

Donner Crest Condominium House Rules and Regulations

Updated October 2023

- 1. Obstruction of common areas.** The common halls, foyers, walks and stairways shall not be obstructed or used for any other purpose than ingress and egress. Small, decorative furniture pieces, art objects, doormats and plants may be used to make doorways more inviting. Plant containers must have well-fitting drip trays that match the configuration of the containers. NO OTHER ITEMS may be placed in these areas. To protect our carpet, plants must be trimmed so as not to contact the carpet and nothing should contain standing water. Items should not interfere with the cleaning and maintenance of the building.
- 2. Noise.** No resident shall make or permit any disturbing noise in the building, nor permit anything to be done that will interfere with the rights of other residents. By experience, we have learned that noise travels freely between floors. Please exercise courtesy and discretion in the use of all your appliances.
- 3. Safety in public areas.** Because of the possibility of injuries to themselves and other residents, children may not play on the stairways, walkways, in garages or in the elevator.
- 4. Signage.** Residents shall not put their names in any entrance hall, foyer or stairway, except at the entry buzzer and mailboxes. No sign, signal, or advertisement shall be exposed at any window or other part of the building, except during a realtor's open house.
- 5. Attachments.** No shades, awnings, window guards, or air conditioning devices shall be used in common and limited common areas or about the building except as have been approved by the management committee. No television or radio aerial connections shall be installed by residents outside their respective units.
- 6. Falling objects.** Nothing shall be thrown or emptied out the windows, doors, halls, balconies, patios, or in the building, atrium or garage areas, nor shall anything be hung from the outside of the windows or placed on the outside window sills, walls or railings.
- 7. Storage of personal property.** Storage is permitted in the assigned storage closets on the 2nd floor, and inside enclosed storage units that residents have built in the garage and patio areas. Stored items must be OUT OF SIGHT. Storage is not allowed in common areas such as patios, hallways, parking stalls, on top of garage storage units, or anywhere outside of ENCLOSED STORAGE UNITS. If you wish to add a storage closet to your parking stall or patio, please consult the management committee for requirements and approval. No bicycles, carriages or similar vehicles shall be allowed to stand in any of the common areas except the garage area. All garage areas must be free of anything that constitutes a fire hazard as outlined by insurance and fire department regulations.
- 8. Dangerous materials.** No dangerous materials or fuels shall be kept in the building. All garage and storage areas must be free of anything that constitutes a fire hazard as outlined by insurance and fire department regulations.
- 9. Fire hazards.** For the safety of our residents, the use of barbeque grills, smokers, ovens, or any other heat producing appliance is strictly prohibited on the limited common area decks and patios attached to the units. Decks must be kept free of clutter that could present a fire hazard. Periodically, the HOA will have the clothes dryer vents in the building cleaned, and residents will pay for the cost of cleaning the vent in their unit.
- 10. Dogs.** Dogs shall not be kept in any part of the building complex at any time. The only exception to this is for service animals whose owners provide to the management committee documentation that meets ADA qualifications.
- 11. Attracting nuisances.** Because the food attracts rodents and other nuisances, residents may not put out food for wild animals and birds. However, hummingbird feeders may be hung on the balconies.

- 12. Disposal of garbage.** All garbage shall be bagged or wrapped and deposited in the building dumpster. Recyclables may be placed in the bins under the east stairwell. Furniture, building materials and similar items shall not be placed in the garbage dumpster and must be disposed of by the owner. PLEASE USE YOUR GARBAGE DISPOSER SPARINGLY, and carry wet or fibrous garbage, such as peelings, to the dumpster, since these items are known to clog the pipes and cause flooding in the lower units.
- 13. Soiling of common areas.** Spills or soiling of common areas must be cleaned by the responsible resident, regardless of whether the soiling was done by the resident or the resident's guest or contractor.
- 13 Remodeling.** To protect the integrity of the building, all remodeling must be approved by the management committee and completed by workers licensed by the State of Utah. A building damage deposit of \$1000 must be paid if the project will take 3 days or more and requires moving materials into or out of the building. All work must be done and materials kept INSIDE the unit. Common areas shall be protected from odors.
- 14 Late HOA fees.** Any owner who has not paid the monthly HOA fee by the 7th day of the month will be charged a late fee of \$50. Fines will accrue each month until the HOA fees are brought current. After 60 days, a lien will be placed on the unit. At this time, services provided by the HOA such as water and cable tv may be shut off and the past due account will be reported to the three credit reporting agencies and updated monthly. After 90 days, monthly interest of 1% on the unpaid balance will be charged in addition to the late fee. At this time, the HOA may review options with the homeowner about selling or renting their condo or other property to clear the debt, may start either a non-judicial or judicial foreclosure, or contract with a collection agency.
- 15 Parking.** All owners and tenants will park their vehicles in the spaces deeded to them. All motor vehicles, including cars, motorcycles and scooters parked on the premises must be registered and operable. Bicycles and wheelchairs may be parked in the unit parking stalls, and bicycles may be hung on racks at the front of the stall. No other items may be stored in the parking stalls. Please be courteous and leave street parking for visitors and residents without assigned spaces.
- 16 Renting of units.** The number of rental units in the building is limited to 20% or fewer, and no unit may be rented without submitting an application that is approved by the management committee. If the rental allowance is filled but an owner is experiencing a specific hardship that could be helped by renting their unit, the owner may submit an explanation and a request *in writing* to the management committee, which is empowered to make temporary hardship exceptions. No one may rent a unit for a period shorter than 6 months—no nightly or weekly rentals. The owner must provide the management committee with a copy of the lease, which must state that tenants have received a copy of the House Rules and agree to abide by them as part of their lease agreement. An owner renting a unit must comply with all city ordinances governing landlords. See Appendix C of the CC&Rs for further clarification.
- 17 Move-in/out fees.** A \$1000 fee will be charged to the unit owner when the owner (or a tenant of a rental unit) moves into or out of the building. This is to cover damage to walls, floors, carpets, elevators, stairways, walkways, lights, etc. The fee is refundable minus any amount deducted for cleaning and repairs to the building.
- 18 Occupancy.** Donner Crest Condominiums must be occupied by the owner or a member of the owner's immediate family unless the unit is a rental unit. Occupancy is limited to no more than two residents per bedroom.
- 19 Use of the Garden Area.** The garden area is open to all residents and their invited, accompanied guests, so long as gatherings do not interfere with everyone's enjoyment of the area. Please be courteous to your neighbors by not bringing in large groups. Do not allow children to walk in the planted areas or play in the waterfall.

20 Failure to comply with Governing Documents. Failure by any owner or tenant to observe the rules set forth in the Declarations, By-Laws, and Rules and Regulations will result in a written warning for the first violation. If the violation is not remedied within 10 days, a \$50 fine will be levied. If the violation is repeated or continues for two more weeks, a fine of \$250 will be levied. Fines of \$250 will continue to accumulate every 2 weeks or as allowed by law, up to \$500 a month. Violation records will be maintained for a 1-year period, and a fine levied immediately and without warning for any subsequent violation during that time. Section 25 of the Condominium Declaration states that all owners will strictly comply with the Declarations, By-Laws and House Rules and Regulations. Section 7.7.1 and 7.2 of the By-Laws state how violations will be enjoined.

The Management Committee hopes that the rules will be easy to follow and benefit all those that live here. Any rule that is not required by law or created as part of the CC&Rs and the Bylaws may be altered or excluded by a vote of 51% of the voters at our annual meeting. We sincerely ask for your cooperation in the management of this association. Please feel free to express your desires to the Committee.

Donner Crest HOA