

Maples at Jordan Hills Home Owner Association

Rules and Regulations

The rules and regulations of the Maples at Jordan Hills HOA are designed to provide a safe, comfortable, and aesthetic community and to compliment the Association CC&Rs; adherence helps maintain civility and neighborly respect. Consequences for violations are described throughout this document.

I. Safety & Security

1. The speed limit for the community is 15 MPH.
2. Parking on the street is not allowed, except between the hours of 9pm-8am if there are no available parking spots. Any vehicles parked on the street between 8:15am-8:45pm are subject to fines and/or immediate towing. Vehicles should not be parked in the center or sides of common area driveways. Vehicles found to be in violation may be fined and/or towed at vehicle owner's expense.
3. Vandalism of any kind to the pool, clubhouse, or common areas is against the law; persons responsible shall be held financially liable for repairs.

II. Pool and Clubhouse

1. An adult must accompany children under 16 years of age.
2. Residents must always accompany visitors. I-button access keys are not to be loaned out.
3. Entry and exit through clubhouse doors only; no fence jumping.
4. Patio furniture and exercise equipment should be used in an appropriate and safe manner.
5. Property owners are held responsible for damage and/or vandalism caused by their dependents, guests.
6. Violation of pool and clubhouse rules may result in access suspension and/or fines as described in section V.
7. Residents are limited to groups of 12 when having a group party. When using the pool and clubhouse, larger groups should respect the rights of others who are also using the facilities.

III. Community Appearance & Aesthetics

1. Residents are encouraged to keep their properties and décor well-maintained and free of trash and clutter. Toys and play items (pools, picnic tables, sandboxes, etc.) should not be visible at the end of each day. Semi-permanent or permanent recreational structures/equipment must receive board approval prior to installation (i.e. basketball hoops, soccer nets, etc) and needs to be reviewed/approved on an annual basis.
2. Flowerbeds are the responsibility of individual owners. Weeds should be removed regularly.
3. Lawns should be watered in accordance with regional guidelines or HOA guidelines (HOA guidelines supersede the regional guidelines); watering schedules can be found at www.conservewater.utah.gov.
4. Dogs must always be under control with a leash. Pet waste should be picked up promptly and disposed of properly.

5. Garbage cans are to be removed from street no more than one-day past the scheduled pick-up day; Monday. Additionally, residents are asked to not place cans on the street before Sunday.
6. Changes or modifications to the exterior or property (including fences, trees, and painting) are to be reviewed by the board architectural review prior to commencing.

IV. Homeowner Association Dues

1. Monthly due are to be paid by the 1st of every month.
2. Delinquency will result in the following actions;
 - a. 15 days past due: Notice sent to Homeowner.
 - b. 30 days past due: Access to clubhouse and pool suspended.
 - i. Owner will incur late fees for every month past due and interest on unpaid balance.
 - c. Ninety (90) Days past due: Legal action will be taken for delinquent account;
 - i. Actions may include legal summons, wage garnishments, property liens, and foreclosure.
 - ii. Legal fees will be assigned to homeowner.

V. Violations, Fines, & Notices

1. Violations of rules and regulations will be handled in the following escalating manner;
 - a. 1st Notice: Violation Letter
 - b. 2nd Notice: \$50 fine
 - c. 3rd Notice: \$100 fine
 - i. Suspension of clubhouse and pool privileges until resolved, fines paid.
 - d. 4th Notice: \$200 fine
 - e. Subsequent Notices: \$500 fine
2. As with unpaid HOA dues, unpaid fines may create a delinquent balance resulting in fines and interest charges.