

*Attachment I to By-Laws***Kidd Island Bay Homeowner Association
Dock Policy**

Kidd Island Bay Homeowners Association (KIBHA), formerly known as Kidd Island Bay Tax Number 12664 Cooperative Association, Inc., a nonprofit cooperative association, created to manage recreational land owned by lot owners of Kidd Island Bay and Kidd Island Bay First Addition. This dock policy accompanied by the Master Dock Plan map supercedes all previous KIBHA dock policies. From time to time this Dock Policy may be revised by the Association.

A. Permit Application Process for New Docks.

1. The Idaho Department of Lands (IDL) shall not process a permit application within the Kidd Island Bay Homeowner's Association (KIBHA) lots unless it has been approved by the Association, as verified by a minimum of three Board member signatures. IDL shall refer all KIBHA dock applicants and those referencing County Assessor's Tax No. 12664 to the KIBHA. IDL shall send the dock permit to KIBHA for verification of accuracy and KIBHA will distribute copies of the permit to the dock owners.
2. The Board shall insure that all dock permit applications contain the lot numbers, names, addresses and signatures of all prospective dock owners agreeing to the dock partnership, and a copy of the contractor's bid for construction of the proposed dock.
3. Prior to Board approval of a new dock, the Board will solicit input from lots affected by placement of the new dock in front of and beside their lots.

B. Dock Ownership Rules*

1. Dock applicants must accept residents within the Association who do not have dock space. A minimum of four lots shall be accommodated by each fifty foot (50') dock.
2. Cost of the dock between lot owners must be evenly shared so as to prevent any lot owner from profiting by selling dock space. This holds true for the re-sale of dock space which can only be to other lots within the Association. The Board of Directors must be notified in a timely fashion of a dock space re-sale. Re-sale price of dock space shall be calculated by using the Replacement Cost New Method and follow the procedure as described in Attachment 1 "Dock Valuation Policy" of this Dock Policy.
3. The Association will provide to a prospective dock applicant with a list of lots and their current owners who do not have dock space. For a nominal processing fee, the Association will contact these lots owners to determine their interest in dock space.

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4. Each dock shall have a sign placed on both ends, readable by boating traffic and Association beach users which contains the following information:

Private Dock	
Dock #	_____
Serves Kidd Island Bay lots:	
Lot	_____ First Addition
Lot	_____
Lot	_____ First Addition
Lot	_____

It is the responsibility of the dock owners to correctly sign the dock. The Association will provide and maintain a master dock location map, develop a numbering system for each dock, and notify the dock owners of their number. This number will appear both on the map and dock sign. Maps with the numbering system and associated lots will be provided to interested membership.

*Docks existing at the time of the August 28, 1987 court ruling are exempt from the above dock policies except for the signing requirement.

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