

# Heber Landing Subdivision Home Owners Association Rules and Regulations

## Architectural and Structural Control

- Committee approval is required before moving or installing fences or walls (more than six linear feet), adding or moving a structure, any material alteration of home or other structural improvement (7a)
- Approval must be requested at least 14 days before planned start date (7b)
- Request and approval must be in writing (8)

## Temporary Structures

- No trailer, tent, shack, or other out-building shall be placed upon or used at any time as a temporary or permanent residence (11)

## Landscaping Installation and Maintenance

- Homeowner shall maintain irrigation, fertilization, lawn mowing, weed extraction, and leaf and snow removal (16a)  
*Additional Clarification: Snow must be removed from sidewalks and driveways within 48 hours of a storm. Snow should never be put on the street.*
- Owner shall maintain all hedges, plants, shrubbery, trees, and lawns in a neat and trim condition at all times (16a)
- No fences or walls may be erected or altered on the front yard without prior written approval (16c)

## Utilities and Transmitting Equipment

- All electric, television, cable television, telephone, and other utility line installments and connections shall be placed underground (16e)
- No external radio, citizen's band, ham radio or any similar transmitting and/or receiving antennas or equipment shall be placed on any structure or lot (12g)

## Nuisances

- Garbage containers shall be stored in garages or screened by adequate planting or fencing so as to be concealed from view of neighboring lots and streets (12f)  
(During the time between December 15th and April 15th (while snow is on the ground), garbage containers may be stored visibly in a clean and presentable manner)
- No rubbish shall be stored or allowed to accumulate anywhere in the subdivision, except in sanitary containers. This includes bushes or weeds, household wastes, and automobiles, campers, trailers, boats, parts, which have been in a state of disrepair or unassembled for a period exceeding eight days (12f)
- No campers, boats, boat-trailers, house-trailers, automobiles, trucks, motorhomes, horse or other trailers shall be stored in excess of two days in driveways and shall never be stored on streets or other areas in open view (12c)  
*Additional clarification: No house should have more than three vehicles parked outside their garage, in view of others, for more than a few hours and NEVER on landscaping. Two may be parked in the driveway in front of the garage; no more than one vehicle may be parked off the driveway. Adding parking areas must be approved by the board. Due to the shape of lot and the orientation of the home, some properties might not be permitted to park any vehicle off the driveway.*
- No noxious or offensive activity, nor anything done which may be an annoyance or nuisance to the neighborhood or the owners or occupants of any other lots (12a)  
*Additional clarification: This includes running snowmobiles, four-wheelers, and other off-road vehicles anywhere in the subdivision.*
- Household pets are permitted as long as pets do not constitute a nuisance for other residents and are in compliance of leash laws. Pigs, cows, sheep, goats, horses, poultry, and livestock are not allowed at any place within the limits of the subdivision (12b)  
*Additional clarification: "Dogs are not allowed to run at large anywhere in the city. They must be confined within the building or enclosure or restrained by a leash at all times." City Municipal Code 6.19.010*

## **Signs**

- No signs, other than name plates, shall be displayed to the public view except one sign not exceeding four square feet advertising the sale or lease of a lot (12d)

## **Reporting of Violations**

Anyone wishing to report violations of the Rules and Regulations may do so by contacting the management company. Violations should be reported in writing. Violations shall be verified by a board member before any notice or fine are given.

## **Resident's Right to Appeal**

Residents have the right to appeal any notice or fine for up to six months from the date of the notice. Resident should outline the reasons for any appeal and should file them in writing by postal letter or e-mail to the property management company. Residents may also attend board meetings in person or by electronic means, if available.

## **Rule Enforcement Policy**

- Owners will be notified of any violation and given 14 days from the date of the notice to correct the violation.
- If the violation is not remedied within 14 days, a \$50 fine will be assessed to the owner.
- The second violation of the same rule will result in a fine of \$100.
- Each subsequent violation of the same rule within a 12-month period will result in a fine of \$200.
- Owners are responsible to notify tenants of these rules. The owner will be the one notified and fined for violation.

## **Collection Policy**

Dues are to be paid monthly, in advance.

Fines should be paid within 30 days.

15 days past due – late fee of 5% of the amount owing (5h)

30 days past due –late notice sent

- interest of 1.5% per month (5h) will be charged from this point on

60 days past due – late notice sent

90 days past due – late notice sent certified, return receipt

120 days past due – account is sent to attorney for collection and notice of lien

(attorney fees to be paid by owner) (5h-i)

180 days past due – attorney to file lien on property in further efforts to collect past due balance

## **Management Company**

Heber Landing Subdivision Home Owners Association

c/o Welch Randall

5300 South Adams Avenue #8

South Ogden, UT 84405

Phone: 800-925-6083

Email: jennie@welchrandall.com