

Farmington Crossing Rules and Regulations

Introduction

- The Rules and Regulations are intended as a guide to the conduct and activities of all members, residents, tenant lessees and residents, and their guests, so that everyone living in and using the facilities will enjoy the maximum pleasure without annoyance or interference from others. Farmington Crossing on Spring Creek Pond Homeowners Association falls under the jurisdiction of the City of Farmington and all ordinances and codes apply.
- All owners should contribute to the enforcement of the Rules and Regulations. All complaints will be held confidential and the owners reporting the violations name will not be exposed. All complaints must be in writing and signed by the complainant to be legally enforced.
- Management will then act upon all written complaints when received.

General Information Monthly Assessment

- HOA Payments are due on the first of every month. Monthly dues are considered late after the 10th of every month and are subject to a \$25.00 late fee for all past due amounts.
- Please make checks payable to Farmington Crossing HOA and mail to: PO Box 1483, South Ogden, UT 84403.
- You may also sign up for the homeowner portal at utahmanagement.com.

Violations

Failure to comply with the Community's Legal Governing Documents creates a problem and will result in a Violation:

- First Offense - A written notice explaining the violation will be delivered to the owner and/or resident committing the violation. The owner/and or resident will be given a minimum of 48 hours to bring the violation within compliance.
- Second Offense - A minimum of \$25.00 fine will be assessed to the unit owner, along with any additional expenses necessary to bring the violation within compliance (i.e. Repairs, Towing and Nuisances).
- Third Offense - A minimum of \$50.00 fine will be assessed to the unit owner, along with any additional expenses necessary to bring the violation within compliance.
- Additional Offenses - Fines will then double for each additional offense, but not to exceed \$500.00 per month for the same offense. The HOA reserves the right to apply an immediate fine, to any violation deemed as an immediate and dangerous threat to the members of the community, or community property, not to exceed \$500 per month.
- All fines levied pursuant to this schedule of fines shall be collected pursuant to Utah law and may become a lien against the unit/lot. All homeowners have the right to dispute a fine. If you wish to dispute a fine, you have the right to a hearing before the Community's Board of Directors (or agents). If you wish such a hearing, you must request it IN WRITING within (30) days of the date of the violation notification. You will then be advised of the hearing date, time, and place.

Owners Responsibilities

All mechanical equipment and appliances located within any one home, or any designated device that is designed to serve only that home such as appliances, electrical receptacles and outlets, air conditioning

compressors, furnaces, water heaters, and fixtures. All decorated surfaces of interior walls, floors and ceilings, included but not limited to all paint, wallpaper, wall coverings, screens, windows and window frames, doors and door frames, garage doors and openers, trim, carpeting, tile and linoleum. All pipes, wires, conduits, or other utility lines that serve only one home. Please see the maintenance chat on the community website for further details.

General Rules

Parking

- If your unit has a 1 car garage, you have a marked designated stall near your unit. Any vehicle that does not belong to the unit owner will be towed immediately upon discovery by the HOA or at the request of the unit owner.
- Residents may only park their motor vehicles within their garage, driveway, designated parking stall, or by monthly parking pass in on-street parking areas. Residents may not park in front of their home, behind their garage or motor court. It is NOT a designated parking area!
- Unless a resident has a monthly parking pass, only visitors and guests may park in the designated common area parking (cut-outs and stalls) during overnight hours. • No motor vehicle may be parked or stationed in such a manner to block access to any home, building or parking space.
- Storing vehicles in the common area parking is prohibited.
- Vehicles parked in violation may be immobilized, impounded, and towed WITHOUT ADDITIONAL NOTICE and at the owner's sole expense.
- RVS, Boats and Oversized vehicles prohibited. RVs may load and unload to a maximum of 24 hours.
- NO OVERNIGHT PARKING is allowed in common area parking without a visitor or monthly parking pass. Any car without a parking pass that is parked between the hours of 2:00 am - 5:00 am in any visitor parking spot, will be towed without notice by LOVE TOWING (801) 695-5278. • Shepard Church Dr, Spring Creek Ln, and Shepard Creek Pkwy are Farmington City streets. Refer to the Farmington City code for regulations regarding parking on these streets.

Holiday and Seasonal Decorations and Displays

Owners and residents may temporarily affix Holiday Decorations to the exterior of their units provided that they do not damage or alter the exterior common or limited common elements. No permanent fasteners such as nails or screws may be used on any exterior surface. All exterior decorations may only be installed thirty (30) days prior to and must be removed thirty (30) days after the Holiday event.

Portable Storage Containers

Portable Storage Containers & Moving Containers (etc PODs, Snapmove, shipping containers....) Must be approved by the board to ensure they do not impede traffic or the enjoyment of the residents of the HOA. If approved they will be allowed for no longer than 7 consecutive days. To seek approval use the ARC submission form in the Home Owner Portal. Any Damage incurred by these to community property, including roads, will be the responsibility of the owner.

Monthly Parking Pass

- Residents may rent up to two (2) monthly parking passes. No more than two passes are allowed per unit.
- The monthly fee for the first parking pass is \$25.00. The monthly fee for the second pass is \$50.00.
- To obtain a monthly parking pass, ONLY the unit owner can request. Please contact Utah Management to obtain.

Visitor Parking Pass

- To obtain a 72 visitor temporary parking pass, contact Utah Management - 801-605-3000 or visit: <https://www.utahmanagement.com/farmington-crossing>
- Any guests visiting more than 72 hours up to 3 weeks can be issued an Extended Parking Pass for that time frame, free of charge by contacting management.

Vehicles

- No resident shall repair or restore any vehicle of any kind in, or about the common areas except for emergency repairs, and then only to the extent necessary to enable movement to a proper repair facility.
- Each owner is responsible for any leaking or damage caused by using the common area parking.
- Garage doors shall remain closed except when the garage is in use.
- Driving motor-powered vehicles (minibikes, motorcycles, go-karts, go-peds, cars etc.) on the sidewalks or landscaped areas is prohibited.
- All drivers of motorized vehicles must have a valid driver's license.
- Vehicles must be registered and operational.
- Driving at speeds in excess of 15 mph is prohibited.
- Washing your vehicle on the property is allowed only if cleanup is completed in a timely manner. (Remember to keep the water to a minimum.)

Nuisance

It is the responsibility of each owner and resident to prevent the creation or maintenance of a nuisance in, on or about the project. The following are prohibited:

- Unclean, unhealthy, unsightly, or unkempt condition in or about the home or the common area. • Children should not be left outside unsupervised. Parents are responsible for any damage that they may cause.
- The storage of any item, property or thing that will cause the home or common area to appear to be unclean or untidy or that will be noxious to the senses.
- The storage of any substance, thing or material upon any home or in the common areas that will emit any foul, unpleasant or noxious odors or that will cause any noise or safety, comfort, or serenity of the other residents.
- Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal or diminishes or destroys the enjoyment of the community by other residents. • Too much noise in, on or about any unit or in the common area, especially after 10:00 P.M. and before 7:00 A.M. Too much traffic in, on or about any unit or the common area.

Garbage and Debris

All rubbish, trash, refuse, waste, dust, debris and garbage shall be regularly removed from the home and shall not be allowed to accumulate thereon or to be stored in such a manner that it is visible from the street. All garbage cans must be stored in the garage other than garbage day, which is Thursday.

Trees, Shrubs and Bushes

All property located near driveways, entrances, exits, walkways, paths, and the street shall be maintained by the association. No owner may plant any shrubs, bushes, trees without the written consent of the Management Committee. Owners may not alter or remove any of the existing plants, shrubs, and trees. Flowers are encouraged and may be planted within the planting beds.

Business Use

No commercial trade or business may be conducted in or from any home unless: the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the residence. The business activity does not involve persons coming into the community that do not reside or door to door solicitation.

Satellite Systems

No antennas for satellite dishes shall be erected without written consent from the management committee. Window Coverings- No aluminum foil, newspapers, reflective film coatings, sheets, blankets, or similar materials may be used to cover the exterior windows of any home.

Structural Alterations

No structural alterations to the common areas, units or facilities is allowed without written consent from the Management Committee. This includes attaching anything to the building. No owner shall get on the roof at any time for any reason.

Signage

- Signs need to be a maximum dimension of 18 x 24, located only in the unit flower beds, professionally made and in good condition.
- For Sale and For Rent signs are prohibited outside of the unit. One "For Sale" or one "For Rent" sign may be placed within your window not exceeding 2 feet by 3 feet.

Rentals

Rentals of any kind are not allowed in the community without hardship approval by the Board.

Illegal Rentals

To ensure a stable living environment for all residents, any occupancy that breaks our rental rules is considered an illegal rental. If you're found in violation, you'll receive a written notice outlining the issue in the form of a violation. \$500 monthly fine will automatically be added to your account immediately following notification of the violation. The HOA also reserves the right to pursue further legal action for continued non-compliance.

Snow Removal

Homeowners are responsible for removing snow on their own driveways, front entryways, back patios, and sidewalks in front of their townhomes.

Pets

- There is a maximum of two (2) pets per household.
- All dogs and cats must have current rabies vaccinations.
- Pets may not be tied or tethered in common areas or units.
- County, City and State ordinances require that all animals be given adequate food, water, shelter, and care. This is also enforced by Animal Control. An officer may enter an owner's property to seize an animal when ordinances are being violated.
- It is illegal to allow your animal, for whatever reason, to make noise to the point it disturbs neighbors.
- You are legally responsible to clean up after your pet immediately. You must keep your own property clear of feces at all times. Any damage done to the common area by a pet is the responsibility of the owner.
- Animal bites must be reported to an animal control agency. The cause of the bite will be investigated, and a Health Quarantine is required by the State Health Department. • All aggressive pets that may pose a threat or create an unreasonable risk of harm to the community are not allowed.
- Female dogs in heat shall be confined in your unit that prevents attraction by scent or contact at all times during the cycle.
- Letting pets run loose is a violation of the rules. Your pet must be on a leash at all times. If an individual finds a stray dog or cat, they must contact Animal Services immediately.

Clubhouse Rules

- The Clubhouse Meeting Room hours are between 7:00 A.M. to 10:00 P.M. • The fitness center is open twenty-four hours a day.
- Anyone under the age of 16 may not enter the clubhouse without an adult present. Children using the clubhouse must have adequate supervision by an adult at all times. • The clubhouse and its facilities are for the use of the residents and their invited guests only. • Any group of more than 10 people must reserve the clubhouse. You may submit a reservation at www.treoproperties.com and management will confirm your reservation. • Residents must accompany guests at all times.
- Owners are responsible for any damage caused to the clubhouse or its contents by the said owner of any of his/her family, tenants, or guests. The owner shall pay for such damage. • Persons using the clubhouse will conduct themselves so that their actions will not be offensive to others. Residents will be responsible for the actions of their guests. No animals or smoking are allowed in the clubhouse.

Swimming Pool Rules

- The swimming pool will be open May 15- September 15 weather permitting, 7 days a week. The hours are from 7:00 A.M. to 10:00 P.M. Adult swim hours are as follows:
 - North Pool: Monday & Wednesday 8:00pm - 10:00pm
 - South Pool: Tuesday & Thursday 8:00pm - 10:00pm & Sunday 7:00am - 2:00pm
- Valid community residents must be with guests any time that the guests are using the pool.
- Residents are responsible for the conduct of their guests and compliance with the pool rules.
- NO CHILDREN under the age of 16 are allowed at the pool without an adult present with them at all times.
- There is NO LIFEGUARD on duty. Swimming is at your own risk.

- Regulation swimwear must be used. No cutoff jeans or diapers are allowed in the pool.
- No rafts/large blow up toys are allowed in the pool.
- Please use the shower facilities before entering the pool.
- Residents must provide their own towels.
- Remove bobby pins, clips, band-aids and rubber bands before entering the pool since these items can cause damage to the pool filter system.
- Any person having any apparent skin disease, open wounds, sore or inflamed eyes, cough, cold, nasal or ear discharge or any communicable disease will not be allowed in the pool.
- Battery powered radios may be taken to the pool area as long as they are kept at a low level of sound and do not disturb other residents.
- All parties must help maintain the maximum cleanliness and tidiness in the pool area and restroom facilities.
- Spitting, spouting water or nose blowing in the pool is prohibited.
- If you need to use the restroom - DO NOT USE THE POOL- help us maintain the sanitary specifications of the pool.
- No BOISTEROUS OR ROUGH PLAY OR RUNNING is permitted in the pool area. This includes pushing or shoving. WALK around the pool area.
- The Davis County Health Department regulations prohibit ALCOHOL, FOOD, GLASS, or PETS in the pool area. Failure to comply will cause them to close the pool. Inspections are periodic and without notice by their personnel so this must be adhered to completely.
- Non-breakable plastic or metal containers can be taken inside the pool area.
- The pool area is considered to be a NO SMOKING area. Please do not litter cigarette butts on the property.
- Pool safety dictates that users of the pool, who bring small children to swim, must monitor the children to avoid swimming accidents. Do not let them roam at will; drowning can take place very fast. Avoid a catastrophe and be alert.
- The pool is monitored daily. Residents are asked to report to Management any problems at the pool that need to be corrected. There are people of all age groups in our community so please respect your neighbors.
- Be courteous and understanding. Screaming, offensive conduct or foul language will not be allowed.
- REMEMBER, THE POOL IS FOR THE EXCLUSIVE USE OF OWNERS, RESIDENTS AND THEIR INVITED GUESTS, and following the foregoing rules will make the use of these facilities more enjoyable for all.

Open Flames

We would like to advise that hibachi, electric, propane, charcoal or any other type of grill or similar cooking and heating devices should have a 10-foot clearance to any structure and may not be used on balconies, decks and under building overhangs. We recommend that once cooking devices have cooled and are safe to handle that all fuel tanks are disconnected. Please Make sure that any cooking devices are stored away properly for child safety and to avoid any tampering.