

THE RIDGE TOWNHOMES RULES AND REGULATIONS

Quiet Enjoyment

The Ridge Townhomes' quiet enjoyment hours for owners and guests are enforced from 10:00 p.m. until 8:00 a.m. Please be courteous of others and observe their right to privacy and to be undisturbed during these hours.

Pet Policy

Owners are allowed to have pets. As a property owner authorized to have a pet on the premises, the following applies:

Each owner who has a pet at their unit shall register the pet with property management including type of pet and description. If the pet is not registered, the owner will be subject to a \$25 fine each month it is not registered.

Dogs must be on a leash at all times. If an owner has a dog, as soon as the dog leaves the unit it must be restrained on a leash. If a dog is not on a leash at all times (including in the building entry way), the owner will be assessed a \$25 fine. If the dog is seen unleashed a second time subsequent fines of \$100 per day, \$500 maximum fine/month, will be assessed.

Droppings MUST be picked up. Pet owners failing to immediately clean up after their pets will be assessed a \$25 fine. Likewise, this fine will increase to \$100 for subsequent offenses (\$500 maximum fine/month). Continued violations will result in revocation of permission to have pet on the premises.

If pet disturbs others by barking or in other ways becomes a disturbance, the management committee will send notice to the owner of pet and request that the annoyance be discontinued. If such annoyance is not discontinued and corrected, the management committee may revoke permission to keep the pet at The Ridge and the pet must be removed from the property.

If a pet shows aggressive behavior or bites anyone, then permission to keep the pet shall be revoked and such pet shall be immediately removed from the property. The pet owner will bear sole responsibility for any liability from a bite, etc., and completely releases the HOA of all responsibility.

Each owner who keeps a pet in a unit shall hold all other owners harmless against any loss of liability of any kind or character or as a result of having such pet at The Ridge Townhomes.

Vehicle & Recreational Vehicle Parking Policy

Recreational Vehicles, boats and trailers must be parked in guest parking or along Moose Hollow Dr. No vehicle, trailer or boat should be continuously parked on-site for more than 5 days without receiving permission from the management committee. No automobile or recreational vehicle or trailer shall be parked in another owner's driveway without prior permission from the owner.

Child motorized/electric ride on vehicles such as 4 wheelers, Barbie jeeps, motorized scooters, etc are prohibited inside of The Ridge except on sidewalks and trails. Bikes and skateboards are allowed on the paved roads and trails. Please be courteous of others on trail system. Please use extreme caution and watch for vehicles at all times. Use of these child vehicles will be at your own risk and by so using, you agree to release The Ridge of all liability.

Garbage and Recycling

Please remove all garbage from units and dispose of in large dumpsters located throughout the community.

Barbecuing

Barbecue grills are NOT allowed on the decks of the townhome units because of fire hazard. Barbecue grills are only allowed on patios.

Fireworks

Because of fire hazards, fireworks are NOT allowed in the complex at any time.

Fair and Reasonable Notice to Homeowners

Per the Utah Condominium Act, under Title 16, Chapter 6a, The Ridge constitutes fair and reasonable notice to owners by method of electronic means, including text message, Email or the Association's website. Notwithstanding, an owner may, by written demand, require the Association to provide notices to the owner by mail.

**The Ridge Rules and Regulations are subject to change at any time based at the Board's discretion.