

Quarry Springs HOA

Rules and Regulations

This document summarizes the provisions of the CC&Rs and the HOA bylaws that are relevant to the residential use of the Units in the Project.

Residential Rules

1. **Single-Family Occupancy:** The use of each residential Unit is for single-family occupancy only, with a maximum occupancy of 8 individuals. However, an Owner may conduct in-home business activities from the Unit, provided that the business activities do not involve customer/client visits or disturb or cause nuisance to the neighbors.
2. **Maintenance and Storage:** The Association is responsible for maintenance of all exterior areas of the building and all common areas (parking, etc.). Owners/Tenants are responsible for the interior of their Units (including electrical, heating, cooling, plumbing, etc.). Owners are required to keep their interior and exterior of their units in a clean, sanitary and attractive manner. Unsightly items cannot be stored on the premises which includes trash or compost piles, building materials, storage containers, fencing, etc. Brightly colored tarps or plastics cannot be used to cover wood piles or other storage at anytime. External laundry drying is prohibited.
3. **Nuisance:** No illegal, annoying, or hazardous activities may be carried on within a Unit. Any activity that interferes with another Owner's quiet enjoyment of a Unit may be prohibited.
4. **Snow Removal:** Owners are responsible for all snow removal of the patios, decks, driveways and the sidewalks adjacent to their units. All snow must be removed within 24 hours after the snow has ceased falling.
5. **Parking:** No vehicle shall be parked on any lawn, courtyard, roadway or sidewalk. For purposes of this regulation, the term "vehicles" includes cars, trucks and vans of all sizes, motorcycles, motorbikes, mopeds, mini-bikes, motor scooters, all-terrain vehicles, off-road vehicles, motor homes, recreational vehicles, trailers, travel trailers, tent trailers, camper shells, detached campers, boats, boat trailers, mobile homes, or other similar machinery or equipment, whether motorized or not, whether wheeled or not, and whether or not in operating condition. No vehicle repairs or maintenance may be performed on the property except within a fully enclosed garage. No storage of any kind is allowed in the driveways. Only registered and operating vehicles can be parked in the driveways. Only short term construction vehicles can be parked in the driveway with the purpose daily construction use of the unit. Recreational vehicles, including boats, campers, mobile homes, etc can be parked in the driveways or roadways for a maximum of 12 hours for the purposes of loading and unloading. Visitors may park on the roadways. No overnight parking of any kind is allowed. ANY DEVIATION FROM THESE RULES WILL RESULT IN THE VEHICLE BEING TOWED, AT OWNER EXPENSE WITHOUT NOTICE.
6. **Security:** Security is the responsibility of each Owner/Tenant.

7. **External Fixtures/Energy Conservation Equipment/Satellites:** Nothing (including antennae, flagpoles, satellite dishes, clotheslines, awnings, balcony enclosures/shades/screens, signs, etc.) may be installed on the exterior of the building (including balconies) with the exception of one local television antennae per unit and no more than two (2) satellite dishes that are no more than 24" in diameter or less.
8. **Garbage/Trash:** It is the responsibility of the Owner/Tenant to maintain the property in a neat and clean manner. All garbage placed in the dumpsters must be bagged. No garbage may be stored outside the unit at any time.
9. **Window Covers:** Each unit shall have tasteful window covers of curtains, drapes, shades or blinds. Windows may not be covered by paint, foil, paper, sheets, etc.
10. **Signs:** No signs of any kind may be displayed on the unit with the exception of a temporary sign no more than 4 square feet used for the purpose of informing that the unit is for sale or for lease. No commercial signs, political or advertising signage allowed at anytime.
11. **Pets:** Only two generally recognized house or yard pets may be maintained in any Unit and then only if the Owner/Tenant keeps and raises the animals solely as domestic pets and not for commercial purposes. No animals that are known to be aggressive or dangerous (including without limitation poisonous reptiles) may be maintained in any Unit. All pets must be kept on a leash at all times when outside of a Unit. No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement (including, without limitation, electric dog fences) of any animal may be maintained unless otherwise approved by the Management Committee. The Management Committee shall have the right to adopt additional limitations, rules and regulations regarding pets within the Project.
12. **Clubhouse & Common Areas:** The use of the clubhouse, facilities, including the pool are limited to Owners and their guests.
13. **Decks:** Decks are to be maintained in a neat and orderly manner, and are not to be used for storage purposes. Items on decks, with the exception of umbrellas, may extend to a height no greater than that of the railing. All patio furniture and umbrellas must be of earth tone colors. No character umbrellas are permitted. Owners are responsible for snow removal on the decks. Owners are responsible and liable for the actions and safety of anyone using the Owner's deck.
14. **Light bulbs:** Owners are responsible for changing the exterior light bulbs for their individual Units. Light bulbs must be LED bulbs with warm/soft white color (2700K) and at least 800 lumens of light output. Below is a web link for the approved bulb type.
<http://www.homedepot.com/p/Philips-60W-Equivalent-Soft-White-A19-LED-Light-Bulb-2-Pack-455576/205815532>
15. **Firepits & Fire Hazards:** No firepits are permitted on the decks or close to any Building. Owners may not do, or permit to be done, anything in or about any Building that will in any way increase the rate of fire or other insurance on the Building.

Owners may not bring or keep any item in or near any Building that might increase the possibility of fire or other casualty.

16. **Architectural Control:** No changes whatsoever may be made to the exterior of any Unit (including doors and windows) without written prior permission from the Management Committee. No interior structural changes (such as, without limitation, removing, moving, or altering walls, doorways, etc.) may be made without prior written authorization from the Management Committee. Owner is to submit an Architectural Review Form along with a \$100.00 non-refundable fee to the Management Committee *and* receive full approval from the Management Committee prior to commencement of any work.
17. **Pre-Approved Architectural Modifications:** As per section V.4, owners have permission to install board approved white vinyl privacy fencing to surround the perimeter of the Limited Common Area around the rear of the unit. Install a hot tub on the concrete patio adjacent to their unit. For units 24A, 24B, 25A and 25B install raised decks in accordance with the Master Deck plan. The owner must receive written approval for these modifications from the Management Committee before commencement of any work. No fee shall incurred for these modifications.
18. **Owner's Liability:** Each Owner shall be responsible to the Association for damages made to the Common Areas and Facilities by the Owner and the Owner's family, guests, invitees, hired agents, and tenants.
19. **Property Lease/Rental/Sale:** A lease/rental may not be for a time period of less than three (3) days, and shall be subject to all provisions of the document **Rental Rules and Procedures**, including those that require tenants to be fully informed as to the Association's **Rules and Regulations**. The Owner shall be responsible for the Tenant's compliance with the Rules and Regulations, and shall be liable for any non-compliance. Within 7 days of the closing of the sale of a Unit, the seller shall notify the Common Area Manager in writing of the name and address of the buyer and the date of transfer.
20. **Insurance:** As required by Utah HOA Law and the Quarry Springs CC&Rs, when there is a loss covered by insurance, Owners are responsible for the HOA deductible associated with damage to the Owner's Unit. All homeowners are advised to secure an HO6 policy with their individual insurance agent to cover this cost. The HOA does not provide for personal property coverage.
21. **Disregard of Rules & Fine Schedule:** An Owner may be assessed for violation of rules, including violations by an Owner's Tenant. The fine schedule is described below:
 - 1st Violation - Written Notice, including the deadline by which the Owner is required to cure the violation
 - 2nd Violation within one year of written notice - \$50 Fine due in 10 days
 - 3rd Violation within one year of 2nd violation - \$100 Fine due in 10 days
 - 4th Violation within one year of 3rd violation - \$200 Fine due in 10 daysContinuing violation – up to \$500 at the discretion of the Management Committee.

Fines unpaid for 30 days or more after written notice will accrue late fees and interest at the rate applicable to unpaid Assessments.

22. **Deviations:** Any deviations to any rules defined in the CC&Rs, the Bylaws or these Rules must be formally requested *by the Owner*, in advance, in writing, to the Management Committee.
23. **Quiet Hours:** Weekday quiet hours are defined as 10:00 PM to 6:00 AM. Weekend quiet hours are defined as 12:00 AM to 6:00 AM.
24. **Conflict Resolution:** If a dispute arises between neighbors, the residents should take the following escalation steps: 1) Attempt to resolve the issue privately, neighbor to neighbor. 2) Involve the Board in writing if unsuccessful. The Board and Property Management Company will attempt to mediate the situation. 3) If parties ignore the solution, a fine may be assessed to the offending party in accordance with these Rules and Regulations.