

CRIMSON COURT INFORMATION PACKET

Welcome to Crimson Court Townhomes a planned residential unit development (PRUD). Townhome living can be an adjustment for many because of the proximity of neighbors and the rules and regulations that follow. Information regarding the rules and regulations and the fines list will be included. All information pertaining to residence living will be sent from the Crimson Court Board of Trustees (hereafter Board) to your leases. As owners, you received a copy of the CCRs when you signed your closing documents.

It is our goal to have a respectful community by following the rules.

Our annual homeowner's meeting is held in November and the board requests each owner attend. Various agenda items will be discussed including, electing new board members, current information regarding the past year's budget, upcoming budget, and planning.

CRIMSON COURT BOARD MEMBERS

<u>NAME</u>	<u>PHONE/EMAIL</u>	<u>POSITION</u>	<u>ADDRESS</u>
Heather Arnell	801-928-9788	President	764 Crimson Court
Jill Brown	801-529-7865	Secretary	782 Crimson Court
Brent Chambers	801-389-5008	Treasurer	Non-Resident owner

Crimson Court Board Email: crimsoncourthoa@gmail.com

CRIMSON COURT RULES AND REGULATIONS

1. **TOWNHOME HOA FEES:** The fees cover our grounds, exterior building maintenance, and snow removal. The fee is due on the first of each month. A late fee of \$25.00 will be charged if payment is 30 days late. Any payments over 60 days past due will be subject to collection. Please make your payment payable to Crimson Court HOA and mail the payment to Utah Management, PO Box 1483, Ogden UT, 84402. Include your house number on the payment.

2. Owners need to inform the Board, in writing of their intention to rent or sell their unit. This needs to be done prior to putting the unit up for sale or rent. Prior to renting your unit, permission is required from the board. The total number of units in the Association to be rented are six (6).

3. The CCRs require that each owner provide the Board with a copy of your deed of trust. If you have any questions, please send an email to the Board at crimsoncourthoa@gmail.com.

4. Townhome owners who rent their townhome units will be responsible for the actions of their renters. To maintain the grounds and landscaping we request all residents respect all common property by keeping the flowers, plants, and trees free from damage. Any negligence on the resident's or resident's guest will be responsible for the cost of replacing the property.

5. The Board assumes no liability for loss or damage to articles on patios, driveways, or porches.

6. No shades, awnings, tarps, ventilators, fans, or air conditioning devices can be attached or hung from any windows or building roofs.

7. **ANIMAL CONTROL:** All animal feces need to be cleaned up after your dog. Refer to Kaysville City Codes regarding animals. Any animal concerns/issue need to be referred to the Davis County Animal Services at 801-444-2200.

8. **GENERAL PARKING:** Invite visitors and family members to park in your driveway or on the street in such a manner so they do not block anyone's driveway access. Parking in the cul-de-sac needs to be perpendicular to the curb to allow more vehicles access to the limited parking space.

- a. All vehicles must be in good street operating condition. Unused vehicles, vehicles with expired license plates, or unregistered vehicles cannot be parked in any driveway or on the street without written permission of the Board.
- b. Parking for large commercial vehicles, ATVs, motor scooters, snowmobiles, trailers, etc., is not allowed in the driveways or on the streets. The only exception is for tenants moving in or out or for delivery trucks.
- c. Do not park any vehicles in front of the mailboxes or fire hydrants.
- d. Kaysville City ordinance prohibits any vehicle (including cars, trailers, boats, etc.) to be parked on any street between midnight and 6:00 a.m. from November 1st and the last day of February of every year. Crimson Court is a private street but we encourage each tenant to abide by the City's ordinance so our snow removal crews can keep our street plowed. If snow is expected, please remove your cars from the street. Repeated violation of this ordinance may result in fines.
- e. Due to the lack of adequate overflow parking on Crimson Court, there is a three (3) vehicle limit for permanent residents of each unit.

9. **SNOW REMOVAL:** Crimson Court has contracted with a vendor to have the streets, driveways, and sidewalks cleared of snow when we experience storms with more than 2" of snow. The snow removal crews are contracted by other associations and commercial businesses and they remove the snow as quickly as they are able.

- a. Please feel free to shovel your own driveway and sidewalk if needed and to use non-corrosive ice melt products on the concrete. PLEASE do not use ice melt products containing salt and other corrosive ingredients on the sidewalks or driveways. These products can pit the concrete and may necessitate costly repairs. Any repairs caused by damage with repeated use of these corrosive products may be charged to the homeowner.
- b. The snow removal crews will salt the street and the concrete areas. The crews will come to Crimson Court as soon as they are available after a snowfall.

10. **GARBAGE PICK-UP:** Garbage day is every Monday. The waste management company will guarantee pick-up if the garbage can is at the curb on Crimson Court. Please leave 6' between cans so the truck's arms can grab the can. Please remove your garbage can from the street by Monday evening. It is the

responsibility of the owner/renter to dispose of large items that will not fit into the cans by hauling these items away.

11. The speed limit for our complex is 10 mph.

12. No sidewalks or driveways or any other portions of the common areas shall be decorated by any owner/renter in any manner, without prior consent of the Board. Holiday decorations are exempt.

13. Bicycles, scooters, baby carriages, strollers, similar vehicles, or other personal articles cannot block sidewalks, driveways, roadways, or the common areas. Any items left in the common areas are subject to removal by the Board.

14. No one shall make or permit any loud noises that will disturb the peace of the occupants of the buildings, nor permit anything that will interfere with the rights, comfort, or convenience of other residents. Loud music, loud TV, parties, or other types of disruptive behavior may result in law enforcement being called.

15. Residents are reminded that outside activities should end by 10:00 PM to respect the peace and quiet of those who need to arise early in the morning for work, etc.

16. Each occupant shall keep their unit, patio, front porch, and driveway areas in a good state of cleanliness, preservation, and organization. The driveways need to be kept clean of oil stains and debris.

17. No littering is allowed. Discard all cigarette/cigar butts in the trash bin. All litter needs to be picked up and disposed of in your own garbage cans. Repeated violation of this rule may result in fines.

18. Insurance liability prohibits owners from using the buildings, patios, or garages with any flammable oils or fluids deemed extra hazardous to life, limb, or property.

19. No one may paint, decorate, make alterations to, or construct anything on the exterior of the buildings or any of the common areas without the written permission of the Board.

- a. Contact the board for questions about installing storm doors, privacy fences, permanent awnings, or replacement windows, etc.

20. **LIGHTING SECURITY:** It is the owner's responsibility to maintain all exterior lighting for their units. This is a security precaution to protect our property and maintain uniformity.

- a. If your light sensor is not working, it needs to be replaced to maintain security.
- b. All burned out light bulbs need to be replaced immediately.