

Draper Landing Rules and Regulations Document

Adopted/Updated March 2023 under Draper Landing Rules and Regulation Document

I. Safety & Security

1. Vandalism of any kind to the pool, clubhouse, or Common Areas is against the law; Owners, including their guests, tenants, residents and invitees, shall be held legally and financially liable for repairs. In appropriate circumstances, such damage may also be reported to the local authorities.

II. Parking

1. In addition to the requirements contained in Article III.6(11) of the Declaration of Condominium for Draper Landing, recorded as Entry No. 7772387, as amended ("Declaration"), the following rules apply:
2. Residents' vehicles should be parked in garages and driveways. Currently, the additional parking spaces in the community are for short term parking, meaning the vehicle will be moved on a regular basis. Vehicles parked in short-term/visitor parking without moving for 7 days may receive a warning and be subject to fines/towing.
3. Street parking within the community is not allowed, any violations may be subject to fines/towing at vehicle owner's expense.
4. Handicap parking is reserved for residents and visitors with a handicap placard or plate or has received a written accommodation from the Association pursuant to the Fair Housing Act. Any vehicle parked in handicap parking without a handicap placard, plate or permit from the Association may be towed immediately at the owner's expense.
5. Vehicles parked in short term/visitor parking with plates expired longer than 90 days, may immediately be towed without notice, at owner's expense.
6. Vehicles with expired plates less than 90 days will be tagged for towing with a 48-hour notice.
7. Vehicles parked in short term/visitor parking must have a current license plate and be in operating condition. Disabled/broken down vehicles may be towed if parked in visitor/short term parking with a 48-hour notice.
8. Street parking within the community is not permitted. Any vehicle parked illegally, or blocking access, or in a fire lane may be towed immediately without notice, at owner's expense.

III. Smoking

1. Smoking is not allowed within 25 feet of any door/entrance, since Draper Landing is a townhome community with less than 25 feet from individual units' doors, smoking is only allowed inside private homes or 25 feet away from any door/entrance. Smoking in patios is in violation of this rule. Violations can be reported by community members and will first be sent a notice/warning, followed by fines if applicable.
2. Discarded cigars and cigarettes must be picked up and disposed of properly. Discarded cigar and cigarette butts on common property will be subject to a fine.
3. All residents and guests living or visiting the community are expected to obey Federal, State, City and other local laws and ordinances.

IV. Community Appearance & Aesthetics

1. Residents are encouraged to keep their properties and décor well maintained and free of trash and clutter.
2. Porches are to be kept clear of clutter; any item other than porch décor and outdoor furniture to scale is considered clutter. The following are examples of clutter, but do not include everything considered to be clutter: bicycles, toys, shoes/shoe racks, indoor furniture, etc. Any violator will be sent a notice asking that clutter be removed within 5 days and if the deadline is not met, violations may be subject to fines.
3. Any item blocking access to the fire lane may be disposed of, as the fire lane should be clear for fire crews at all times without exceptions. The HOA will not be responsible for any disposed of items left blocking the fire lane, nor will the HOA be held responsible for any fees to dispose of

items left blocking the fire lane or fines from the Draper Fire Department that may be assessed as a result of items left in the fire lane.

4. Unit owners are responsible for removing stains on driveways due to vehicle leaks. If a stain is seen on a driveway, management may send a notice requesting that the stain be removed within 10 days. If the stain is not removed, fines may be assessed.
5. Exterior holiday decorations may not be left on display for more than thirty (30) calendar days from the date of the end of the holiday and should not be installed more than forty-five (45) days prior to the holiday.

V. Pets

1. Pets may not be left unattended outside of homes.
2. Pets should always be leashed while out in the community. Aggressive pets should be muzzled in addition to being leashed while out in the community.
3. Pet waste in the Common Area should be picked up immediately and disposed of properly. Owners are responsible to clean up after their animals. Owners are also personally responsible for the cost to repair any damage caused by their pets to the Common Areas.
4. A pet may be maintained within the community as long as it is not a nuisance to the community. Actions that may constitute a nuisance include but are not limited to any annoying or unreasonable howling, crying, barking, scratching, screeching or other unhygienic or offensive practice.

VI. Garbage

1. All residents are responsible to pick up after they use any Common Areas in the community.
2. There is a charge to the HOA every time furniture or large items are left in or outside the dumpster. It costs the HOA, beyond our normal ACE trash pickup charges, to manage furniture dumps. To avoid littering from trash pick-up, do not place loose garbage in the dumpster. Garbage is not permitted to be left outside the dumpster or anywhere on the grounds; this includes, without limitation, any kind of trash, furniture, or large items.
3. Residents are required to take their trash to a dumpster that is not full if the dumpster closest to their home is full. The dumpster lid should always close completely without any gapping.
4. All residents are required to flatten their cardboard boxes before putting them in the dumpster.
5. Littering, which includes leaving cigarette butts, any debris, flyers, magazines or mail on top of the mailboxes and/or found on the grounds is subject to a fine.

VII. Pool and Clubhouse

1. An adult must accompany children under 14 years of age
2. Residents must always accompany visitors.
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. Small children are not allowed to play with gym equipment even with parental supervision.
5. Property owners are held responsible for damage and/or vandalism caused by their dependents or guests.
6. Violation of pool and clubhouse rules may result in access suspension and/or fines.
7. Residents should limit group sizes and when using the pool and clubhouse, larger groups should respect the rights of others who are also using the facilities.
8. If personal music is played in common areas, it should not be loud enough to bother other residents/guests in the same common area.

VIII. Rentals

1. At Draper Landing, we have a rental cap of 25%. New buyers and current owners must reach out to Management Committee to inquire about whether the cap is currently met or not. If the cap is met, this would mean that a person buying a unit in the community must occupy the unit themselves. This would also mean that if a current owner chooses to move out of the community and keep their unit as a rental, they must get on the rental waiting list. Management will notify the owner when the unit can be rented. If this rule is violated and the unit is rented without management authorization, fines will be assessed. Fines will be assessed monthly until the violation stops. The fine for violation of this rule is \$500 per month.

2. Homeowners who rent out their units need to abide by the following:
 1. Homeowner/s must be cleared by management to list their unit for rent.
 2. Homeowners must notify the property management company of new tenants and provide tenant contact information prior to the tenant moving in.
 3. Homeowner must provide a copy of the signed lease agreement to management. The lease agreement must be for no less than 6 months. Units must not be used as short term rentals (Airbnb, Vrbo, etc.)
 4. Homeowners are responsible for providing tenants with community policies and regulations. Homeowners must keep their tenants contact information up to date with management in case tenants must be notified of something urgent related to the community. Homeowners may be responsible for any violations or community damages caused by the tenant.

IX. Quiet Hours

1. Quiet hours are established between the hours of 10PM – 7AM. Loud noises carry from unit to unit. Be courteous to the community and especially neighboring residents. Homeowners and residents shall not cause disturbances between these hours and shall limit noise by keeping levels of music, TV, etc., low.

X. Fee Schedule

1. 1st notice: Notice/Warning
2. 2nd notice: \$50 fine
3. 3rd notice: \$100 fine, pursuant to III.6(d)(2) suspension of pool/clubhouse privileges and other community amenities.
4. 4th notice: \$200 fine
5. All subsequent notices \$400 fine or the maximum allowed by law.
6. Rental violations shall be \$500 per month.

BE IT RESOLVED THAT the Association may enforce requirements of these Rules and Regulations through notices, fines, assessment rights and other legal rights and remedies, which shall include attorney fees and costs.

BE IT FURTHER RESOLVED THAT a copy of this Rules and Regulations shall be provided to each Owner, as required by the Governing Documents.

I hereby certify that this Rules and Regulations were adopted in accordance with the Governing Documents and the Utah Condominium Ownership Act.

Date: 3/20/2023

By: 

Trevor Hafer
Its: Chair, Management Committee

Approved by Board Members 2023

**President
Treasurer
Secretary**