

Copper Creek Homeowners Association

Rules and Regulations

These Rules apply to all Owners, Tenants, and Guests. Rules may be amended at the discretion of the management committee.

General Rules:

- Quiet time restriction inside the unit is from **10:00 PM** until **7:00 AM**. Noise should not be heard outside of the unit by your neighbors. Loud music, television, laundry machines, and other appliance use should stop after 10 pm.
- No littering in any common areas of the community, inform your kids about the same.
- No objects should be hung or strung from the buildings e.g. clothes/rugs/signs etc.
- No signs are allowed except one sign inside the window to advertise for sale or rent.
- Nothing is allowed that will alter the exterior appearance of the building. No window AC mount units or dish TV antennas.
- No riding bikes, scooters, or skateboards on the lawn/walkways/concrete steps.
- No personal items are to be left in the common areas.
- No trash bags, furniture, or storage of any kind is allowed on the stairwells or outside the entry to the unit. Doorbell, Name Plate, Wreath, Doormat, and Plants are allowed.
- Porches or balconies should not be used as an extra storage area.
- Barbecues are not to be used except in the common areas (basketball court) and at least **50 feet** from the buildings and the parked cars.
- Absolutely **NO SMOKING** allowed on balconies, stairwells, or within **25 feet** of any residential building and entrances as per the Utah Clean Air Act.
- Landscaping may not be altered or damaged, including the trees and bushes.
- Kids are not allowed to sit/play on the stairwells or climb down the bottom unit's patio.
- No trampolines or large inflatable play equipment are allowed in the common areas.
- All equipment related to the operation of central air conditioning in the individual unit is the responsibility of the unit owner to maintain and repair.
- Carpeting on the 2nd and 3rd level unit balcony is the responsibility of the unit owner to maintain and repair.
- **TRASH REMOVAL:** Any resident and/or tenant of the landlord disposing of any item outside of standard waste in or around any dumpster (furniture, building materials, toilets, mattresses, appliances, car tires, etc.) will be fined the maximum amount allowable under Utah State Law of **\$500.00**. Oversized boxes need to be flattened.

Pets:

- All pets must be on a leash and attended to by the owner.
- No animals are allowed in the playground area or allowed to bark continuously.
- Pet owners must clean up any waste immediately.

Clubhouse Rules:

- The clubhouse must be reserved before use. The rental fee is \$100.00.
- Cleanup must be done immediately after the activity.
- Any noise must be confined to the interior of the clubhouse. No live bands.
- No pets or smoking in the clubhouse.
- The unit owner is responsible for all attendees.
- All events, including the clubhouse clean-up, must be finished by 10:00 PM.

Parking:

- No parking in restricted areas including red zones for emergency vehicles.
- No owner or tenants are allowed to park in the visitor parking areas at any time.
- Inform the HOA Board of any overnight visitors with their car information to avoid towing.
- Inoperable, unregistered, or unlicensed vehicles should not be parked on the property or brought to the property for repair.
- Third-vehicle parking may be available for a fee of \$50/month.
- No oversized commercial vehicles will be allowed except a U-haul while moving in/out.
- Boats, trailers, and recreational vehicles may not be stored on the property.
- The speed limit is 10 mph, Do not drive fast inside the community.
- Offending vehicle(s) will be towed at the owner's expense.

Condo Fees/Insurance:

- HOA fees of \$305 are due on the 1st of each month with a grace period of 10 days. A late fee of \$50.00 will be applied if paid after the 10th of each month.
- All owners are required to have in force an H06 insurance policy for a minimum of \$25,000 coverage. All owners are required to provide Utah Management with a certificate of such insurance.
- Tenants need to have Renter's insurance. Landlords need to upload their tenant's contact information on the HOA's portal as it can be useful in case of an emergency.

Non-Compliance:

- Fines may be levied for violation of rules as per procedures described in the original incorporating documents available from the management office.
- After the original warning is given and the violations occur again, no additional notice is required if the same violation occurs within one year from the original notice.
- **First Offense:** Warning Letter, **Second Offense:** \$100.00, **Third Offense:** 200.00, **Fourth Offense:** \$400.00 and/or legal action.

Suggestions, complaints, and requests must be in writing or emailed to the committee or the management company. Complaints must be as detailed and specific as possible.

Management company: info@utahmanagement.com

On-site Maintenance: coppercreekjim@gmail.com

Board Members: boardmembersofcoppercreek@gmail.com