

Heber Landing Subdivision Homeowners Association

Rules and Regulations- Revised 6/24/26

Architectural and Structural Control

Committee approval is required before moving or installing fences or walls (more than six linear feet), adding or moving a structure, or making any material alteration of a home or other structural improvement. (7a)

Approval must be requested at least 14 days before the planned start date. (7b)

Requests and approval must be in writing. (8)

Temporary Structures

No trailer, tent, shack, or other out-building shall be placed upon or used at any time as a temporary or permanent residence. (11)

Landscaping Installation and Maintenance

Homeowners shall maintain irrigation, fertilization, lawn mowing, weed extraction, and leaf and snow removal. (16a) Owner shall maintain all hedges, plants, shrubbery, trees, and lawns in a neat and trim condition at all times. (16a)

Snow Removal

Snow must be removed from sidewalks and driveways within 48 hours of a storm. Snow should never be put on the street.

Fences

No fences or walls may be erected or altered in the front yard without prior written approval. (16c)

Utilities and Transmitting Equipment

All electric, television, cable television, telephone, and other utility line installations and connections shall be placed underground. (16e)

No external radio, citizen's band, ham radio, or any similar transmitting and/or receiving antennas or equipment shall be placed on any structure or lot. (12g)

Garbage Containers shall be stored in garages or screened by adequate planting or fencing to be concealed from view of neighboring lots and streets. (12f)

During the time between December 15 and April 15 (while snow is on the ground), garbage containers may be stored visibly in a clean and presentable manner.

Nuisances: No rubbish shall be stored or allowed to accumulate anywhere in the subdivision, except in sanitary containers. This includes bushes or weeds, household waste, and automobiles, campers, trailers, boats, or parts that have been in a state of disrepair or unassembled for a period exceeding eight days. (12f)

No noxious or offensive activity, nor anything done which may be an annoyance or nuisance to the neighborhood or the owners or occupants of any other lots. (12a)

Additional clarification: This includes running snowmobiles, four-wheelers, and other off-road vehicles anywhere in the subdivision.

Pets

Household pets are permitted if pets do not constitute a nuisance for other residents and follow leash laws. Pigs, cows, sheep, goats, horses, poultry, and livestock are not allowed anywhere within the subdivision. (12b)

Dogs are not allowed to run at large anywhere in the city. They must be confined within the building or enclosure or restrained by a leash at all times." City Municipal Code 6.19.010

Barking and Noise Regulations

Utah's **Animal Control Chapter 12** defines a **nuisance** as repeatedly violating animal control land use codes, including **barking**. This means that if a dog's barking is frequent, habitual, or unreasonable, it can be considered a nuisance under state law.

Parking

No campers, boats, boat-trailers, house-trailers, automobiles, trucks, motorhomes, horse or other trailers shall be stored for more than two days in driveways and shall never be stored on streets or other areas in open view. (12c)

Additional clarification: No house should have more than three vehicles parked outside the garage, in view of others, for more than a few hours, and never on landscaping. Two may be parked in the driveway in front of the garage; no more than one vehicle may be parked off the driveway.

Approved Parking: Adding parking areas **must be approved by the board**. Due to lot shape and home orientation, some properties might not be permitted to park any vehicle off the driveway. Parking areas must contain gravel or pavers and always be free of weeds and debris.

Permanent holiday lighting: Any decorative exterior lighting system affixed to a residence and intended to remain installed year-round, including track lighting, strip lighting, or other fixed LED systems capable of displaying seasonal or holiday colors or patterns. Permanent holiday lighting must be installed in a manner that is unobtrusive and reasonably blends with the appearance of the home.

Temporary holiday lights and decorations: Permitted on a seasonal basis but must be removed within 14 days after the holiday.

Signs

No signs, other than name plates, shall be displayed to the public view except one sign not exceeding four square feet advertising the sale or lease of a lot. (12d)

Reporting of Violations

Anyone wishing to report violations of the Rules and Regulations may do so by contacting the management company.

Violations should be reported in writing.

Violations shall be verified by a board member before any notice or fine is given.

Resident's Right to Appeal

Residents have the right to appeal any notice or fine for up to six months from the date of the notice.

Residents should outline the reasons for any appeal and file them in writing by postal letter or email to the property management company.

Residents may also attend board meetings in person or by electronic means, if available.

Rule Enforcement Policy

Owners will be notified of any violation and given **seventy-two (72) hours to cure a violation** from the date of the notice to correct the violation. The Board in its discretion may grant a cure period exceeding seventy-two (72) hours if the Board determines that seventy-two (72) hours is an unreasonable time period to cure the violation in question.

1st Violation: Warning

2nd Violation: \$100

3rd Violation: \$ 200

4th Violation: \$ 300

5th Violation: \$ 400

6th Violation: \$ 500

Hearing If a warning notice or fine is levied, the offending Owner shall have the right to request an informal hearing to protest or dispute the notice or fine. A request for hearing must be made in writing within fourteen days from the date the warning is received or fine is levied.

Collection of Fines: Fines shall be collected as authorized by the Declaration and law.

How Subsequent Fines Work

When a rule violation occurs, the goal is to correct the issue—not to penalize unnecessarily. Fines increase only if the same problem continues or repeats.

First Violation: A **written warning** is issued. No fine is charged at this stage.

Second Violation (same issue): If the issue is not corrected within the **72-hour cure period**, or if the same violation happens again later, a **\$100 fine** may be assessed.

Third Violation (same issue):

If the violation continues or occurs again after the second notice, a **\$200 fine** may be assessed.

Each violation is documented. If the violation is corrected within the cure period, no further action is taken. If violations continue, fines increase to encourage compliance and protect the community.

Rentals

If the property is rented, the homeowner is responsible for all fines, even if the violation is caused by a tenant. Unpaid fines will be added to the homeowner's account and may result in a lien on the property, which is subject to potential foreclosure.

Collection Policy

Dues are to be paid monthly, in advance.

Fines should be paid within 30 days.

15 days past due - late fee of 5% of the amount owing. *(5h)*

30 days past due - late notice sent; interest of 1.5% per month *(5h)* will be charged from this point on.

60 days past due - late notice sent.

90 days past due - late notice sent certified, return receipt.

120 days past due - account is sent to attorney for collection and notice of lien *(attorney fees to be paid by owner)*. *(5h-i)*

180 days past due - attorney to file lien on property in further efforts to collect past due balance.

Management Company

Heber Landing Subdivision Homeowners Association

c/o Welch Randall

5300 South Adams Avenue #8

South Ogden, UT 84405

Phone: 801-669-9105 x125

Email: jen@welchrandall.com

Last updated: June 2026