

# COUNTRYSIDE HOMEOWNERS ASSOCIATION (HOA) RULES AND REGULATIONS

**Updated March 2024**

1. Any unit owner that is delinquent on HOA fees 30 days or more will not be allowed use of the common area recreational facilities, including the pool and tennis courts. If the unit is rented out the restriction will apply to the renters. Anyone not paying their fees on or before the 10<sup>th</sup> of the month will be assessed a \$25.00 late fee and pay interest as stated in our Bylaws. Each month another \$25.00 plus interest will be charged on any unpaid balance. This also applies to fines that are delinquent and have not been paid.
2. Signs, which advertise a unit "FOR SALE" or "FOR RENT" are not permitted to be displayed on the exterior of any unit. Signs will not be allowed to be larger than two (2) feet by two (2) feet in size. Real Estate signs are not permitted to be displayed on any common area property. Open house signs will be allowed only during the open house. Any other signs are strictly prohibited unless approved by the board. The fine for an unauthorized sign will be \$25.00 per day.
3. Speeding throughout the complex will not be tolerated. The posted speed limit is 10 M.P.H. Fines will be levied as per the attached fine schedule.
4. No animals other than household pets will be kept or allowed on any lot, in any living unit or within any part of the common areas. No more than 2 pets per household will be allowed. **Pets must be registered with the H.O.A Professional Management Company.** Residents found to be in violation will be notified and assessed a fine. See attached fine schedule. Whenever a pet is allowed to leave a living unit it must be either on a leash or in a cage. The Association will promulgate reasonable rules and regulations concerning the use of or damages to the common areas by pets and the liability of individual owners for such damages. Animals which are found to be causing excessive disturbance with continued barking, meowing, or howling will not be allowed to stay. If the pet owner does not initiate a solution, a fine will be assessed. See attached fine schedule.
5. Any resident or owner of Countryside Condominiums who is found not cleaning up waste or not depositing waste in trash bin after their pets will be fined after a one-time warning. The fine for the 2<sup>nd</sup> occurrence will be \$50.00, each occurrence after the initial warning increases by \$10.00 (i.e., 3<sup>rd</sup> occurrence \$60.00, 4<sup>th</sup> \$70.00, etc.).
6. Due to the close proximity of the units, common courtesy must be extended. Owners and occupants will avoid making or allowing loud, disturbing or objectionable noises in such a manner as may disturb or tend to disturb owners or occupants of other units. No loud stereos (this includes car stereos); TV, parties, on-going car alarms, etc. will be permitted. Internal unit construction can be fined unless a three-day notice is given to the management company and nearby neighbors are notified. Construction is not allowed during 10:00 pm to 7:00 am in accordance with city noise ordinance. Fines will be levied as per attached fine schedule.
7. Parking - each unit owner must use their garage or carport assigned to their unit before using visitor

parking. Additionally, each unit is allowed to use one visitor parking overnight, however, all additional cars will be charged a \$20 monthly fee. Owners will be required to fill out a unit information sheet yearly to register vehicle(s) utilizing visitor parking, any change in vehicles must be communicated to the management company within one week. **A resident can be fined \$50.00 for each occurrence for use of a visitor parking spot in lieu of designated/assigned parking for overnight parking. All vehicles parked in visitor parking spaces must have current tags on license plates. If the tags are not current, the vehicle will be tagged by the Professional Management Company with one business week notice before towing at owners expense. Management will send a warning for first offense and assess fine for any violations submitted by picture to the management company after the first warning.** If a unit is rented, the same rules apply, for example, the garage or carport must be used for owner/tenant parking before any use of the visitor parking. Visitor parking is for visitors (people not living in the complex). Anyone using visitor parking on a regular basis must register it with the management company and drive it regularly. Permission to use visitor parking will be issued if residents are using their garages and carports for parking. Any vehicle in visitor parking longer than 48 hours without being moved or registered with the management company will be tagged and then towed at the owner's expense. Fines may be levied as per the attached fine schedule. No vehicle belonging to or under the control of a unit owner or a member of a family or guest, tenant, lessee or employees of a unit owner will be parked in such a manner as to impede or prevent ready access to any part of the project. Vehicles will be parked within the designated parking areas. Any traffic flow markings and signs regulating traffic on the premises will be strictly observed. No boats, trailer or other towed or, recreational vehicles other than those of a conventional nature as determined by the management committee will be parked in any parking space and should be parked in the R.V. parking area. Any vehicle found to be in violation, determined by the management committee will be towed away at the owner's expense. Vehicles that are abandoned, not being used, are not in operating condition, and/or are causing an environmental and safety hazard discharge (including but not limited to liquid spilling, leaking, pumping, pouring, emitting, emptying or dumping) shall be parked in the R.V. parking or will be required to be removed from the property. If the owner does not comply, the vehicle will be towed at the owner's expense. Washing of motor vehicles should be done in the street. Driving a motorized vehicle, other than landscape maintenance vehicles, on the lawn for any reason is not allowed. Fines will be levied as per attached fine schedule.

8. The balconies, terraces, porches, and decks or patios will be used only for the purposes intended and will not be used for storage. Patio areas will be kept free of weeds and debris or other unsightly articles. **All barbecues in use must be kept six feet from buildings.**
9. No basketball stands or skateboard ramps are allowed in roadways or in the common areas. No tents in common areas, sleeping or living in garages, carports, or R.V.'s in R.V. parking lot.
10. The swimming pool and the adjacent deck area may not be used for any purposes other than swimming and sunbathing. Rules governing the use, operation and entry, etc. will be adopted by the management committee from time to time as deemed necessary for the safety and sanitary operation of the pool and facilities.
  - A. The pool will be open daily from 9:00 a.m. to 9:00 p.m.
  - B. The pool will not be available for private parties.
  - C. Only four (4) guests per unit are permitted and an adult resident must accompany them. Resident means whoever is currently living in the unit whether it's a tenant or owner.

- D. An adult resident (over the age of 18yrs.) must accompany children under 14 years of age at all times while within the pool area.
- E. There is no Lifeguard on duty. Swimming is at your own risk.
- F. Please be sure to securely shut the door to the pool area when entering or leaving to safeguard against young children or nonresidents from entering the pool area.
- G. The Salt Lake County Health Department Pool Regulation R392-302-26 Visitor and Spectator Areas:
  - (1) Visitors or spectators, may not be allowed within 10 feet, 3.05 meters, of the pool. Animals are not allowed within the fenced pool area, service animals are exempt from this requirement.
  - (2) Food or drink is prohibited within ten feet, 3.05 meters, of the pool. Beverages must be served in non-breakable containers.
  - (3) Trash containers must be provided in visitor and spectator areas. The entire area must be kept free of litter and maintained in a clean, sanitary condition.
- H. No running or rowdy behavior of any kind is allowed.
- I. No rafts or floats are allowed in the pool area when three or more persons are in the pool.
- J. Only swimwear is allowed to be worn in the pool.
- K. Please remove bobby pins, clips or rubber bands before swimming. DO NOT throw coins, rocks or other items into the pool, as these will damage the filter system.
- L. Swimming after the pool is closed will not be tolerated.
- M. Please DO NOT pass out copies of your key to friends or relatives who are not Countryside residents. A resident must accompany all guests. Persons found in possession of a key who are not Countryside residents will be subject to confiscation of the key. Replacement of lost or confiscated keys is \$50.00 for the first replacement and \$100.00 each incident after.
- N. Please keep the restrooms and pool areas clean. Persons found littering or abusing the common area property will be fined.
- O. Homeowners are the pool monitors. Any resident owner has the authority to enforce the pool rules and should call the Police if assistance is needed.
- P. No one other than residents and guest are allowed in the pool area.
- Q. Headphones must be used with music equipment.
- R. Do not climb on the fence.
- S. Do not remove the pool rope.
- T. No smoking in the pool area.

11. Interest at the rate of one and one half percent (1<sup>1</sup>/<sub>2</sub>) per month, or 18% per year, will be accrued on all accounts, which are 30 days past due or more. Interest will accrue on the unpaid balance.

12. R.V. Parking - A fee of \$30.00 will be charged for the smaller parking spaces and \$50.00 for the larger parking spaces in the R.V. parking lot on a monthly basis. Vehicles must be registered with the Professional Management Company prior to being parked in the R.V. Lot. If a vehicle is not registered with the Professional Management Company, it is subject to be towed. A fine may be assessed for not paying this fee. Only approved vehicles are allowed in the R.V. area, unapproved vehicles, debris, and/or trash will not be tolerated. A fine will be assessed for additional vehicles, debris and/or trash not allowed in the R.V. area. See attached fine schedule.

13. All trash must be disposed in designated dumpsters. Trash must be bagged and sealed in plastic

trash bags. Trash to be discarded must not be stored on a porch, balcony or any common area or limited common area. If residents are observed violating this rule they will be fined as per attached fine schedule.

14. Any unit owner will not do, upon the exterior building walls or upon the general or limited common elements, alterations of any kind without the express written permission of the Management Committee of the HOA.

15. No TV antennas or TV dishes will be allowed on the exterior of a unit except on the patios and must not be above the fence line.

16. Any damage to the common area or common personal property caused by the owner or guests will be repaired at the expense of that owner.

17. The Management Committee of the HOA reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, maintenance, repair and cleanliness of the premises and for securing the comfort and convenience of all of the occupants thereof. Failure to abide by said rules and regulations could bring additional expense upon the HOA. Each unit owner may be held subject to any additional costs associated with the enforcement of these rules and regulations.

18. Each owner is encouraged to maintain insurance on the contents for their own unit since the HOA Insurance covers the property itself with the \$10,000 deductible to be paid by the owner.

19. When a property is sold a \$500.00 Reinvestment Fee will be charged to all new owners and will be collected at closing by the title company pursuant to Utah law. The management company also has the right to charge an administrative fee for the time to answer Realtor inquiries, complete Title and Lender questionnaires as well as provide final payoff information for the transfer of real property at Countryside Condominiums. The reinvestment fee is put in place to continue to help build reserve funds at the property per Utah Law.

20. Under Utah Senate Bill 191, if a property is being used as a rental at Countryside, the association may charge up to a \$200.00 annual fee to all owners who use the property as a rental. Currently, Countryside allows the use of properties as rentals. Short-term or nightly rentals are not allowed, but if the unit owner is renting out the unit under a non-exempt rental status, the fee ~~\$200 fee~~ will be charged annually to defray the association's additional administrative expenses directly related to a unit that is a rental unit. Key information that is organized by the management company includes the following:

- A) Copy of Lease Document
- B) Emergency Contact Information for Renter
- C) Emergency Contact and Business Contact for PM Company (if applicable)
- D) Vehicle Information
- E) Pet Information

The association will be provide the unit owner or management company the following information:

- A) Access to Rules & Regulations for the Community

- B) Access to Governing Documents
- C) Information regarding use of Pool and Parking
- D) Copies of any violations, fines against a unit that is being rented with an accounting history of fines as needed. Please note the HOA cannot fine renters, but can fine owners who have renters who violate HOA rules. We recommend all homeowners using properties as rentals provide provisions to pass along any fines from actions taken by your renters.
- E) An invoice or summary of time spent for the work completed for homeowner review and transparency.

20. **Smoking Policy** - No owner, tenant resident, or guest, shall smoke cigarettes, e-cigarettes, cigars, or any other tobacco product, marijuana, or illegal substance in outside common areas, enclosed common areas, inside condominiums, in the pool area, and/or on patios within Countryside. The Utah State law states to be 25 feet away from all dwellings. The current fine schedule will apply to unit owner residents breaking the rules. Please contact Professional Management Company with complaints against smoking violations. Please make sure that your activities do not infringe on the rights of others.

21. **Occupancy** – No part of the units within the Countryside Condominium complex shall be used for any purpose except residential housing. Any commercial and business use is strictly prohibited including use of RV lot, guest parking area, garages, and/or carports.

22. **Limited Common Area** – Gates are required to be left open when scheduled maintenance work occurs. The Professional Management Company will give at least one week notice when contractual work is planned. If work does not get accomplished because a gate is locked, a maintenance fee will be charged to the individual homeowner. Some homeowner's limited common areas access critical utility equipment (i.e. clocks/timers, water valves, electrical connections, shut-offs) for multiple homeowners. At times the Professional Management Company, Management Committee and/or maintenance contractor may need to enter these areas, the homeowner is required to allow access immediately and/or will be given a 48-hour notice when maintenance is planned.

FINE SCHEDULE ON FOLLOWING PAGE

<b>SCHEDULE OF FINES</b>	
Effective December 1, 2023	
Late HOA payment (after the 10th)	\$50.00 per time plus 1.5%/mo. - 18% per year
Unauthorized signs	\$25.00 per time plus 1.5%/mo. – 18% per year
Not paying RV Parking fee (by 10th of the month)	\$50.00 per time plus 1.5 %/mo. -18% per year
Unapproved vehicle, debris, and or/ trash in RV parking area	\$50.00 per time plus 1.5%/mo. -18% per year
Speeding (over 10 mph)	\$50.00 for 1st. offense, fine doubles thereafter
Violation of visitor parking	\$50.00 each occurrence after initial warning
Parking violations (impeding traffic)	\$50.00 per incident
Smoking (within 25 ft. of residence)	\$50.00 per incident
Violation of Pet Rules	\$50.00 per incident
Loud music, parties etc.	1st time warning, 2nd time \$50.00, fine doubles thereafter
Replacing lost pool key	\$50.00 1 <sup>st</sup> time, \$100.00 each time after
Disregarding or breaking pool rules	\$100.00 per incident
Littering common areas	\$100.00 per incident
Trash left in common or limited common areas	\$200.00 per incident
Leaving animal waste in common area	\$100.00 2 <sup>nd</sup> incident increasing \$50.00 each time after

**OWNERS WILL BE HELD RESPONSIBLE FOR ANY FINES INCURRED BY THEIR TENANTS.**