

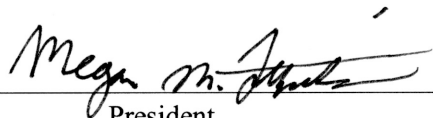
**THE MEADOWS AT RIVERBEND HOME OWNER'S ASSOCIATION**

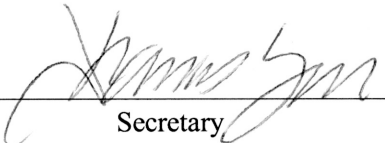
**ASSOCIATION RULE RE: BYLAW VIOLATION FEES**

The Board of Trustee ("Board") of The Meadows At Riverbend Owner's Association adopted the following rule, as authorized by (a) Utah Code § 57-8a-217, and (b) Article 1, Sections 5.15, 5.16 and Exhibit C of the Community Declaration for The Meadows at Riverbend Homeowners' Association, Inc. recorded in the records of Weber County, Utah, on June 28, 2012, as Entry #2583259.

This Rule was adopted by the Association's Board of Trustees at a meeting of the Board on the 3<sup>rd</sup> day of June, 2020.

Attested to:

By:   
President

By:   
Secretary

**BYLAW VIOLATION FEES SCHEDULE (EXHIBIT A)**

**COMMUNITY RULES FOR  
THE MEADOWS AT RIVERBEND ASSOCIATION**

The unit owners and the Board of Directors of The Meadows at Riverbend (TMAR) desire to live in a community that is orderly, peaceful and desirable. The Board hereby sees fit to enact Community Rules that will allow for the comfortable enjoyment of all the residents of TMAR. These rules have been written in accordance with the Board of Directors' authority to adopt rules as stated in the CC&Rs. At TMAR the residents share a common interest in the buildings, open spaces, common areas, and roads.

*Homeowners shall be liable when their guests, tenants, or occupants are found in violation of any rule governing the Association.*

These Rules may be modified, added to or otherwise changed from time to time as deemed necessary by the Board of Directors. The Board hereby enacts these Community Rules as authorized by the Utah Community Association Act, U.C.A. § 57-8a-208 and by the Declaration and the amendments thereto.

**COMMUNITY RULES PROVIDING THAT VIOLATORS WILL BE FINED**

The Board is authorized to assess a fine against unit owners who violate provisions in the Association declaration, the bylaws, or the rules and regulations.

**WRITTEN NOTICE OF VIOLATION:** Before assessing a fine, the Board must give written notice of the violation to the unit owner of the violation and inform the unit owner that a fine will be imposed if the violation is not rectified within the time provided in the written notice.

If a violation is temporarily rectified or stopped, but is repeated by the same unit owner within 60 days of the date a written notice of violation is first served on the unit owner, the Board shall not be required to serve another notice of violation upon the unit owner but may rely upon the notice provided in the first written notice.

In all instances, the violation must be rectified within 48 hours of the written notice being delivered to the unit owner or the unit owner's agent, unless such time period is extended by the Board for good cause. If a unit owner repeats the violation more than 48 hours after receiving the written Notice of Violation but less than 60 days after receiving the notice, the unit owner shall be deemed to have not timely rectified the violation.

**FINE:** If the violation is fully and completely rectified within the time provided in the written Notice of Violation, and is not repeated within 60 days of the time the written notice is first served on the unit owner, no fine may be assessed by the Board. If the violation is not fully rectified within the time provided, the Board shall, after confirming that the violation complained of has not been fully rectified, impose a fine as provided in the bylaws, or the rules and regulations. If the same violation is repeated more than 48 hours but less than 60 days after the written Notice of Violation is first given, the Board shall impose a fine as provided in the bylaws, or the rules and regulations. The unit owner shall receive a written Notice of Fine from the Board informing the unit owner of the amount of the fine imposed.

A fine may be assessed for the violation of a provision in this declaration, the bylaws, or the rules or regulations, or for a rule listed on Exhibit "A", attached.

**PROTESTING THE FINE.** A unit owner who is assessed a fine may request in writing an informal hearing with the Board to protest or dispute the fine within 14 days from the date the fine is assessed (which is the date written on the notice of fine). Within 14 days of receiving the written request for hearing, the Board shall schedule an informal hearing at which time the requesting unit owner will be given an opportunity to present evidence and witnesses supporting the unit owner's position.

The Board, after the requesting unit owner has had the opportunity at the hearing to present the evidence and information desired shall render a written decision no later than ten (10) days after the date of the hearing.

**LIEN.** A fine assessed against a unit owner which remains unpaid after the time for appeal has expired becomes a lien against the unit owner's interest in the property in accordance with the same standards as a lien for the nonpayment of common expenses under U.C.A. § 57-8a-201 & 202.

#### **EFFECTIVE DATE**

These amended Community Rules shall take effect immediately after a majority vote of the Board of Trustees following an open forum of unit owners, and have been distributed to the unit owners and residents of The Meadows at Riverbend.

## EXHIBIT A

1ST Offense	2ND Offense within 60 days	3RD or more Offense within 60 days	<h1 style="margin: 0;">RULES</h1> <p style="margin: 0;"><b>The activities listed below are prohibited</b></p> <p style="margin: 0;"><i>Cumulative or Repeated violations may not exceed \$500.00 per month</i></p>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ Parking in restricted or unmarked areas</li> <li>▪ Parking in areas with “No Parking Fire Lane” signs</li> <li>▪ Parking unregistered or inoperable vehicles on property.</li> <li>▪ Parking commercial vehicle, motor homes, campers or the like on common property</li> </ul>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ Driving faster than the permitted speed of 10 mph</li> <li>▪ Driving faster than conditions safely permit</li> <li>▪ Driving unlicensed or non-street legal vehicles on property</li> </ul>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ leaving trash, garbage, or clutter on the unit’s patio, doorstep, or otherwise maintaining the patio or doorstep in an unsightly, unclean, or unsanitary condition</li> </ul>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ misuse or damage to the common area by attaching satellite dishes, awnings, signs, lights, or any other item to the common area, without the written permission of the Board.</li> <li>▪ causing damage to the common area (lawn, roof, gutters, plumbing, parking area, sidewalk, sprinkler system, flowers or shrubs).</li> </ul>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ creating noise <i>within a unit</i> that can be heard in another unit or in the common area such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life.</li> <li>▪ creating noise in the <i>common area</i> that can be heard in a unit such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life</li> </ul>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ maintaining pets in a unit in violation of the bylaws, declaration or rules and regulations</li> <li>▪ failing to clean up immediately after pets that have defecated in the common area and / or failing to dispose of the feces in a sanitary manner</li> <li>▪ permitting dogs in the common area that are not on a leash</li> <li>▪ bringing a pet in unit that can be heard in another unit such that the sound created by the pet is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life</li> </ul>

			<ul style="list-style-type: none"> <li>▪ dogs must be housebound or on a leash and accompanied by the owner at all times.</li> <li>▪ Failing to keep the pet reasonably quiet</li> <li>▪ No tethering pets on the patio unless in the presence of the pet owner</li> </ul>
\$50.00	\$75.00	\$150.00	<ul style="list-style-type: none"> <li>▪ operating a business in a unit without a business license or in violation of the municipal ordinances, the bylaws, declaration, or rules and regulations</li> </ul>
\$15.00 Monthly			<ul style="list-style-type: none"> <li>▪ HOA Dues not paid by the 10<sup>th</sup> of each month</li> </ul>