreational Vehicles and Like Equipment.**

Except when in actual use, boats, trailers, mobile homes, tractor trailers, fifth wheels, campers, ATVs, UTVs, off-road vehicles, and other recreational vehicles; commercial vehicles; garden, maintenance, or other similar equipment; and trucks larger than standard pickup trucks, and vehicles other than automobiles, regardless of weight, shall not be parked on any Lot (including the driveway), any part of the Common Area, or on any streets in the Subdivision, except fully within the confines of an enclosed garage.

- (i) This restriction, however, shall not prohibit such otherwise prohibited vehicles from parking on a Lot or on the street adjoining a Lot for a maximum of four (4) different periods of up to forty-eight (48) consecutive hours during a single calendar month for loading, unloading, and cleaning purposes.
- (ii) This restriction shall not be deemed to prohibit commercial and construction vehicles, in the ordinary course of business, from making deliveries or otherwise providing service to a Lot or the Common Areas, or for construction of Improvements by Owners during normal business hours (or extended hours with written consent from the Board); provided, however, that such use shall not unreasonably bother or constitute a nuisance to others as determined by the Board in its sole and reasonable discretion and judgment.

**Driveway Parking.** The number of vehicles that may be parked in any driveway on a Lot is limited to a maximum of three (3) vehicles. For purposes of this Subsection, the count toward the limitation on the number of vehicles that may be parked in a driveway includes all vehicles, including, without limitation, any passenger automobiles, trucks, and vehicles as authorized in Subsection 5.16 (a)(i) or combination thereof. Further, the parking of a passenger automobile, truck or vehicle described in Subsection 5.16(a)(i) in the driveway is allowed as long as the vehicle is parked in a manner that does not interfere with any other Owner's right of ingress and egress, or obstruct the sidewalk.

## **Renters**

If it becomes necessary to rent your home, please make sure your tenants have a copy of this handbook and the CC&Rs. As of October 17, 2018, short term rentals are prohibited, and leases must be for a term of 30 days or more. Be sure to notify the Association of the names and phone numbers of 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. Don't forget to stay in touch with the Association. Notify management of your new address and phone number as soon as possible.

## **Landscape Maintenance**

The level and quality of landscape maintenance in our neighborhood is an important component of neighborhood appeal. Accordingly, all Owners 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.
- *Ground Covers* – Bedding areas should be covered with degradable ground covers such as “soil aid” or another form of mulch.
- *Trees* – It is wise to avoid Poplar varieties of trees because of the root problems they cause.
- *Fertilizer Applications* – At least two applications of fertilizer and weed control should be made each year. Three to four applications are preferred.
- *Weed Control* – Lawns and bedding areas should be essentially weed-free at all times.
- *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.

## **Neighborhood Complaints**

Neighborhood complaints will be handled and addressed on an individual basis by the community managers, appropriate committees, or by the board of directors for our association. Complaints should be made in writing to the board of directors or management for record keeping and documentation. Anonymous complaints are not considered a valid way to register a complaint or concern. Meridian City Ordinance and other laws cover some issues. Here are some of the most common complaints by homeowners:

- *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.
- *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. Barking and pet nuisances should be reported promptly to the police, not to the Owners Association or to the board of directors.
- *Parking* – Vehicles should be parked in the garage first then driveway. For safety and aesthetic reasons, avoid parking in the street. If you have guests, ask them to park in your driveway or on a straight street.

***Trash Receptacles*** – Put your trash receptacles in the street at curbside on the morning of trash pick up. Do not place receptacles on the sidewalk. **Receptacles**

**should be stored out of sight as soon as possible after trash pick up.** Trash removal day is **Thursday**. Please place your trash in closed containers at curbside or in paved alleyways on the morning of pick up **no later than 7:00 a.m.** Please remove trash containers by the end of the day and store them out of sight.

## **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.

Avoid parking on the street at any time to increase visibility for drivers and safety for children, joggers, cyclists and other pedestrians.

Do not park on sidewalks or parkway landscape strips at any time, even partially. Vehicles parked on sidewalks present a safety hazard for children and an inconvenience for walkers.

## **Other Tips and Reminders**

Permanent basketball goals should be permanently affixed adjacent to the driveway and never on sidewalks, streets, in cul-de-sacs, or facing onto these areas. *Portable basketball goals are not permitted.*

The association schedules one or more neighborhood-wide garage sales each year. Members are asked to avoid having individual garage or yard sales.

## **Covenant Enforcement Procedure**

A copy of the Enforcement Policy can be found online at [www.paramount-idaho.com](http://www.paramount-idaho.com).

**Background.** Covenant enforcement is an essential part of association management and an implied, if not directly stated, requirement of covenants. The restrictions that have been set for the Paramount Subdivision are designed to preserve the property's value, desirability, and attractiveness, and to ensure a well-integrated, high quality development. Ultimately, covenants can be enforced by action at law, but lawsuits and other legal actions are expensive, time consuming, and the judicial process inherently unpredictable. The following procedure is designed to move the covenant enforcement effort along swiftly while giving a homeowner ample time to respond and react. The essential objective of the process is to engage a homeowner. Ignoring the association when it initiates this procedure quickly becomes a financial and legal burden for an unresponsive homeowner. The costs associated with this procedure will be billed to the homeowner's account, creating the opportunity to file a claim of lien and take other collection actions against the homeowner.

**Step One.** A notice of violation is sent to the homeowner in question referencing the provision violated.

**Step Two.** If the infraction is not corrected and the homeowner has not contacted Management within twenty (20) days, a second notice will be mailed to the homeowner.

**Step Three.** If the homeowner does not respond the Board will review and vote on the next course of action including the possibility of fines. Legal action will be taken if deemed appropriate based on the infraction, homeowner situation, and out of pocket expense to the Association. All legal costs will be billed to the homeowner.

**Key Cards.** After the first violation, key cards can be deactivated until the homeowner contacts Brighton and has taken care of the violation. A second violation can constitute access cards being de-activated for one (1) month, and if a third violation occurs access cards may be deactivated for the remainder of the year.





For your convenience, a property management team is available to assist you. Please send all inquiries or correspondence to [hoa@brightoncorp.com](mailto:hoa@brightoncorp.com).

**Ann Marie Baird, Property Manager**  
**Brighton Corporation**  
(208) 287-0514  
Email: [abaird@brightoncorp.com](mailto:abaird@brightoncorp.com)

Amanda Travers, Accounting  
Brighton Corporation  
(208) 616-1831  
Email: [atravers@brightoncorp.com](mailto:atravers@brightoncorp.com)

Nancy Throngard, Director of Property Management  
Brighton Corporation  
(208) 287-0501  
Email: [nthrongard@brightoncorp.com](mailto:nthrongard@brightoncorp.com)



## Utility Contact Information

### **Sparklight**

8400 Westpark St.  
Boise, ID 83704  
(208) 375-8288

### **Idaho Power Company**

10790 W. Franklin Road  
P.O. Box 70  
Boise, ID 83701  
(208) 388-2323

### **Intermountain Gas**

555 S. Cole Road  
P.O. Box 7608  
Boise, ID 83707  
(208) 377-6805

### **Meridian Post Office**

1200 E. First  
Meridian, ID 83642  
(800) 275-8777

### **Meridian Sanitary Department**

(Trash, Sewer and Water hook-up)

33 East Idaho  
Meridian, ID 83642  
(208) 888-5242

Trash Day: **Thursday by 7:00 a.m.**

### **Century Link**

(855) 712-5860



## **School Information**

School information can change, please contact the school district for current information.

### **West Ada School District**

1303 E. Central Dr. Meridian, ID 83642

(208) 855-4500

[www.westada.org/](http://www.westada.org/)

### **Paramount Elementary**

550 W. Producer Drive, Meridian, ID 83646

(208) 350-4120

### **Heritage Middle School**

4990 N. Meridian Road, Meridian, ID 83646

(208) 350-4130

### **Rocky Mountain High School**

5450 N. Linder Road, Meridian, ID 83646

(208) 350-4340



## **Other Helpful Numbers**

### **Meridian Chamber of Commerce**

215 E. Franklin Road  
Meridian, ID 83642  
(208) 888-2817

### **Meridian City Hall**

33 E. Broadway Ave.  
Meridian, ID 83642  
(208) 888-4433

### **Idaho Motor Vehicles**

1769 N. Lakes Pl., Ste. 100  
Meridian, ID 83642  
(208) 577-4700

### **Meridian Police Department**

Emergency Calls Only 911  
Non-Emergency Calls (208) 888-6678

### **Meridian Fire Department**

540 E. Franklin Road  
Meridian, ID 83642  
Emergency Calls Only 911  
Non-Emergency Calls (208) 888-1234

### **St. Lukes Meridian Medical Center**

520 S. Eagle Road  
Meridian, ID 83642  
(208) 706-5000

### **St. Alphonsus Medical Center**

1055 N. Curtis Rd.  
Boise, ID 83706  
(208) 367-2121