

**OPERATING RULES HARMON'S PROPERTY OWNER'S ASSOCIATION,  
HARMON'S FIRST, SECOND, AND THIRD ADDITIONS**

(Revision June 18, 2024)

Under the Covenants, Conditions, and Restrictions for the development, HPOA is Responsible for the Water System & Wells, Paved Roads inside the neighborhood, plus the Beach and Docks.

**Beach and Docks**

1. HPOA beach, docks, and boat slips, are private Association property for the use of property owner and their personal guests. Because HPOA is not insured as a public marina, personal guests are allowed only when the HPOA owner/member or their immediate family is present on the beach or docks. (Immediate family is defined as grandparents, brothers, sisters, parents, children, and grandchildren over 18 years old. It does not include uncles/aunts, cousins, or renters such as VRBO/Air BnB customers and long-term renters.)
2. Property owners/members may not rent, lease, loan, or barter the use of their boat slip. Each owner's assigned boat slips may only be "rented" to other HPOA property owners/members through the HPOA rental slip process. Annual rental rates to be set from time to time by the HPOA Board.
3. If a member does not use their assigned slip, they can give the temporary use of the slip only to another HPOA member. The use must be registered with the HPOA Board of Directors via email at [harmonssaddition@gmail.com](mailto:harmonssaddition@gmail.com).
4. Depending on availability, temporary moorage for member's guest boats is available for daily rental for up to 4 nights. The initial rate is \$20 per night to be periodically adjusted by the Board of Directors. Contact any board member for permission and availability.
5. No vessel mooring outside the assigned slips or guest slips is allowed.
6. Limited parking for the HPOA common beach is generally available on the Conkling Park Drive /Worley Highway District right-of-way. Park diagonal. Car pool as much as possible especially on busy weekends and holidays. Use of ATVs, golf carts and motorcycles is highly encouraged to conserve space and make room for as many others as possible.
7. Dogs should be on a leash on the roads, beach, and docks. Clean up after your dog. Please do not deposit doggie waste bags in the porta-potty.
8. Pack out your own trash.
9. Maintain open walkways on the docks, this includes access to the end ladders. End of dock fingers are open for all to use.
10. Leave dock ladders in the water at all times for emergency access. Please take the extra time to wipe off any algae growth. (Ladders are out of the water during winter to avoid ice damage.)

11. No fires, barbecues, grills or hibachis of any kind on the docks or beach.
12. Canoes, kayaks, and/or paddle boats, etc. cannot be stored on the shared dock fingers. A canoe/ kayak area on the far-east or far-west corner of the common beach is available for storage from May 1 through October 15th, for HPOA members. Do not leave these vessels on the beach during the winter or spring runoff months. {The following sentences were added by a membership vote at the annual meeting, May 25, 2024} All watercraft and water toys on the beach must be registered with the HPOA Board within one week of utilizing the beach storage each year. Any objects on the beach as of October 1 of each year must be removed or HPOA will remove them if they still remain on the beach October 15 of each year.
13. Children under ten (10) years old must be accompanied by an adult at all times at the HPOA beach, dock and slips.
14. No lifeguard is on duty at the HPOA beach, docks, and slips; therefore, the use of these premises is done so at your own risk.
15. No wake within 200 feet of the docks. (Kootenai County Code 6.2.104) No skiing off the docks.
16. All boats in slips must display a current vessel registration if required by Idaho law.
17. Dock slip covers should be top only, open sides, 10 ft by 20 ft canopies with white to light tan-colored light-weight tops. Slip covers must be removed during the winter to avoid excess snow weight on the fingers.
18. No part of a boat will overhang the walkway more than one foot at any time nor extend into the waterway beyond the end of the slip more than two feet, including motors. Except that boats moored on the outside of A Dock and C Dock can extend further than 2 feet.
19. Any and all modifications on docks and fingers must be approved in advance in writing by the HPOA Board of Directors.
20. In order to reduce decay of the docks, carpeting is prohibited on or around the slips.
21. Members are allowed one dock box per assigned slip. Dock boxes cannot exceed 39 inches long by 24 inches wide by 29 inches tall and must be placed in the triangular area on the shore side of the members shared finger and may not encroach more than 4 inches into the walkway or finger. Installed boxes that are larger than this at the date of the adoption of these operating rules are grandfathered in. Any replacement boxes must comply with the above dimensions. For members information, The Amazon Lifetime Model 60059 (or it's replacement) has the dimensions noted in these rules. The member's dock box is not required to be this one, just one similar.

### **Dock Electrical System**

1. The HPOA docks, 20 amp. electrical system on the docks is a finite, shared resource. Usage of dock power on a 24-hour, seven day per week basis is not guaranteed.
2. No modification of the electrical system is allowed.
3. Members should use common courtesy with their neighbors in sharing the electrical system.
4. Dock power is intended for intermittent, temporary use of battery charging equipment or tools. The system is not designed, or intended, for use to support boat systems such as refrigerators, heaters, furnaces, inverters, water heaters, etc.
5. Electrical extension cords must be UL approved with factory-sealed ends and arranged to avoid any tripping hazard to dock users.
6. Electrical receptacles are designed to be closed, even when in use, to ensure water resistance.
7. Cords should be routed through the small knockout at the base of the cover. If in doubt on the procedure, please ask an HPOA Board member.
8. Extension cords must not be in the water. Multiple cords to reach your slip are not allowed. If your cord is not long enough, use a longer cord.
9. In the case of any issues with the electrical system (broken receptacles, lights out, breaker trip), please contact the HPOA board.

## **Roads**

1. The paved roads within Harmon's Addition are private roads.
2. Forty-eight (48) hour parking limit of any vehicle, boat, personal watercraft, and trailers on HPOA roads and right of way. Member must be present during this time. Access for fire trucks and other emergency vehicles must be maintained, especially in the cul-de-sacs on High Side. Violating vehicles may be towed.
3. The maximum speed limit on HPOA-owned roads is signed at 20 mph.
4. No excavation, grading, tree removal, or construction is allowed on the HPOA right of way without prior written permission by HPOA Board. The HPOA right-of-way is defined as the asphalt roadway, adjacent gravel shoulder, drainage ditches, and HPOA property adjacent to the owner parcels. All work must be done by an Idaho licensed, bonded and insured contractor.
5. Access to parcels from the HPOA right of way is from the HPOA roadway immediately abutting the front of the parcel. Alternate access to a parcel using HPOA right-of-way adjacent to the nonowners parcel (i.e. a shared approach) requires written permission from HPOA and the affected property owner(s).
6. The access roads from (a) High Side Drive to the HPOA main water storage tank, (b) the access road from Parkside to the HPOA water well facility, and (c) the access road from

Parkside to the HPOA “twin-tank” facility are not open for public travel or general use HPOA owner travel. These access roads are easements across private property to allow for inspection and maintenance of the HPOA water system equipment by HPOA-authorized personnel or vendors.

7. Obey load limits on HPOA roads per Worley Highway District restrictions. Restrictions are posted by the Highway district on the County Roads during the spring thaw/breakup season.

### **Water**

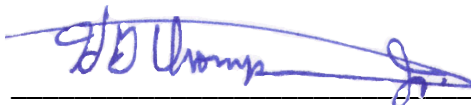
1. Connection to or modification of member connections to the HPOA water system must receive written permission from the HPOA Board before any work is commenced. All work must be done by an Idaho licensed, bonded, and insured contractor.
2. All members will comply with back flow prevention for new and existing sprinkler systems per DEQ. Idaho Rules for Public Drinking Water Systems, Administrative Code IDAPA 58.01.08.06

### **General Rules**

1. Fireworks are prohibited within Harmon’s First, Second and Third Additions. (Kootenai County Code Chapter 5.5.107).
2. Each property owner is to control noxious weeds (thistles, knapweed, etc.) on their lots. (Idaho Code 22-24).
3. Utility locates must be done prior to any excavation. Call \*811 and HPOA prior to digging. There are some power and water lines that are located on member lots via utility easements.

Dated: May 25, 2024

Signed:

 \_\_\_\_\_, Secretary  
Harold G Thompson Jr as Secretary of HPOA