

Donner Towers Condominium

Rules and Policies

Remodeling Rules

April 14, 2011

Hours of Work: All construction work involving any noise to other Units shall be allowed only on Monday through Fridays between the hours of 8:00am and 6:00pm.

Coordination with On-Site Manager: All work projects and schedules shall be reported to and coordinated in advance with the Building Manager.

Completion Date: Unless approved by the Management Committee, no remodel projects shall be allowed to occur unless completed within six months.

Protection of Common Areas: Owners' contractors shall be expected to protect common areas by covering all floors over which their workers traverse. Each contractor is responsible for all trash and construction debris on a daily basis. Construction debris is not allowed in Home Owner Condominium dumpsters.

Damage to Common Areas: Owners shall be responsible for any common area damages caused by their contractors.

Entrances: Construction materials and equipment shall only be brought in under the direction of the Building Manager.

Keys: Contractors may obtain a temporary entrance code from the Building Property Manager.

Dumpsters: Dumpsters may be parked on one side of the driveway next to the south garage doors for a maximum period of two days. Dumpsters shall be parked so as to block only one lane. Permission for parking of dumpster must be obtained in advance from the Building Manager. Further use of dumpsters can be arranged for street placement by contacting Salt Lake City.

Insurance Requirements: No remodeling can be done on any common or common limited areas of the building unless information has been submitted to the Building Manager verifying the name of the contractor and a guarantee of all written insurance requirements.

Responsibility of Owners: Owners shall be responsible to assure that their contractors comply with these Remodeling Rules.

Construction Deposit: Prior to the commencement of construction, the Owner shall deposit with Donner Towers Homeowners a cash deposit in the amount of \$500 which sum may be used to secure compliance with these Remodeling Rules.

Swimming Pool and Spa Rules

June 2010

- Pool and spa hours are from **8:00am to 10:00pm.**
- Residents **are accountable for guest access** to the pool. Residence should
- accompany guests whenever possible.
- Adults must accompany all children under the age of 12.
- Only children **age 5 and over are allowed in the spa.** No exceptions.
- Babies and toddlers in the swimming pool **must be in disposable swim shorts.** No regular diapers are allowed **for sanitary reasons.**
- **Baby diapers should not be changed** within the pool fence.
- Please use **only plastic cups and containers** within the pool fence. No glassware of any kind is allowed.
- Please remember to **replace the spa cover after use** to help maintain spa temperature and to conserve energy.
- If you are planning to reserve the pool for a social activity, **please contact the On-Site Manager a week in advance so** that a notice can be posted on the bulletin boards. If you have reserved the pool area, be aware the pool and spa are still open to other residents.

.....

Security (Key) Policy

September 10, 2019

Each unit at the Donner Towers HOA will be allotted a **maximum** of 3 building access keys. If an access key is lost or misplaced, the homeowner must provide a written statement of what happened to the key and will be responsible for the replacement fee for the key upon written approval from the Board of Trustees.

Pet Policy

February 10, 2020

1. Owners are solely responsible (including financially for any damages or injury) for the behavior and actions of their pets and their Guest's pets and shall ensure that any pet does not interfere with and create any nuisance to the Property or its residents. "Nuisance", as used in Declaration Article IV, includes, without limitation, personal injury or property damage, excessive barking or barking that is offensive to adjoining Units that is not immediately stopped, an animal that exhibits aggressive or vicious behavior, or animals that are conspicuously unclean or parasite infested.
2. There shall be no more than (a) 2 dogs; (b) 2 cats; or (c) 2 total dogs and cats kept or housed in any Unit maintained by the occupants of any Unit unless otherwise pre-authorized in writing by the Board.
3. No animal shall be maintained for any commercial purpose.
4. Pets must be leashed at all times outside of a Unit and while on Common Areas. Unleashed animals are also subject to city animal control regulations.
5. No pets shall be allowed, at any time, in the pool area.
6. Pet owners are required to pick up their pet's waste and dispose of it in a sanitary manner immediately. Pet waste on the premises of the Property is a nuisance and a health problem and will not be tolerated. Action will be taken against violators, including but not limited to fines imposed on an offending pet owner.
7. Owners of pets shall comply with all local governmental laws, ordinances, rules, and regulations regarding pets and animals, including, without limitation, licensing requirements.
8. Exterior structures for the care, housing or confinement of pets are prohibited.
9. Only dogs and cats are allowed under this policy. Any other pets must be approved by the Board in advance. The Board will make its decision by considering the possible impacts that the pet may have on the buildings and the community.
10. In addition to the levying of fines for any pet or animal violation, the Board may require the permanent removal of any animal from the Property that the Board determines, in its sole discretion, is a nuisance, a danger to the health or safety of any resident, interferes with the quiet use and enjoyment of other residents, or

violates any of the foregoing Rules concerning Pets.

11. Owners shall indemnify the Board and the Association and hold them harmless against any loss or liability of any kind arising from their pets, or the pets of their Guests.