

IVY SPRINGS HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS

(Revised November 2016)

This set of Rules and Regulations are established in accordance with the provisions of the Conditions, Covenants and Restrictions for **IVY SPRINGS** Condominium. They have been written in accordance with ARTICLE 9, Paragraph 9.1 Rules and Regulations. They have been established as a basis for a successful community and an enjoyable lifestyle. At Ivy Springs the residents share a common interest in the Buildings, Open Spaces, Clubhouse, Pool., and Playground areas and because of this common, shared interest, community rules and regulations are not only worthwhile, they are a necessity.

All present and future homeowners, mortgagees, lessees, tenants, residents and occupants of any lot or home within the Community will be subject to these rules and regulations (Rules). These Rules may be modified, added to or otherwise changed from time to time as deemed necessary by the Board of Directors.

HOMEOWNERS RESPONSIBILITIES:

1. Homeowners shall be liable when their guests, tenants, or occupants are found in violation of any rule governing the Association.
2. The liability for damage, harm to, vandalism, or trash in any common area, pedestrian walkway, vacant lot, or neighbor's property resulting from the negligence or carelessness of a resident, family member, friend, pet or animal; or any business contracted by a homeowner shall be the sole responsibility of the homeowner. Refer to CC&R's page 24, paragraph 9.12. Residents are encouraged to report any damage that is observed to be caused by others to the Association Manager: Richard Harman, Western Management Associates at (801) 278-5060. Email: richard@westernmanagement.net
3. All pedestrian trails and sidewalks are designed for use people. No motorized vehicles, motorcycles, three and four-wheel, off-road type vehicles, motorized bikes or scooters are permitted on any paved sidewalk. Use of any loud, noisy or obnoxious motor vehicles within the community between the hours of 10:00 p.m. and 8:00 a.m. is discouraged.
4. Animals, as permitted by the CC& R's (two (2) dog, or two (2) cat) for the project, shall be maintained in a clean, healthful and sanitary environment, so as not to become a nuisance (excessive barking) to one's neighbors. No animals, livestock, birds, reptiles or poultry of any kind shall be raised, bred or kept in any Unit or within the community. All animals shall be corralled, tethered, on a leash or otherwise under the continual control of the owner, while in any common area of the community. Each owner is expected to pick up, or clean up after their animals and dispose of properly, all wastes, should their animals relieve themselves on property of others. Animal owners are fully responsible for any property damage, or personal injury to others caused by their animals. All pet fines assessed are \$200.00 per violation.

5. Noise. You are living in a multi-resident building structure. Please refer to CC&R's page 22, paragraph 9.3 Nuisance. Quiet enjoyment of all residents will be aggressively enforced. All music, Television, radio, etc., needs to be kept to a reasonable level as to not disturb your neighbors during the day and at a substantially reduced level from 10:00 PM until 8:00 AM.
6. All trashcans need to be placed out of site or in front of the garage or around the back of the home within 24 hours of trash pickup. All garages doors need to be kept closed unless the garage is in use. Refer to CC&R's page 24, paragraph 9.12 Unsightly Items.
7. The speed limit within our community is 10 miles per hour. Please drive slowly as children are always present.
8. Satellite Dishes may be installed on your home. They can not be conspicuously visible from the street front, meaning they must be installed on the back half of the roof of the building as close to the center over your unit as possible. Management will ask owners to remove dishes visible from the front of their home.
9. No food or drinks of any kind including is allowed at poolside. All food and drink must be consumed within the clubhouse or pick nick area. There is no consumption of alcoholic beverages allowed in any common area including the pool and clubhouse. The gate of the pool must remain securely closed at all times.
10. Misuse, maltreatment or vandalism of the clubhouse or pool facilities in any manner will result in a substantial fine and the **permanent revocation** of clubhouse or pool facility use.
11. Back patio fencing is allowed under the following conditions. It must be installed with white vinyl fencing material, not to exceed 5 feet in height and the fence must be installed up on the cement patio. Installing the fencing down on the ground around the cement patio is not allowed. The fence must be maintained in good repair and appearance by the homeowner.
12. For safety, liability and aesthetic reasons, NO vehicle parking shall be permitted on the public right-of-way, and no continuous parking in guest parking for more than 7 days. All automobiles shall be parked in their respective garages, or on the driveways (one car in one driveway) leading to the garage. There shall be no RV type vehicles or trailers parked overnight. Commercial and/or work vehicles may not be parked overnight in any guest parking areas. No unlicensed or non-operating vehicles are allowed in the community. Any vehicle out of compliance may be tow away at the owner's expense without written notice. Parking on the sidewalks or in any red zone is not allowed. This is especially the case if a vehicle is parked out on the street overnight, on the sidewalk or any red zones on the public right of way between 12 Midnight and 6:00 am. **Should your vehicle be towed you will need to call Snowy Mountain Towing at 685-8300 to retrieve your vehicle.**

13. Holiday Lighting and Decorations cannot be put up before 45 days of the holiday celebrated and must be removed from sight within 45 days after the holiday that is celebrated weather permitting. All Christmas Trees must be removed from the community immediately and are not allowed to be placed out on the street or any other location within the community.

13. Damages

D-1. No Owner or resident shall cause damage to or waste of another Unit or the Common Area and Facilities.

D-2. Each owner and/or resident shall be strictly liable for any damage he or she causes to another Unit or the Common Area and Facilities and shall carry insurance to protect against all damage and negligence.

D-3. Each Owner or resident shall save, indemnify and hold the Association harmless against all loss resulting from any such damage.

D-4. The Association may charge an Owner or resident for all expenses resulting from the act or omission of such Owner or resident ("Personal Charges"). The act or negligence of any guest, visitor or invitee shall be considered the act or negligence of the Owner who permits such person to use and occupy any Unit or the Common Area and Facilities. Personal Charges shall include, without limitation, any expense resulting from the act or omission of any Owner or resident, guest, visitor or invitee.

D-5. The Association shall have all other remedies described in the Declaration of Condominium for Ivy Springs Condominium.

VIOLATION PROCEDURES:

1. Should any violation be observed, or occur, a written notice should be filed with the Association Manager, Western Management Associates via Email:
richard@westernmanagement.net
2. Notices of violation should include the following date:
 - The nature of the violation
 - The location of the violation
 - The offending party, if known, or their address
 - The date the violation was observed
3. The Association Manager cannot respond to verbal notices of any rule violation, unless it is apparent that an emergency is occurring and an immediate response is mandated due to threatening circumstances (i.e., a water line break, etc.).
4. Any infraction, or violation of any of these rules and regulations, or the CC & R's will result in the following action unless otherwise stated in the rules:
 - First Offense: Written warning
 - Second Offense \$100.00 Fine
 - Third Offense \$200.00 Fine
 - Fourth Offense \$500.00 Fine/and or legal action
 - Pet Violation \$200.00
 - There are no warning notices with respect to parking violations.