COPPER CREEK CONDOMINIUM
Amended Rental Rule and Regulations
July 2022

These Rules and Regulations are adopted pursuant to *Section 10.2* and *10.2.1*. of the Declaration.

1. All the covenants, conditions and restrictions set forth in the Amended and the Restated Declaration of the Copper Creek HOA shall apply.

2. Owners who elect to rent their Unit shall first notify the Management Office of their intent to do so. Owners who do not first contact management before renting will be fined $250.00.

3. No Unit may be occupied by more than a single family as that term is defined by Magna city ordinance. Only the entire unit can be rented. Absolutely NO individual room rentals.

4. No Unit may be occupied by more than three (3) unrelated adult people.

5. No resident may create or maintain a nuisance; that is, bother, annoy or disturb another resident or interfere with his or her right to the quiet and peaceful enjoyment of the premises. Quiet time hours 10:00 pm until 7:00 am.

6. Prior to the tenant taking occupancy of a Unit, the Owner shall deliver to the property manager a copy of the executed Rental Agreement which includes language placing the renter under obligation to observe the covenants of the community.

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Any Landlord's renter moving into a unit prior to delivering a copy of the executed lease agreement to the manager will be subject to a $250.00 fine. This rule also applies to any landlord who has a current occupant in the rental unit prior to receiving the amended rental rule.

7. It is understood that any violation of the governing documents or rules by the tenant; is also a violation by the homeowner and the homeowner will be issued the appropriate warning and/or fine as necessary.

8. It is the responsibility of Owners who have tenants to properly educate those tenants about and provide them with copies of the governing documents, including the rules and regulations that Owners as well as tenants are required to follow.