

THE PLUM CREEK CONDOMINIUM ASSOCIATION

GENERAL RULES

DULY ADOPTED BY THE BOARD OF TRUSTEES

On November 20th 2008

This set of rules is established as a basis for a successful community and an enjoyable lifestyle. Community Association living is different than living in a "typical neighborhoods" and allows the enforcement of certain items for the benefit and enjoyment of all the residents. Here at Plum Creek, "common areas and facilities: are shared by all residents and because of the sharing; community rules are not only worthwhile, they are a necessity.

These rules have been established under the authority of The Plum Creek Association Covenants, Conditions & Restrictions (CC&R's), recorded with the Utah County Recorder's Office, to assure the maximum use of the facilities for the benefit of the community as a whole.

The General Rules is only a sampling of the most common rules and restrictions and in no way to be the definitive list. For additional information consult The Plum Creek HOA CC&R's and Bylaws, or you may also contact the Management Company.

I. GENERAL

- A. **EXCESSIVE NOISE:** Noise can be more disturbing to people than most anything else. Therefore, residents are asked to please use "good judgment" when playing stereos, tape recorders, and radios during the day. Also use "good judgment" in regards to pets, children, and entertainment outside or inside your units. **All noise should be significantly toned down after 10:00 on weekday evenings and midnight on weekend evenings.**
- B. **SUPERVISION AND RESPONSIBILITIES:** There is no supervision of the park amenities or common areas. These shall be used at the sole risk and responsibility of the members and the guests, invitees or tenants. **Because it would be unfair for all residents to pay for the damage of any common area or facility made by someone else, each homeowner is personally responsible for any damage made by him/her or his/her family, tenants, guests or pets.** Please report any damage to the Management Company or Board Member. The supervision of all children is the responsibility of the children's parent and/or legal guardian and should not be allowed to roam/play without adult supervision. Please note the signs posted at the common areas and abide by those age limit signs and separate in addition to those general rules.
- C. **MAINTENANCE:** Each Unit Owner shall keep their unit, balcony, breezeways, and parking stalls in a good state of preservation, repair and cleanliness.
- D. **LANDSCAPING:** An attractive and well-maintained landscape at Plum Creek is vital. Therefore a long-range landscape plan has been developed. To conform to this plan, any flowers, trees, shrubs, special vegetation, rocks, bark, etc. you wish to plant or place around your building or home must have the prior approval of the Board of Trustees. If planting begins without prior consent, unauthorized plants may be disposed of and/or a fine may be assessed. Please be kind and courteous of the grass and use sidewalks when possible especially areas in front of owners homes. Excessive abuse of the landscaping, including grassed areas could result in a fine.
- E. **SIGNS/DISPLAYS:** Signs of any kind are not allowed to be posted on any common area, including balconies, parks and/or any common area. No signs of any kind are allowed to be displayed to the public view unless approved by the board. Unauthorized items shall be removed at the owner's expense without notice. One "For Sale" or "For Rent" sign per unit is allowed inside a unit window only and the sign cannot be any larger than 18" X 24".

F. UNSIGHTLY ARTICLES:

- 1) Balconies, breezeways, and parking stalls are NOT to be used for general storage.
- 2) Bikes may be stored neatly and properly under the balcony, but not hung over the railing. You may also use under the stairs on the main floor to neatly store bikes.
- 3) Only Propane BBQ's are allowed. Wood, briquette, deep fat fryers or any others that might be of higher risk of damage to the property are not allowed.
- 4) Personal items such as Planters and bird feeders are allowed on the balconies within reason and at the sole discretion of the Board to request removal of any personal item for any reason.
- 5) Holiday decorations are allowed as long as they are hung with non-penetrating hooks, twist ties, or suction cups, etc. and taken down within three weeks after the holiday has passed.
- 6) Hanging of any other items such as: laundry, clothing, rugs, signs, blinds, awnings, canopies, shutters, window guards/light reflective materials, radios or television antennas, and any unattractive or offensive articles is not allowed.
- 7) Any bikes, toys, strollers, etc. left in any and all common areas will be confiscated by the management company and stored, in many cases with no prior notice given. Storage areas underneath the stairways are for bicycles and strollers only. If there is no room left under the stairs then you must take your bike or stroller and store it on your own personal balcony. To retrieve any item confiscated unit owners will need to sign a release and/or pay a fine. First time offenders with sign a release and multiple time offenders with be fined.

G. ANTENNAS: Satellite dishes or antennas for internet or television shall not be installed without prior approval. You may get a list of approved providers from the management company. No cables or wires will be allowed visible on the outside of the units unless professionally installed.

H. SOLICITATION: Solicitors are not permitted in Plum creek. If any Unit Owner is contacted by a solicitor please inform that person that solicitation is not allowed and you would appreciate they leave immediately. This will in most cases be sufficient, but should they continue, please notify the management company with the name and possibly the contact number of the company for additional follow up. No commercial business shall be permitted to operate within Plum Creek.

I. TRASH:

- 1) Refuse, garbage and trash shall be kept at all times in the designated containers within the enclosed structure.
- 2) Trash bins are for exclusive use of the Plum Creek residents only. Any unauthorized use of these trash bins is considered a misdemeanor crime with a \$500 fine. If you witness any unauthorized dumping please report the vehicle description and license plate number to the Sheriff's office and the management company immediately.
- 3) Misuse of the trash bins include trash left outside dumpsters for any reason. Only put items in the dumpster that will completely fit and not stick over the top. Boxes and Furniture must be broken down to take up less space.
- 4) Items not allowed in the dumpsters are: appliances that use Freon, engine oils and coolants, propane tanks, any flammable material and anything considered illegal for dumping.
- 5) Homeowners with their own individual garbage bins. Your garbage can must be returned to your home by the next day after the garbage pickup has occurred. **Garbage cans must be stored in the garage or behind owner's fence, screened from the view of the public. Garbage cans are not allowed on the side or in front of the house.**

J. NEW RESIDENTS: New owners and/or tenants shall contact the management company within thirty (30) days of moving in so that proper accounting procedures and owner/address changes may be made.

K. SPEED LIMITS: All residents must abide by all posted speed limits. Any un-posted road within city limits is automatically 35 mph and residential areas the speed limit is 25 mph.

N. SMOKING:

- 1) Smoking is not allowed on any balcony or patio in any unit in Plum Creek.
- 2) Smoking is not allowed within 25 feet of any Home or Condo
- 3) Proper disposal of cigarette butts in the garbage can is vital to the cleanliness of our community. Any cigarette butts left on the ground will result in a fine as this is considered littering.

L. VEHICLE REPAIRS/PARKING:

- 1) **Any unidentified vehicle, trailer, recreational or unregistered vehicle will be tagged with a 48 hour removal notification before being towed at owner's expense.**
- 2) Due to the limited parking each unit is allowed **TWO parking spots in the parking lot.** Each home owner is assigned **ONE** covered parking spot and is allowed **ONE** uncovered parking spot. In order to enforce this rule ALL vehicles must be registered with the Plum Creek HOA. Registration forms can be picked up at the management company or sent by mail upon request. Registration will include owner and renters name, vehicle make and model and condo unit #. Any unauthorized or unregistered vehicle will be ticketed or towed at owner's expense.
- 3) Each unit has a covered parking stall and is to be kept clean and free of debris. Any stains on asphalt from vehicle leaks are to be cleaned up immediately.
- 4) Family vehicles, which are kept in good repair and driven regularly with proper registration, may be parked in the unit's designated parking spaces. Any recreational vehicles (this includes trucks and campers) may be parked in the stalls for 24 hours while being loaded and unloaded. Any additional time must be cleared with the management company.
- 5) No repairs or maintenance shall be done on any vehicle, other than for emergency repairs.
- 6) No vehicle shall be parked in any manner that impedes access to the buildings or restricts any legal parking place. This includes parking or driving over any landscaped area of the community.
- 7) Trailers, motor homes, graders, trucks (other than pickups used solely for private and non-business use of residents of the lot), boats, campers, wagons, buses, moving pods, and business vehicles are considered unsightly and are not allowed on the property.
- 8) Vehicles may only be parked up to 24 hours on city owned streets. Vehicles may not be parked in round-a-bouts, alley ways, directly in front of mailboxes, or in any manner that would restrict the flow of 2-way traffic. **No parking anytime on the road on Cascade, Glacier and Clearwater roads.**
- 9) It is unlawful to park vehicles, trailers, and other private property on the streets of Eagle Mountain City between the hours of 4:00 a.m. and 4:00 p.m. each day, from November 1st to March 15th whenever two (2) or more inches of snow accumulates on the ground. Vehicles and other private property are subject to towing to allow for snowplows and other snow removal operations.

M. LEASING UNITS:

- 1) **Once a home or unit is purchased it must be owner occupied for a year before renting the unit out is allowed.**
- 2) It is a requirement the management company receives a copy of the one year lease agreement and a letter of recommendation from the last place of occupancy. If the management company finds that these documents have not been received, then the owner may be fined \$500. and/or legal action. **No unit shall be leased for a period of less than one year.** Renters must be approved by the HOA board after reviewing the application and/or interviewing the future tenants.
- 3) Homeowners are responsible to inform renters of all rules and/or changes to the rules.
- 4) No home owner shall be permitted to lease his unit for transient or hotel purposes.
- 5) No owner shall lease less than the entire unit.
- 6) The legal owner takes full responsibility of any and all of their tenant's damages and/or fines. Failure to stay current on monthly assessment will result in indefinite removal of facility usages.
- 7) The City of Eagle Mountain has an ordinance that all homes/units are deemed single family housing and multiple families are not allowed.

O. PET RULES:

- 1) A maximum of **TWO** pets (Dog and a cat, two dogs, etc.) are allowed per unit or home in Plum Creek.
- 2) All pets must be registered with the management company. The registration for your animals will be included on the same registration form as your vehicle.
- 3) Animals kept in any unit shall be properly sheltered and cared for.
- 4) All pets shall be kept on a hand held leash except when in an owners unit.
- 5) No animal or pet of any kind other than common domesticated animals shall be allowed, including but not limited to cats and dogs, which, in the opinion of the Board might be dangerous or makes an unreasonable amount of noise or odor or is a nuisance.
- 6) Pet owners shall be responsible for the pickup and proper disposal of any pet waste. **Any persons witnessed not properly disposing of their pets waste or allowing their pet to urinate on the grass, trees or shrubs will be fined \$200.** Pet owners are fully responsible for personal injuries and/or property damage caused by their pet(s) which include damage to buildings and grass (landscaping). Repair and maintenance of damaged grass from dogs urinating is very costly to the HOA.
- 7) Any animal complaints/issues need to be reported by the unit owner/tenant to the local animal control authorities and the management company.

II. ASSOCIATION MEMBERSHIP, ASSESSMENT AND COLLECTIONS

ASSESSMENTS: Assessments are collected from all members to fund the following:

- 1) Maintenance and repair of all common ground
- 2) Administration fees
- 3) Enforcement
- 4) Insurance
- 5) Legal expenses
- 6) Reserve funding
- 7) Improvements

Assessments are due in advance every month on the 1st and become late 10 days after the due date. Monthly Assessments are the responsibility of the Homeowner and not the renter. These assessments are reoccurring expenses and no monthly invoice is sent or mailed. Payment booklets are available from the management office upon request. Should any account become past due you will be given a 5-6 week notice before being sent to an attorney for collections and a lien will be placed on your unit or home. If you are having trouble making your monthly payments for any reason please contact the management company as soon as possible before you just stop making your payments.

The Plum Creek HOA Board members are not paid for their services and work on a volunteer basis only.

III. COMPLAINTS

In order to promote a harmonious community and provide a peaceful and quite environment for all homeowner's and residents, we hope any conflicts between neighbors will be handled in a neighborly fashion, between neighbors. When that's not possible, please contact the management company, and when necessary the Sheriff's department.

When violations occur, please document it, and report them to the management company. When reporting a violation, be prepared to describe in detail the violation, dates, times, and your name and contact information that you have accumulated. Pictures of the violation or violators are also very helpful for evidence of the violation being broken. Violations reported to the management company will be kept confidential, when requested.

IV. FINES, EXCEPTIONS AND APPEALS PROCESS

- A. **FINES:** Fines imposed for any violation will follow these general guidelines, unless specified differently in the items above. Fines will be imposed to both the owner and the renter if applicable.

FIRST NOTICE – Shall be a letter sent from the management company advising the owner and/or resident of the violation. This notice will provide owners and/or residents five business days to resolve the problem, to not have any more occurrences, or to contact the office before receiving additional notices and a fine.

SECOND NOTICE – If no contact has been made to the management company or the violation was not corrected, the owner and/or resident will receive a \$100 fine and five business days to correct the violation and/or to contact the management company.

THIRD NOTICE – If no contact has been made to the management company or the violation was not corrected within five business days then the owner and/or resident shall receive a \$200 fine until the violation is corrected.

FINAL ACTION – If the violation has not been corrected within 14 days of the third notice or until the next Board meeting then the Board will instruct the management company to fix/resolve the violation or to turn it over to the attorney for a court order injunction.

Pursuant to the CC&R's the Board reserves the right to collect any unpaid fines as an unpaid assessment, including the filing for foreclosure of a lien, and to seek all costs, expenses and attorney fees from the offending Owner(s)/Resident(s).

- B. **EXCEPTIONS:** Exceptions may be made to the rules and/or fines for violations; however, all requests must be submitted in writing to the Board who will then decide on any specific exceptions and/or removal of fines.
- C. **APPEALS PROCESS:** Owners or Residents of Plum Creek may appeal any complaint or fine by submitting in writing a request for a hearing on the matter to the Board of Trustees within five (5) business days of the receipt of notice of complaint or change.
- D. **RULES AND REGULATION CHANGES:** These rules and regulations have been adopted by the Board of Trustees for the protection of each homeowner, resident and guest. Any changes to the rules and regulations may be proposed to the Board of Trustees. Each homeowner will be given written notification of any changes thirty (30) days prior to the change(s) going into effect. Newsletters and notices left at the door of the unit is an acceptable form of delivery and notification.