

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, but renters and guests of owners are NOT allowed to have pets on the premises at any time without Board permission. If guests or renters are found to have pets on the premises, the OWNER of the unit in which the guests/renters are staying may be assessed a \$25 fine. The owner of the unit will be immediately notified if such a violation occurs. Failure of the pet owner to remove the pet within 24 hours will result in subsequent fines of \$100 per day (\$500 maximum fine/month) to the owner of the unit.

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 if 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 with a \$500 maximum fine per 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 to 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

Driveways, parking spaces, and any other parking areas located within the Project may only be used for the parking of vehicles that are operative and have been properly registered with a governmental motor vehicles department or division. Motor homes, campers, trailers, boats, and other similar vehicles, items or equipment may not be parked or kept in such Driveways, parking spaces, or other parking areas unless specifically permitted under the Rules and Regulations as adopted by the Board. The Board may require removal of any vehicle or equipment that is inoperative or is not properly registered, or any unsightly vehicle or equipment, or any other equipment or item that is improperly stored in any Driveway, parking space, or other parking area. If such vehicle, equipment or item is not removed, the Board may cause removal at the risk and expense of the owner thereof.

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 Moose Hollow of all liability.

Barbecuing

Gas or Charcoal grills and smokers are NOT allowed on the decks of the townhome units because of fire hazard. Barbecue grills are only allowed on back patios. Electric grills are permitted on decks or back patios.

Fireworks

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

Fines

For each and every violation or infraction of any Rule or Regulation or as otherwise provided for in **Section 11.18** of the Declaration, the Association may, upon written notice, impose a fine upon the Owner of the Unit for each violation or infraction committed by such Owner or his or her tenants, family members, guests or invitees in first violation or infraction. The Association, its Manager or Managing Agent, shall notify the Owner of a Unit in writing of the assessment or fine and such Owner shall pay such assessment promptly. Each Owner is responsible for informing its tenants, guests and invitees of Rules and Regulations and ensuring their compliance with the same. Owners shall be personally liable for all fines for violations of these Rules and Regulations and CCR's, whether such violations were committed by such

Owner or by the guests, tenants, family members and invitees of such Owner. Current fines are \$25.00 for the first fine. Likewise, each fine will increase to \$100 for subsequent offenses with a \$500 maximum fine per month.

Non-Payment of Assessments

Per **Section 13.4** of the CCR's, if an Owner is late on Assessments, established late fees will be assessed. Established Late fees are \$25.00 per month if not paid by the 25th of each month. Delinquent Assessments will be handled and collected per the Utah Condominium Act under Title 57-8-44.

Termination of Services Due to Fee Delinquency

If a Ridge Homeowner is delinquent on monthly Assessments, the Association may terminate that Owner's right to receive utility services paid as a common expense and may terminate that Owner's right of access and use of recreational facilities and Common Areas. The costs associated with these terminations will be added to the delinquent balance of the Homeowner.

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.

Garbage and Recycling

Please remove all garbage from units and dispose of in large dumpsters located throughout the community. No garbage of any kind may be left outside of a unit or in the designated common areas.

Pool and Hot Tub Rules

1. No pets allowed in the swimming pool/hot tub areas (see Pet Policies, above).
2. The pool is private property and is for Owners and their family members, authorized renters and accompanied guests only. NOTE: Law enforcement authorities will called for violations and trespassing charges will be filed.
3. The swimming pool, hot tub and sauna may be used between the hours of 8:00 A.M. and 10:00 P.M. only. Violation of hours will also result in law enforcement authorities being called and trespassing charges will be filed.
4. SMOKING AND ALCOHOL IS PROHIBITED IN THE POOL/HOT TUB AREAS.
5. Keep noise to a minimum before 9:00 A.M. and after 9:00 P.M.

6. Please shower before use!
7. NO Children under age 14 allowed in the pool/hot tub areas without adult supervision. If you see unsupervised children under age 14, please ask them to leave the pool/hot tub areas and contact the Manager.
8. WALK don't run in the pool/hot tub areas.
9. No gum and no glass bottles within the pool/hot tub areas.
10. Large flotation devices are prohibited when large numbers of people are using the swimming pool as determined by the Manager. Children's "water wings" and float tubes are permitted.
11. Please be courteous with the number of guests you bring to the pool/hot tub areas.
12. No reservations. The pool and hot tub are not to be used exclusively for private use or parties.
13. DO NOT prop the pool gate open. (This is a huge liability issue as there are many kids playing nearby who could wander in without supervision).
14. Replace the hot tub cover after usage.
15. Clean up after yourself and your guests.

Access Fobs to Pool/Hot Tub Area

Access to the pool/hot tub areas is by electronic Fobs. Each Owner will receive one (1) Fob per Unit. If cards are lost, damaged or destroyed, the fee is Fifty Dollars (\$50) per replacement fob.

Leases and Short-term Rentals

Subject to laws, rules, or regulations that may be adopted by Weber County, there are no restrictions on the right of any Owner to lease, rent or otherwise grant occupancy rights to a Unit. Each Owner acknowledges and agrees that the Units may be rented on a daily, weekly, monthly, or other periodic basis, and that vacation and other short-term rentals are permitted.

Owners who rent their Unit must assume complete responsibility for the actions and behavior of their tenants and the guests of such tenants. Owners shall provide their tenants with a copy of the Governing Documents to ensure compliance. Any violation of any provision of the Governing Documents by any tenant, guest of tenant or any other occupant of the Unit may result in a fine being levied against the Unit, the payment of which shall be the sole responsibility of the Owner of that Unit.

**The Ridge Rules and Regulations are subject to change at any time based at the Board's discretion. Updated February 2020.