



Waverly Station

Rules & Regulations

Effective March 15, 2022

	Rule	Cure Period
Antenna & Satellite Dishes	Antennas, satellite dishes, or other receivers must be installed on the roof by a licensed contractor. Antennas, satellite dishes, or other receivers are not to be installed on the front of buildings or on balconies. Wiring must be installed so that it is as inconspicuous as possible and must be securely fastened to the building. Limit one antenna/dish/other receiver per unit.	10 days
Barbecue Grills	For the purpose of this document the term "Barbeque Grill" includes any flammable fueled non-installed appliance cooking apparatus including, but not limited to grills, smokers, fryers, and woks. In accordance with Fire Code, insurance guidelines and industry standards, barbecue grills must be at least 10 feet away from any flammable structure. During the operation of a barbecue grill, please take note of the area, including the area above, to ensure the grill is adequately distanced from the structure. Charcoal grills are not to be used anywhere on the property other than the community grill provided in the common area. Electric grills are permitted on the property subject to these same guidelines. Grills must be operated outdoors. All grills must be always attended while in use. Unit owners are responsible for any damage caused using a grill on the property.	48 hours
Dog Registration Policy	All dogs that live in or visit the Waverly Station community are required to be registered in a DNA database. This program is run by BioPet Vet Lab for Poo Prints and works by creating a unique DNA profile for each dog in the community. The DNA is collected by swabbing the inside of the dog's mouth to collect cheek cells. The DNA profiles of all the dogs in the community are entered into a database stored by BioPet Vet Lab. When a waste sample is found, it is collected by our management company and sent to the lab. The DNA in the dog's feces is matched to a dog in the system and the violator is fined and charged for the cost of the analysis. New owners and new dogs of existing owners are required to be registered	14 Days
Doors	Front, side, balcony and garage door colors and styles must be pre-approved by the board. Garage doors must also be pre-approved by the board. Owners may contact the management company for a list of approved colors and doors.	48 hours
Drones	Drones are not allowed to be used within the community. Special permission can be requested to the management company for approval by the HOA Board for contractors and real estate purposes. within 2 weeks of program implementation or occupancy.	48 hours



Waverly Station

Rules & Regulations

Effective March 15, 2022

External Laundering	External laundering and drying of clothing and other household items are prohibited	48 hours
Fitness Area	Use of the Fitness Center is limited to Waverly Station HOA residents and their guests. Residents are limited to two (2) guests at one time. Fitness area access is allowed 24 hours a day on weekdays and weekends. Please report any damage noted and/or non-functioning equipment to Community Solutions promptly. Children under 15 are prohibited from entering the fitness area unless accompanied by an adult. Children under 13 are prohibited from using the fitness equipment. Children under 13 are permitted to accompany their parents or a responsible adult in the fitness area, so long as they do not touch the equipment or cause disturbances for others. Pets are not permitted in the clubhouse or fitness area. Please limit cellular telephone conversations while in the Fitness Center or exit to the other side of the clubhouse when on a call. Please wipe down equipment after use with the provided disinfectant wipes. Please leave the Fitness Center area as you found it. REPLACE ALL WEIGHTS, ETC. Personal trainers are permitted to enter and use the Fitness Center when accompanied by residents. However, personal trainers must not utilize the Fitness Center equipment in a way that prohibits, or limits use by other residents.	48 hours
Hazardous Activities	No unsafe or hazardous activity is allowed. No firearms or fireworks shall be discharged upon the property and no open fires shall be lit or permitted on the property except within a contained barbecue unit.	48 hours
Holiday Decorations	Outdoor holiday decorations are allowed during the month in which the holiday occurs. December holiday decorations are allowed from Thanksgiving until January 15th. All other holiday decorations must be removed within 20 days following holiday month. Decorations must not be attached in a way that causes damage to the exterior of the units.	10 days
Insurance	A homeowner shall not permit anything to be done or kept in the unit that would result in an increase in the cost of insurance on the property, that would result in the cancellation of insurance, or that would be in violation of any governmental law, ordinance, or regulation. The HOA master insurance policy provides property insurance for: buildings, exterior of individual units and permanently attached equipment and fixtures including unit owner upgrades. This does not include the unit owner's contents. In the event of a covered claim to a unit, the unit owner is responsible for this deductible (regardless of fault). Insurance policy can be obtained from management company.	



Waverly Station

Rules & Regulations

Effective March 15, 2022

Landscaping	The HOA is responsible for the installation and maintenance of landscaping. Homeowners and residents may not install or remove landscaping. Homeowners and residents may not modify existing landscaping unless pre-approved by board of directors (e.g., trimming trees obstructing satellite dishes or scratching windows). All requests for modification or contractor work requires a submission of a Landscape Change Form, be reviewed by the Landscape Review Committee and Board for approval before any work can begin. Owners may plant annuals and perennials in pots. The pots may be placed only on patios or balconies. Dead plants, empty pots, gardening equipment, or supplies may not be stored on patios at any time.	10 days
Leasing	The governing documents of the community allow for a maximum of 48 units to be leased. Owners must occupy the unit for a minimum of twelve (12) months before being eligible for leasing or for inclusion on the rental waiting list. Rental Waiting List Guidelines: • Owners are afforded 45 days from accepting a rental spot to provide the HOA with a copy of a fulfilled lease. If an owner who has accepted a rental spot fails to provide a signed lease within 45 days, the owner shall automatically forfeit that spot and their request will be allocated to the end of the list. • Any owner who declines an offered rental spot on two (2) occasions shall have their request allocated to the end of the list upon notification of the second refusal. • Offers for an open rental slot will be informed to the requesting owner by email and require a response within seven (7) days of the offer at which time the offer will expire. Failure on the part of an owner to respond affirmatively within seven days will be considered a refusal, and the opportunity will expire. • Rentals are further limited by the prohibition of short-term/transient/vacation rentals and any advertising of a unit as such. Units renting for less than a minimum initial twelve (12) month period or without prior approval are considered in violation of the CC&Rs and rules. All other guidelines in the 2012 Lease Amendment shall apply. Violations of the lease amendment will be handled in accordance with community fine policy. Leases converting to month-to-month after initial twelve (12) month period lease agreement requests can be submitted to the management company and Board of Trustees for approval. This is applicable for leases converting from annual to month-to-month after the initial lease year lease period and instances of new owners renting unit back to previous owner.	10 days
Maintenance of Units	Each unit must be maintained by the owner so that it does not detract from the appearance or adversely affect the value of any other home or the common areas. No structure or building of a temporary character, including tents or	10 days



Waverly Station

Rules & Regulations

Effective March 15, 2022

temporary pools are allowed.

Nuisances	No trash or debris of any kind shall be placed or permitted by an owner upon any lot. No unit shall be used in such a manner as to obstruct or interfere with the enjoyment of occupants of other units. Any tobacco smoke that drifts in more than once in each of two or more consecutive seven-day periods is a nuisance under Utah State Law. A nuisance is anything which is injurious to health, offensive to the senses, or obstructs the free use of property to conform to the comfortable enjoyment of life or property.	48 hours
Pets	Only the usual and customary household pets shall be allowed. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. Pets cannot be left outside unsupervised, even within a unit's gated patio or balcony, for unreasonable amounts of time. All pets must be on a leash at all times when outside of the home, this includes the common area near the clubhouse. Any pet waste must be removed immediately (see Dog Registration rule). Pet food and/or water dishes, or structure for the housing, confinement or visible restriction of a pet may not be kept outside of the unit, including the patio and the balcony. Please call South Salt Lake Animal Control to report off-leash animals or nuisance violations at 801-483-6024.	10 days
Porches, Patios and Balconies	Only well-maintained furniture specifically designed for patio use, barbeque grills and planted pots may be kept on the porches, patios, or balconies. (Refer to Barbeque Grills for additional information.) These areas must be kept clean and free from trash and cannot be used for storage. Limit of five decorative items per home in addition to outdoor furniture/umbrellas, plants/pots, and barbeques. No temporary fencing or gates of any kind are allowed. No mesh, wire, or other material may be attached to the railing around the patio or balcony. Wrought iron gates that are an exact match to the style and color of the existing fence may be installed. Bicycles and mopeds must be stored in garages. Planters may be attached to the railings with plastic zip-ties but must be removed during winter months. No decor or other items may be attached in a way that may cause damage to the exterior of the units. Any decorative lights must be hung and maintained in an orderly manner. Each unit is allowed one bird feeder. Bird feeders are not allowed in community areas. Each bird feeder must include a tray to catch seed. Any bird waste or spilled feed must be cleaned up within 24 hours. Any bird feed attracting pests (i.e., wasps, bees, pigeons, squirrels, mice, etc.) is not allowed.	10 days



Waverly Station

Rules & Regulations

Effective March 15, 2022

Signs	No signs shall be erected or maintained on any lot or unit except: signs required by legal proceedings, signs installed by the Board for notice to homeowners, real estate signs for the sale or lease of a home (zip-tied to railing), political signs 30 days prior to and immediately after certification of the election results. Political signs are defined as any sign or document that advocates: (i) the election or defeat of a candidate for public office; or (ii) the approval or defeat of a ballot proposition. No signs are to be placed by post or stake directly into the ground. Signs are allowed in windows and may be zip-tied to balcony or patio railings. Any such "no soliciting" or other similar signs must be of a permanent material and attachment and not on paper or any other material that is taped to the window.	48 hours
Surveillance Cameras	No owner or resident shall place or cause to be placed in a permanent or temporary manner any surveillance camera aimed in a way that could reasonably be interpreted as being for the purpose of monitoring other owners' or residents' use of, or activities in, Waverly Station common areas or another owners' or residents' Unit or Limited Common Areas. Cameras excluded from this rule are: • Cameras placed for the sole purpose of monitoring a unit's own entryways that may inadvertently or unavoidably record portions of Limited Common Areas. • Handheld electronic devices, such as cell phones, that are used to record immediate and specific incidents. • Cameras pre-approved by board or management company.	10 days
Trash and Recycling	The Association will arrange for garbage and recycling pickup. Owners and residents in the community will be subject to immediate individual assessment and limited/individual assessments for improper conduct related to discarding of items including, but not limited to: discarding boxes and cardboard into dumpsters or recycling bins that have not been broken down, discarding large items such as couches, mattresses, box springs and other furniture inside or outside dumpsters, discarding any items in the community outside of the dumpster, discarding non-recyclable items in the recycling dumpster, discarding hazardous items such as paint in dumpsters, discarding of mail in pet waste stations or discarding other items and materials that result in extra and increased cost to the Association to respond and remove such items.	48 hours
Use of Units	All units are restricted to use as single-family residential housing, and no more than one family or four unrelated adults shall occupy a unit as defined in South Salt Lake Code of Ordinance 17.01.010. In addition, garages may not be advertised, leased, or used as bedrooms regardless of if the garage contains a	48 hours



Waverly Station

Rules & Regulations

Effective March 15, 2022

window.

Vehicle Parking and Towing Policy	Motor vehicles parked in violation of the parking rules and regulations may be impounded, towed, and stored, at the owner's expense without warning. Street parking is allowed in designated stalls only. No recreational, commercial, or oversized vehicle parking is allowed including storage containers/moving pods/moving trucks except for temporary loading/unloading. Please contact management for permission to place a temporary storage container or moving truck in the parking lot. No vehicle may be parked in one spot for longer than a 72-hour period. Parking is not allowed in front of garages. No mechanical work or repairs are to be conducted in streets or common areas. No inoperative or unregistered vehicles may be parked on the property. In the case of an emergency, inoperative vehicles must be moved within 48 hours. There is a 10-mph speed limit on the property.	48 hours
Windows	Each unit shall have window coverings on all windows. Only curtains, drapes, shades, shutters, and blinds may be installed as window coverings. Window coverings must be neutral in color and not detract from the appearance of the exterior of the building. Sunshades are not allowed on the exterior of any unit. No air conditioning units or fans may be placed in windows.	10 days



Waverly Station Rules & Regulations

Effective March 15, 2022

Fine Policy

Any violation of the Declaration, Rules and Regulations, and Bylaws shall be subject to a fine. All owners will be given a written notice/warning of violation describing the violation and stating a time to cure the violation prior to a fine being levied.

Schedule of Fines (unless otherwise noted in rule)

1st Violation: Courtesy Notice / Warning

2nd Violation: \$25.00

3rd Violation: \$50.00

Subsequent violations may result in additional fines or legal action.

Time to Cure

All owners will be given a minimum above indicated times to cure a violation before a fine will be levied. The Board in its discretion may grant a cure period exceeding the corresponding cure period if the Board determines that violation is deems an exception.