

Millstone Manor HOA's Rules and Regulations

Millstone Rules Matrix (Updated 2/2023)

RULE	REFERENCE	FIRST OFFENSE
WHAT IS A NUISANCE? Under Utah law, A nuisance is anything which is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property	Utah Code 78B-6-1101 MM CCRs 9.3	Warning
SMOKING is a NUISANCE A nuisance under this part includes tobacco or marijuana smoke that drifts into any residential unit a person rents, leases, or owns, from another residential or commercial unit and the smoke: (a) drifts in more than once in each of two or more consecutive seven-day periods; and (b) creates any of the conditions described above. Smoking, including the use of e-cigarettes, is only permitted in Designated Smoking Areas – a map showing where those areas are is posted on the community bulletin board.	Utah Code 78B-6-1101 MM CCRs 9.3	Warning
NOISE is a NUISANCE Millstone's Quiet Hours are between 10 pm and 8 am, but excessive noise at any time is prohibited. The Ogden City Noise Ordinance is our standard. If noise from outside may be heard at any time inside a unit with doors and windows closed, or if noise transmits directly from one unit to another at any time of day or night, it may be a nuisance. External speakers are prohibited.	Ogden Ord. 12-14 MM CCRs 9.3 MM CCRs 9.9	Warning
OBJECTS ON LANDINGS or STAIRWAYS is a NUISANCE Fire Code requires that all stairways and landings must be kept clear of any objects that might hamper emergency entry or exit from the building. Thus, NO OBJECTS, regardless of size, may be stored on landing decks or in stairways. This includes such things as potted plants, bicycles, boxes, or chairs. Such storage constitutes a Nuisance and a violation of Utah Fire Code.	Adoption of Utah Fire Code MM CCRs 9.3	Warning If not removed within 48 hours Level 2 fine
LEAVING BAGS OF GARBAGE ON STAIRWELLS, LANDINGS & COMMON AREAS This is prohibited at all times. It is a matter of sanitation and is a nuisance. Bags of garbage on stairwells and landings constitute a violation of Utah Fire Code.	MM CCRs 9.3	Warning If not removed within 48 hours Level 2 fine
STORAGE OF ITEMS IN PARKING GARAGES OR CARPORTS Parking garages/carports and storage closets are considered Limited Common Areas (MM CCRs 3.2) that are assigned for use by an individual unit and may be reassigned at the discretion of the Board of Directors. Parking garages and carports are to be used only for parking of currently licensed and operable vehicles. Storage of furniture, boxes, tires, or any other objects is prohibited. Any items, including vehicles that block access to power meters or unit storage are prohibited.	MM CCRs 3.2 MM CCRs 9.5 MM CCRs 9.11	Warning If not removed within 48 hours Level 1 fine
DUMPSTER	Sign posted by	\$300 Fine

RULE	REFERENCE	FIRST OFFENSE
Items should NEVER be placed outside the dumpster, and no large items preventing the dumpster lid from closing should be placed in dumpster. Violation will result in a \$300 fine - ISSUED IMMEDIATELY ON FIRST OFFENSE	dumpsters	
LITTERING Littering at any time or place is prohibited. This includes cigarette butts.	MM CCRs 9.3 MM CCRs 9.11	Warning
PARKING OF UNLICENSED OR INOPERABLE VEHICLES Unlicensed or inoperable vehicles may be towed at owner expense. Any exceptions to this rule must be requested from the Board of Directors and will only be granted in case of short-term emergency; i.e., you have been in an accident and are waiting for insurance appraisers/repairmen. Contact the HOA Management Company for guidance/permission.	MM CCRs 9.5 and Parking Rules	Warning Vehicles may be towed without further notice after 72 hours
PARKING OF BOATS, TRAILERS, LARGE VEHICLES & COMMERCIAL VEHICLES All boats, trailers, RVs, commercial vehicles, and vehicles too large to fit in a designated parking space must be parked in the RV parking area northwest of Building One unless they are being loaded or unloaded. This is not a secured area and parking there is at owner's risk. Contact the HOA Management Company to secure permission to park in this location.	MM CCRs 9.5	Warning
VEHICLE REPAIR WORK Repair of any vehicles in any parking spaces, garages or carports is prohibited. This particularly prohibits draining of oil, antifreeze, or any other fluids from a vehicle. Minor repairs may be permitted within reason. If in doubt, Contact the HOA Management Company for guidance.	MM CCRs 9.3 MM CCRs 9.10 MM CCRs 9.11	Warning
FLUID LEAKS FROM VEHICLES Oil, antifreeze or other fluids leaking from vehicles causes damage to concrete or asphalt and is prohibited at all times. Any leakage or spill of oil or other fluids must be immediately cleaned by the vehicle owner.	MM CCRs 9.3 MM CCRs 9.10 MM CCRs 9.11	Warning Vehicles may be towed without further notice after 72 hours
BARBECUING ON LANDINGS OR CLOSE TO BUILDINGS This is an extreme fire hazard. Use of any barbecue device, regardless of fuel type, on any landings or within thirty (30) feet of any building is a violation of fire code, insurance requirements, and common sense. IMMEDIATE FINES WILL BE ISSUED FOR THIS VIOLATION DUE TO EXTREME FIRE DANGER OF THIS ACTIVITY.	Adoption of Utah Fire Code MM CCRs 9.3	\$400 Fine (Level 4)
FIREWORKS NO fireworks of any kind may be ignited on Millstone property at any time. IMMEDIATE FINES WILL BE ISSUED FOR THIS VIOLATION DUE TO EXTREME FIRE DANGER OF THIS ACTIVITY.	Adoption of Utah Fire Code MM CCRs 9.3	\$400 Fine (Level 4)

RULE	REFERENCE	FIRST OFFENSE
SMOKE DETECTORS & CARBON MONOXIDE ALARMS ARE REQUIRED Operating smoke and carbon monoxide alarms are required in all units. This is an Ogden City Ordinance and is required by Millstone's insurance company.	Ogden Ordinance 12-17-3 MM CCRs 9.22	Warning
STORAGE OF HAZARDOUS SUBSTANCES No hazardous substances shall be stored at any time or any place on Millstone property. This includes in vehicles or storage closets.	MM CCRs 9.21	Warning If not removed within 48 hours Level 2 fine
SIGNS No signs are permitted any place on HOA property without prior approval of the Board of Directors except that one For Sale sign no larger than 3 by 3 feet may be displayed in a window of a unit that is currently for sale.	MM CCRs 9.2	Warning
TEMPORARY STRUCTURES No structure or building including a tent, shed, or shack may be placed or erected on HOA property without prior written approval of the Board of Directors. Contact the HOA Management Company for guidance on securing permission.	MM CCRs 9.4	Warning
WINDOW A/C UNITS & OTHER EXTERNAL FIXTURES No antennas, satellite dishes, flag poles, clotheslines, ornaments, air conditioning equipment or other comparable items may be placed on the exterior of any building or carport without prior written approval of the Board of Directors. Contact the HOA Management Company for guidance on securing permission.	MM CCRs 9.6 MM CCRs 9.16	Warning If not removed within 48 hours Level 2 fine
WINDOW COVERS Only curtains, drapes, shades, shutters, and blinds may be installed. No blankets, paint, foil, rugs, bedsheets or comparable items may be used. All window frames and screens must be dark brown and must be maintained in good condition. This is a matter of appearance that will affect values of all units in the complex. The Board of Directors shall regulate type, color, and design of the external surface of any window coverings. Contact the HOA Management Company for guidance on securing permission.	MM CCRs 9.7	Warning
RESIDENTIAL OCCUPANCY – TWO PEOPLE PER BEDROOM Unit occupancy is limited to two (2) persons per bedroom. Lofts without window egress meeting fire code standards shall not be considered to be bedrooms.	MM CCRs 9.16 (Amendment 1)	Warning
UNIT FLOORING SURFACES Because noise transmission through floors can be a nuisance, no Unit located above another Unit may have hard surface flooring except in bathroom and kitchen areas. All other floor coverings shall be carpet or other sound-absorbing material and must be pre-approved by the Board of Directors. Contact the HOA Management Company for guidance on securing permission.	MM CCRs 9.24	Warning
UNIT HEATING	MM CCRs 9.23	Warning

RULE	REFERENCE	FIRST OFFENSE
Because of the danger of frozen pipes in winter, all units shall be heated to at least fifty- degrees (50° F) at all times.		
ANIMALS All dogs are prohibited. Other animals are subject to regulations set forth in Article 9.12 of Millstone's Declaration of Condominium. Exceptions are made for service/comfort animals. Service/comfort animal owners are required to sign a Service Agreement <u>before</u> bringing a pet onto HOA property. Contact the HOA Management Company for more information.	MM CCRs 9.12 Ogden City Code, Title 13, Chapter 3, 13-3-5c	Warning If not removed within 48 hours Level 2 fine
SWIMMING POOL Use of Millstone's Swimming Pool is regulated by a separate set of rules. All residents who wish to use the pool must sign a Pool Rules Agreement and obtain an electronic gate key tag. Contact the HOA Management Company for more information.	MM Swimming Pool Rules	See Pool Fine Structure
RENTALS / LEASES No unit owner may rent/lease out their unit without prior written consent of the HOA Board of Directors. While there are exceptions to this rule, the HOA Management Company must be notified of rental properties and kept current on all lease information. See MM CCRs Amendment 3, Article 9.13, Contact the HOA Management Company for more information.	MM CCRs Article 9.13 MM CCRs Amendment 3	Warning If not remedied within 48 hours Level 2 fine
CHANGE OF OCCUPANCY FEE Any time a new owner obtains title to a Millstone property or any time tenants change in a rental unit, a Change of Occupancy Fee of \$100 will be assessed to cover costs of updating association records.	Millstone Res. 2-2016	Change of Occupancy Fee of \$100
BUILDING PERMITS REQUIRED FOR CERTAIN WORK An owner may make nonstructural alterations within the unit but shall not make any alterations to any exterior part of the building without prior written approval of the Board of Directors. Before any Owner engages in any remodeling which shall include but not be limited to changing, removing or adding flooring such as carpet or linoleum or ceramic tile; moving or removing walls; altering walls beyond painting; any change to electrical, mechanical, plumbing, or heating and air conditioning, they shall meet all requirements of Article 4.1 and 4.2 of Millstone's Declaration of Condominium. CONTACT THE HOA MANAGEMENT COMPANY BEFORE BEGINNING ANY REMODELING OF ANY KIND. Violation of this may result in being required to remove changes and restore property to original condition.	MM CCRs 4.1 MM CCRs 4.2(a) MM CCRs 4.2(b)	Warning
PERMITS REQUIRED FOR ANY WORK INVOLVING NATURAL GAS APPLIANCES Because of danger from fire or carbon monoxide, ALL work done on any natural gas fired appliance such as furnaces or water heaters must be completed only by a licensed contractor. Prior to commencing any such work, a Building Permit must be obtained from Ogden City. To encourage compliance with the building code requirement, Millstone Manor HOA will reimburse owners for the full cost of their building permits when the owner submits a copy of the City Code Enforcement	MM CCRs 4.2(b) Ogden City Code Title 16 MM CCRs Resolution	Warning

RULE	REFERENCE	FIRST OFFENSE
Officer's Inspection Report.	2-2015	
AIR CONDITIONERS A building permit is required, and location of the equipment must be pre-approved by the city, fire department, and HOA.	MM CCRs 4.2(b) Ogden City Code Title 16	Warning

PENALTIES FOR RULES & VIOLATIONS

Warning, Level 1 fine = \$50; Level 2 fine = \$100; Level 3 fine = \$200; Level 4 fine = \$500

(The level is raised each time the same rule is violated unless otherwise specified)

THERE ARE EXCEPTIONS TO THIS FINE STRUCTURE, ALLOWING FOR LARGER FINES, DEPENDING ON THE OFFENSE