

Appendix I

ASSOCIATION RULES AND REGULATIONS (RRs)

Of the

Eagle Crest Single Family Homes Association (ECSFHA)

Note: These Rules and Regulations (RRs) are authorized by Article VI, Section 6.3 of the CCRs. Each heading lists the section of the CCRs related to the topic.

Owner/Association Landscape (See CCRs 7.1.a-f; 8.3.q.)

The Landscape Area as maintained by the Association extends from the foundation of each home, through the lawn area of each lot, and through the common areas (inclusive of fenced in Lot areas), with the following exceptions:

- A. Individual Owners/Members may plant flowers and shrubs in the flowerbeds within three (3) feet of the foundations of their home, as approved by the Architectural Control Committee (ACC). Planting in any other area (e.g. bordered planting beds), inclusive of fenced-in Lots, is allowed only with permission of the ACC. Members planting such an area(s) assume the responsibility to maintain the plantings in a presentable manner, including the control of weeds, pruning bushes and shrubs, the removal of dead flowers and plants at the end of the growing season, etc.
- B. Maintenance of trees or shrubs planted by Lot Owners (or previous Lot Owners) outside of the three foot foundation planting area shall also be the responsibility of the individual Lot Owner. The planting (or removal) of such trees or shrubs must be approved by the ACC.

- C. Owners with fences must open gates upon request of the Board or City Officials, and/or leave gates unlocked on dates of yard care as coordinated by the Management Agent.
- D. There shall be no parking of vehicles in landscaped areas including Common Areas. Damage to landscape, sprinklers, and/or property caused by such parking may result in fines and/or costs of repair.
- E. Owners shall not tamper with or change the individual sprinklers as programmed by the professional yard care company. If there are irrigation/watering concerns contact the Management Agent. The Board will work with the Yard Care Company to resolve such concerns.

Garage Sales (See CCRs 8.4)

- A. Garage sales for Owners living on 425 East are prohibited due to no parking on the private street.
- B. Garage sales are limited one per Owner per year on 400 East and 500 East.

Pets (See CCRs 8.6)

- A. ECSFHA Members are to be in compliance with all Brigham City Pet Ordinances, see <http://brighamcity.utah.gov/brigham-city-animal-control.htm>
- B. A maximum of two (2) cats and two (2) dogs per household are allowed.
- C. Owners and/or their guests must not allow pets to run loose upon other Owners yards at any time. Dogs must be kept within an enclosure or on a leash being held by a person capable of controlling the animal. Pet enclosures are subject to the approval of the ACC. Unattended animals may be removed to a shelter.
- D. Owners are liable to others for damage caused by their pets or the pets of their guests. If a pet damages or destroys the property of another Owner, the Owner responsible for the pet may be fined and/or be required to repair or replace to the satisfaction of the injured Owner the damaged property.

- E. No Owner shall cause, allow, permit or harbor any dog that habitually barks or cries, creating a noise disturbance to other Owners. A noise disturbance from a barking dog may be defined as that created by a dog barking continuously for thirty (30) minutes or intermittently for sixty (60) minutes or more.
- F. If barking or other noise from a pet disturbing other Owners is not stopped after a warning by the Management Agent and the Board of Directors, the pet owner may be required to remove the pet from the ECSFHA and/or fines may be levied.
- G. Owners of pets shall at all times collect any and all pet waste on their Lot (or Lot of other Owners if pet "escapes"). Owners who opt for full-service yard care must understand that yard care personnel will not mow yards littered with pet waste. Should an Owner's yard not get mowed due to pet waste there will not be any remuneration for lost services and Owner may be fined for an unsightly yard area.

Trash Containers and Collection (See CCRs 8.14)

- A. Many Owners keep garbage cans within the garage. If this is not feasible please consider other options to put garbage cans in the least visible location possible. Lattice enclosures are an option; contact the management agent to access Board and/or ACC help for design and material. Owners who live on 400 East are asked to remember that their backyards face neighbors on 425 East.
- B. Garbage cans should not be put to the curb sooner than 24 hours before regular collection and should be removed from the curb within 24 hours after collection.

Owner Responsibility (See CCRs 6.1)

- A. Owners are responsible for their actions and the actions of their children, tenants, guests and pets. Owners shall bear the cost of repairing any damage done to the common area or facilities caused by them, their children, tenants, guests or pets. Any damage to underground pipes or electrical wiring caused by an Owner is the responsibility of the property Owner.

- B. Owners must report any damage of any kind to the Management Agent or Board of Directors as soon as possible so corrective action may be taken.

Noise and Nuisance (See CCRs 8.11)

- A. Between 10:00 PM and 7:00 AM, all noise (horns, yelling, shouting, construction, power yard equipment, etc.) shall be held to a minimum. No noise at any time will be made which may reasonably disturb people in other Living Units.
- B. No construction materials (lumber, masonry, etc.) are to be present or stored on Lots or driveways except for completion of current construction projects approved by the ACC (limit 3 months).

Sale of Property (See CCRs 3.1-4)

- A. When property is formally offered for sale, the following information must be given to the Management Agent through telephone, email, or written notice. Failure to provide this information will result in a fine. (Note: the new Owner is responsible for the transfer fee assessed by the Management Agent):

- Name of Owner and address of property
- Date property was placed on market
- Real Estate Company and Agent name and contact information