

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 close proximity of neighbors and the rules and regulations that follow. Included in this packet is information that will help you as a neighbor and townhome owner. Please review the rules and regulations and the fines list and be familiar with them. It is your responsibility to pass all information pertaining to residence living that you receive 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. Please be sure to review them and be familiar with your rights and responsibilities.

It is imperative that we are courteous to each other and adhere to the rules, as well as Kaysville City laws. We want to make this a nice community for all residents.

Our annual owner's meeting is held in November and each owner should make attendance a priority. This is the time to elect new board members and to receive information regarding the new year's budget and planning.

CRIMSON COURT BOARD MEMBERS

<u>NAME</u>	<u>PHONE/EMAIL</u>	<u>POSITION</u>	<u>ADDRESS</u>
Crimson Court Board Email	<u>crimsoncourthoa@gmail.com</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 RULES AND REGULATIONS

- TOWNHOME HOA FEES:** The fees cover grounds and 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. Be sure to include your house number on the payment.
- Each owner must inform the Board, in writing, their intention to rent or sell their unit prior to putting the unit up for sale or rent and permission must be obtained, in writing, in advance for rentals. The total number of units in the Association that may be rented are six (6).
- 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.
- Townhome owners who rent their townhome units will be responsible for the actions of their renters. In order to maintain our grounds and landscaping please talk to your children and your renters about respecting the common property and not picking or destroying the flowers, plants, and trees that are enjoyed by all. If damage is done to trees, plants or property by any resident or resident's guest, the owner where that person resides or is visiting will be responsible for the cost of replacing the damaged or destroyed property.
- The Board assumes no liability for loss or damage to articles on patios, driveways or porches.
- No shades, awnings, tarps, ventilators, fans or air conditioning devices can be attached or hung from any windows or building roofs.
- ANIMAL CONTROL:** We need to respect others in the neighborhood so it is imperative that you clean up after your dogs. Please be considerate of your neighbors and the landscaping crews. Please carry a bag with you at all times when you are outside with your dogs and immediately clean up after them. **While in the common areas, animals must be on a leash and under the control of the person(s) to whom they belong. They should not be left unattended.**

- a. Please report any dogs not on a leash or feces not being picked up to the Board or Utah Management. Give the description of the dog and the owner's name and unit address, if you know it.
 - b. Call Davis County Animal Services at 801-444-2200 for barking, aggressive or dogs off a leash.
 - c. All animal bites must be reported to Davis County Animal Control.
 - d. Failure to abide by these rules will result in fines and if the problems are not resolved the pet owner will be asked to remove the pet from the property.
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. If you park in the cul-de-sac please park 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. This violation may result in a warning letter and then towed at the owner's expense.
 - 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. Please talk to your children about safety in the common areas and please instruct them not to ride their bikes, scooters or skateboards on the driveways in front of individual units without first getting permission from the unit's owner. We do not want any accidental damage to vehicles parked in the driveways.
12. 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.
13. No one shall make or permit any loud noises that will disturb 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 will not be tolerated at Crimson Court. When incidents continually arise, law enforcement will be called.
14. Residents are reminded that outside activities should end by 10:00 PM in order to respect the peace and quiet of those who need to arise early in the morning for work, etc.

15. Each occupant shall keep their unit, patio and 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 other items and debris.
16. No littering is allowed or the throwing of cigarette or cigar butts on the grounds. All litter needs to be picked up and disposed of in your own garbage cans. Please do not allow trash and litter to be left in any areas of the complex. Repeated violation of this rule may result in fines.
17. Insurance liability prohibits owners from using in buildings, on patios or in garages any flammable oils or fluids deemed extra hazardous to life, limb or property.
18. 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. Please contact the Board with any questions about installing storm doors, privacy fences, permanent awnings in the patio area or replacing windows, etc.
19. **LIGHTING SECURITY:** It is the owner's responsibility to maintain all exterior lighting for their units. Because we do not have street lights on Crimson Court, it is important that all garage lighting fixtures are in good operating condition at all times. This is a security precaution to protect our property and the maintain uniformity.
 - a. If your light sensor is not working it needs to be replaced as soon as possible in order to maintain security.
 - b. All burned out light bulbs need to be replaced immediately.

PLEASE COMPLETE THE INFORMATION SHEET BELOW AND RETURN IT TO JILL BROWN AT 782 CRIMSON COURT. YOU CAN PUT IT UNDER THE FRONT DOOR MAT. IF YOUR INFORMATION CHANGES, PLEASE UPDATE IT FOR THE BOARD.

EMERGENCY INFORMATION (Please print)

Address: _____

Owner's Name: _____ Home Phone: _____

Cell Phone: _____ Email: _____

Owner's Name: _____ Home Phone: _____

Cell Phone: _____ Email: _____

RENTER INFORMATION

Renter's Name: _____ Phone: _____

Email Address: _____

Renter's Name: _____ Phone: _____

Email Address: _____

NAMES AND RELATIONSHIPS OF OTHER PEOPLE LIVING IN UNIT:

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Automobiles (make, model, license, color) _____

Dogs (breed, color, gender, name) _____

NAMES AND PHONE NUMBERS of relatives, friends or neighbors, who can be called in case of injury, fire, flooding, etc.

NAME AND PHONE NUMBER of someone who has a key to your unit in case of an emergency:

Owner/Renter's Signature: _____ Date: _____

Owner/Renter's Signature: _____ Date: _____

_____ Initial (I(we) have read and understand the move in packet information and rules and regulations)