

Notice of Intent
to
Adopt/Amend the Community Rule
at
Indian Ridge Subdivisions Property Owners' Association, Inc.

To: All Lot Owners at Indian Ridge

Re: Adoption of a Rule Addressing Architectural Restrictions and Permitting the Collection of Fines from Owners at Indian Ridge Property who Violate Association Rules

You are hereby notified that the Indian Ridge Board of Directors will provide an open forum at the next board meeting thereby giving lot owners an opportunity to be heard at the board meeting before the board takes action to consider adopting the Rule attached hereto which will permit Indian Ridge to collect fines from owners who violate Association rules.

All unit owners are invited to attend the board meeting, to be held on WEDNESDAY, APRIL 26th 2023, at 6:30:00 p.m., at the following location:

Join Zoom Meeting

<https://us02web.zoom.us/j/85630430068?pwd=SnIGZ1EwR2Z1Ymd2RjBWMko3dmdhUT09>

Meeting ID: 856 3043 0068

Passcode: 898892

One tap mobile

+13462487799,,85630430068#,,,,*898892# US (Houston)

+16694449171,,85630430068#,,,,*898892# US

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 444 9171 US.

The newly proposed Rule is set forth in the Attached Exhibit "A".

Dated: April 1, 2023.

Indian Ridge Subdivisions Property Owners' Association, Inc.
Board of Directors

By: Mike Da

Its: Vice Chair

INDIAN RIDGE
ADOPTION OF ARCHITECTURAL RESTRICTIONS
AND
COMMUNITY RULES ASSESSING FINES

1 Architectural Restrictions

- 1.1 The Board hereby adopts, as an Association rule, the Architectural & Building Requirements attached hereto as Exhibit “A”.

2 FINES

- 2.1 **Fines; Authorization.** The Board of Directors (“Board”) for the Indian Ridge Owners Association (“Association”) is authorized to assess a fine against lot owners who violate provisions in the association’s declaration, bylaws, or rules and regulations (collectively referred to herein as “Rules”). The assessment of a fine shall be in accordance with the provisions of the Utah Community Association Act, Utah Code Annotated, section 57-8a-208, the provisions of these community rules, and the rules and regulations adopted by the Board.

- 2.2 **Written Warning of Violation.** Before assessing a fine, the Board shall provide a written warning of the violation to the lot owner informing the lot owner that a fine will be imposed if the violation is not cured as stated in the written warning. The written warning shall:

- (a) describe the violation;
- (b) state the Rule or provision of the governing documents that the lot owner’s conduct violates;
- (c) state that the board may, in accordance with the Utah Community Association Act, Utah Code Annotated, section 57-8a-208, assess fines against the lot owner if (i) the violation is not cured (within the time required for a continuing violation), or (ii) if a similar violation is committed again within one year after the day on which the board gives the lot owner the written warning or assess a fine against a lot owner; and
- (d) for a continuing violation, state a time that is not less than 48 hours after the day on which the Board gives the lot owner the written warning by which the lot owner shall cure the violation.

- 2.3 **Repeat Violations.** If a violation is temporarily cured or stopped, but the same violation is repeated by the same lot owner or their tenant within one year from the date a written warning

is first served or fine is assessed on the lot owner or tenant, the Board shall not be required, prior to assessing a fine or an additional fine, to serve another written warning upon the lot owner or tenant within the one year period, but may rely upon the notice provided in the first written warning.

- 2.4 **Time to Cure.** For a continuing violation, the violation must be cured within a time that is not less than 48 hours of the written warning that is delivered to the lot owner or the tenant, unless such time period is extended by the Board for good cause. The member of the Board or their agent that serves the written warning on the lot owner shall write on the notice the (a) date and time the written warning was served on the lot owner or tenant, and (b) the date and time by which the violation must be cured (if the violation is a continuing violation). If a lot owner repeats the violation within one year after receiving the written warning or fails to cure a continuing violation within the time required but less than one year after receiving the warning, the lot owner may be assessed a fine.
- 2.5 **Fines.** The Board may assess a fine against a lot owner if (a) within one year after the day on which the Board gives the lot owner a written warning, the lot owner commits another violation of the same rule or provision identified in the written warning, or (b) for a continuing violation, if the lot owner does not cure the violation within the time period that is stated in the written warning. If the violation is fully and completely cured within the time provided in the written warning, and is not repeated within one year of the time the written warning is first served on the lot owner, no fine may be assessed by the Board.
- 2.6 **Additional Fines.** The Board may, without providing an additional written warning, assess an additional fine against a lot owner each time a lot owner (1) commits a violation of the same rule or provision within one year from the day on which the board assesses a fine against a lot owner for a violation of the same rule, or (2) allows a violation to continue for 10 days or longer after the day on which the management committee assesses the fine. Additional fines shall be assessed according to the amount stated in the Rules for multiple violations.
- 2.7 **Manner of Providing Written Warning and Fine.** The written warning of a violation of the Rules of the association and the written notice of a fine imposed by the Board may be provided to the lot owner in any one or more of the following ways:
- (a) Delivering a copy to the lot owner personally; or
 - (b) Sending a copy through first class mail, certified or registered mail (at the discretion of the Board), addressed to the lot owner at his or her place of residence, in which case an additional 48 hours shall be allowed to cure the violation; or
 - (c) Leaving a copy with a person of suitable age and discretion at the lot owners lot; or
 - (d) Affixing a copy in a conspicuous place on the lot; or
 - (e) If the person committing the violation is a tenant of the lot owner, by delivering a copy

to the owner and the tenant residing in the lot in any manner described in the preceding four subparagraphs.

- 2.8 **Non Lot Owner Occupied Lots: Renters & Guests.** In cases where the lot is not occupied by the lot owner and the violation of the Rules is committed by a tenant residing in the lot, the lot owner shall be responsible for the failure of the tenant to cure a violation of the Rules. For purposes of the lease between the lot owner and the tenant, the provisions of the Rules and these community rules shall be incorporated by reference into the terms of the lease and the lot owner may collect from the tenant any fines the lot owner becomes obligated to pay by virtue of the tenant's actions. The lot owner is responsible for bringing a separate action to collect any such fines from the tenant.
- 2.9 **Board Action.** Any action by the Board involving a written warning or a notice of fine may be taken by the Association's managing agent or by any officer of the Board if so authorized or later ratified by a quorum of the Board, consisting of 50% or more of the Board present at a meeting either in person or by telephone conference, or if not present at a meeting, members consenting to the action after conferring with other members of the Board.
- 2.10 **Violations for Which a Fine May be Assessed.** A fine may be assessed for the violation of a provision in the Association's Rules, any amendments thereto, or for a rule describe in Exhibit "B", which is attached and incorporated by this reference. The list of violations of a rule or regulations listed on Exhibit "B" may be modified by the Board pursuant to their power to enact rules governing conduct within a community association as contained in the Utah Community Association Act, Utah Code Ann. 57-8a-101 et seq. Exhibit "B" may be used to incorporate provisions in the Rules for which a violation may be assessed. For Rules which are not set forth in the attached Exhibit "B", the amount of each fine shall be the amount set forth in Exhibit "B".
- 2.11 **Continuous Violations.** Each 10-day period during which a violation of the governing documents of the Association, the Rules of the Association, or the rules listed on Exhibit "B", continues after the time period expires during which the lot owner is required to cure the violation, constitutes a separate violation and is subject to a fine in the amount listed in Exhibit "B". The violation of a provision in the Rules or a provision listed on Exhibit "B", which is temporarily cured within the time period required in the written warning, but which is repeated or violated again within one year of the date the original written warning was served or fine was assessed, is deemed to be a continuous violation for which another written warning is not required to be served.
- 2.12 **Amount of Fines.** The amount of a fine for a violation of the governing documents or the Rules or the provisions listed on Exhibit "B".
- 2.13 **Late Fees on Fines not paid.** Fines not paid within 10 days of their due date shall accrue interest at the rate of 1.5% per month until paid and a late fee of \$10.00 for each month the fine remains unpaid. An additional late fee shall be assessed for each and every 30 day period the fine remains unpaid after it is due. No interest or late fees may accrue until 10 days after a hearing (if requested by the lot owner) has been conducted and a final decision has been rendered

by the Board.

- 2.14 **Protesting the Fine.** A lot owner or tenant who is assessed a fine may request an informal hearing to protest or dispute the fine within 30 days from the date the fine is assessed (which is the date written on the notice of fine). The lot owner protesting the fine shall request the informal hearing by delivering a written request to any member of the Board stating the grounds for the protest or dispute and setting forth in detail the following:
- (a) the grounds for the protest, including any unusual circumstances justifying a reduction in the standard fine;
 - (b) the facts relied upon by the protesting lot owner with respect to the violation or non-violation of the Rules.
 - (c) the amount of the fine the lot owner claims should be paid and the reasons supporting that claim; and
 - (d) any errors made by the Board in calculating, assessing, or collecting the fine.
- 2.15 **Informal Hearing.** Within 21 days of receiving the written request for hearing, the Board shall schedule an informal hearing at which time the requesting lot owner or tenant will be given an opportunity to present evidence and witnesses supporting the lot owners position. The Board shall allow the lot owner, committee members, or any other person involved in the hearing to participate in the hearing by means of electronic communication. No formal rules of evidence will be required, and the Board can receive the evidence submitted by the requesting lot owner and determine the probative value of such evidence. If it chooses and if it would be of benefit to the requesting lot owner, the Board may also produce evidence supporting its decision to fine the lot owner. However, the intent of the hearing is to listen to the violating lot owner's explanation for his or her behavior or activities and not to have a trial. The Board may terminate the hearing at any time if any individual present becomes unruly, inconsiderate or rude.
- 2.16 **Decision of the Board.** The Board may, after the requesting lot owner has had the opportunity at the hearing to present the evidence desired, may either:
- (a) leave the amount of the fine as originally stated;
 - (b) reduce the fine to an amount agreed upon by a majority of the Board present at the hearing;
 - (c) reduce the fine to an amount agreed to by the offending lot owner with the agreement that the offending lot owner will pay the fine within 10 days and not appeal the fine in district court;
 - (d) suspend all or a portion of the fine conditioned on the lot owner not repeating the violation for one year; or

(e) forgive the fine.

The Board shall render its written decision no later than ten (10) days after the date of the hearing.

2.17 **Appeals.** A lot owner may appeal a fine by initiating a civil action within 180 days after:

(a) a hearing has been held and a final decision has been rendered by the Board, or

(b) the time to request an informal hearing has expired without the lot owner making such a request.

2.18 **Lien.** A fine assessed which remains unpaid after the time for appeal has expired becomes a lien against the lot owner's interest in the property in accordance with the same standards as a lien for the nonpayment of common expenses under U.C.A. § 57-8a-301.

2.19 **Severability.** If any phrase contained in these Community Rules or provision of these Community Rules, or any paragraph, sentence, clause, phrase, or word, or the application thereof, in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of the Community Rules, or the phrase or paragraph in which it is contained, and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstances shall not be affected thereby.

EFFECTIVE DATE

These Community Rules shall take effect five (5) days after they have been distributed to the lot owners and residents of Indian Ridge.

CERTIFICATION

It is hereby certified that the Board of Indian Ridge at a duly called and constituted meeting of the Board approved and consented to the Community Rules stated herein.

This ____day of _____, 2023.

Indian Ridge Board

BY: _____
President

EXHIBIT “A”
ARCHITECTURAL & BUILDING REQUIREMENTS
INDIAN RIDGE SUBDIVISIONS

Board Policy on Construction and Use of Property

It is the position of the Board that all constructions in the subdivision are regulated so the general area will be enhanced by the development activities of the respective property owners and all owners will benefit from a clean, attractive, and quality community, thus protecting land and home values and maintaining the natural beauty of Indian Ridge. Regulations include building characteristics that specify minimum size, maximum height, design esthetics and materials of cabins, homes, sheds, and other structures as well as the appropriate location of such structures so they do not infringe on the reasonable rights including the view rights of adjacent property owners. It also addresses the matters of driveway location, camping use of the property, ATV, snowmobile, and other recreational vehicle use as well as landscaping and vegetation, and burning or campfires on Indian Ridge Properties.

These requirements and restrictions are intended to protect the rights and values of all property owners. Jeopardizing the general interests of the overall development is not acceptable nor is substandard development by any property owner acceptable.

Your building plans must first be submitted to and signed by the Architectural Committee. You must then obtain a Building permit from the SANPETE COUNTY BUILDING INSPECTION DEPARTMENT, ~~40 WEST 200 NORTH~~, 160 NORTH MAIN, STE 201, MANTI, UTAH 84642; TEL.: 435-835-2113. THE CENTRAL UTAH ~~DISTRICT~~ HEALTH DEPARTMENT must approve SEPTIC TANKS, ~~20 SOUTH 100 WEST~~, 20 WEST 100 NORTH MT. PLEASANT, UT 84647. TEL.: 435-462-2449. Please understand ~~that~~ all development activities must meet Sanpete County Building Codes, nonetheless, the requirements for Indian Ridge may go beyond the requirements of Sanpete County.

SUBMITTING PLOT PLANS: ALL PLANS MUST BE SUBMITTED AND APPROVED BEFORE ANY WORKS TAKES PLACE ON YOUR LOT. All plans will be reviewed by the Architectural Committee with final approval being given by the POA Board. ~~You must submit two copies of plot plans, one for POA files and one to be signed and returned for your records.~~ Plot Plan should be submitted to IndianRidgePOAArchitecture@gmail.com. You must have a signed copy of your plans on the site at all times until your project is completed. If asked by an Architectural Committee Member or POA Board Member, you must be able to show proof of approval before work can continue. If, at any time, your ~~plan's~~ plans change, you must resubmit a new plot plan [for approval](#).

CABIN OR HOME CONSTRUCTION: An approved plot plan is required for all buildings (including storage, sheds and bathhouses) in the Indian Ridge Subdivision irrespective of whether a building permit from Sanpete County is required. Currently, a Sanpete County building permit is not required for buildings under 120 square feet. Tiny homes are not

allowed unpermitted. The Architectural Committee will assist to help the property owner with the development of a plot plan. A sample plan and work sheet are available ~~from the committee~~ online at <https://indianridgepoa.com/documents-information> . NO WORK, INCLUDING CUTTING OF DRIVEWAYS OR PADS, IS TO BE DONE ON THE LOT UNTIL THE PLAN HAD BEEN PRESENTED AND APPROVED IN WRITING. Once building begins it should be completed within one year (outer structure at least). No main cabin or home may be closer than 125' to main structure or home on adjoining lots **when possible**. Exterior look of all structures, in regard to design and building materials, must be compatible with esthetics of the area. Roof pitch must ~~be taken~~ **take snow load** into consideration ~~for snow load~~. Construction must not block any natural drainage or create runoff problems for adjacent property owners. Parking areas must be part of the plot plan. Quality metal buildings may be used as garages or Trailer covers if they meet the standard qualifications of County specs and Architectural Committee specifications of wind snow load, and gauge. **Shipping containers, Conex-type structures, semi-trailers and similar type of structures are not allowed. Year-round living is only allowed in a building that is permitted through Sanpete County. Non-permitted buildings are not allowed for year-round living.**

*Minimum size for cabin or home: must comply with County building code.

*Minimum setbacks:

Front ~~100'~~ **66'** when possible;

Back or side ~~25'~~ **30'**;

Driveways must be a minimum of 20' from any property line.

*Maximum height: Two stories (plus a basement, if desired) or 35'. However, the height of building must not block the view or infringe on the privacy ~~of~~ of another property owner.

CAMPING: Whereas many property owners may not be able to build or want to build, they can have restricted camping on their property. Those who want to make a pad for camping purposes after submitting and having a copy of an approved plot plan, may cut a road and pad. Camping trailers, motor homes and overnight tents should be placed at least 50' from the main road and placed so they do not come into general view whenever possible. All camping trailers must be self-contained and remain mobile at all times. Owners must keep their property free from litter and garbage of any kind. They must carry out all garbage and litter each time they are on the property. Owners must not dump raw sewage. The board does not allow open pit type toilets as they are in direct violation if the Health Department Regulations. No buses or parts of one, no old unsightly camping trailers in need of repair, or, in general, no unsightly structures are allowed. Camping limits for tents are seven (7) days. Limits for self-contained trailers and motor homes are for the summer, those without septic tanks may need to take theirs out to empty during the summer season. They may be moved in approximately May 1 and moved out before November each Fall. **Camping for over 36 hours or "dry camping" (where there is not a RV trailer with a toilet) requires a commercial porta-potty since no human waste is allowed to be dumped on the mountain and open pit type toilets and buried human waste is not allowed. The commercial porta-potty must be removed within 5 days after the end of the camping event.**

~~The Board reserves the right to deny additional stays if the property is not kept clean and is~~

~~allowed to become unsightly~~. No storing of unsightly materials, old vehicles, building materials or any storage the Board finds inappropriate is allowed on the property. Violations will be subject to fines as the Board determines. Only two RV trailers per lot are allowed.

~~RV trailers may not be left year round~~

RV trailers may be left ~~through the winter~~ year round upon written request and with approval of the Architectural and Building Committee and the Board under the following conditions:

1. Compliance with the sanitation policy. There must be an approved septic tank installed and connected to the trailer when in camping use.
2. **All trailers of any kind that are required by governmental regulation to be registered must be registered. The registration must be in the name of the lot owner of record and the registration must be current.** The trailer must also be in good repair, structurally sound and mobile at all times.
3. The lot is to be kept clean and uncluttered.
4. The property is to be visited and the trailer inspected by the owner at least once a month.
5. Property assessment fees are paid and kept current.
6. Applications should be submitted by Oct 1st each year. They can be found on the website to fill out and return. Form is available on the website at <https://indianridgepoa.com/documents-information>
7. The owner should be in compliance with all requirements of Indian Ridge Subdivision Governing Documents. Including but not limited to CC&R's, Architectural Requirements, Approved Plot Plans, etc.
8. Applications are approved on a yearly basis.

This policy change is to allow owners that have improved their land and have a septic tank to continue to use their land during winter months. This shall not just be for the purpose of storing their trailers but to use them on at least a monthly basis throughout the winter ~~to~~ and/or to check snow load. POA is not responsible for damages to RV trailers left over the winter.

The penalty for leaving unauthorized trailers over the winter will be assessed as follows:

1st year \$1,000

2nd year \$2,000

With \$1,000 added in each succeeding year.

YURTS, DOMES, AND SIMILAR STRUCTURES: All existing yurts, dome and similar structures are grandfathered in under prior requirements that allowed such structures. No further permanent yurts, domes or similar structures are permitted on the mountain. A temporary yurt, dome or similar structure may be installed for not to exceed 7 days. Any such temporary structure requires a commercial porta potty which must be removed within 36 hours after the camping event has concluded.

ROADS: Property owners are responsible for protecting roads from damage caused by cutting driveway accesses. Owners are required to install appropriate culverts to prevent such damage

from occurring. (14" culverts are required as minimum, unless otherwise approved by the Board). All road and culvert construction must not block needed drainage nor compromise the established grade or elevation of the existing roads in the subdivision. Completed culverts will require a final inspection by the grade or elevation of the existing roads in the subdivision.

Completed culverts will require a final inspection by the Architectural and Road Committee.

Whereas roads in the subdivision are not paved, travel on some roads too early in the spring or too late in the fall, can cause severe damage or destruction when the road base is soft and muddy.

Property owners will be responsible for road damage caused by themselves or their guests. A recommended speed limit is 25 miles per hour on all roads, however, use extreme caution on blind curves. Always watch out for pedestrians, horses, ~~ATV#~~ ~~ATV's~~ and cars. Fines may be assessed to those causing road damage, [sufficient to cover actual damage repair costs](#).

ATV'S, SNOWMOBILES, GUNS, ETC: ATV'S may be ridden on public roads only. Any ~~road or~~ trails crossing another owner's property ~~may or~~ may not be used without permission. ~~NOR~~ FIREARMS ARE TO BE CARRIED ON ATV'S AT ANYTIME. FIREARMS MAY NOT BE DISCHARGED ANYWHERE OR ANYTIME ON INDIAN RIDGE PROPERTY.

FOR SALE SIGNS: Approved Real Estate signs are acceptable. For sale signs by owners are not to exceed 10" x 15" and they are limited to following information: The owner's name, telephone number, lot number, and size.

LANDSCAPING AND VEGETATION: Owners are encouraged to maintain the natural look of the property. Cutting down of native trees, bushes, etc. except as necessary for fire defense and safety, access and cutting roads and pads is very strongly discouraged. All cuts or fills of dirt created by the cutting of driveways and pads should be cleaned and re-vegetated where necessary, within six months. Thistles are considered a noxious weed by the State. All property owners are responsible for their lots and the road along their lots to be thistle free. The property owner is responsible for keeping tree branches from hanging over the road along their lots. All owners are responsible for the removal of burned trees because they are still a fire hazard.

BURNING: No open burning is allowed on their Indian Ridge properties. You may burn [Campfires](#) only in fire pits that have been approved on your plot plan by the Architectural Committee. This is to ensure fire safety on Indian Ridge. IF THE STATE REQUESTS NO BURNING AT ANY TIME, EVERYONE MUST COMPLY.

RECREATIONAL FIRES. Recreational fires are allowed, but only under the conditions set out in the current International Fire Code (IFC) except, as modified below:

- For clarity, a fire pit includes belowground pits, freestanding fireplaces, and portable devices intended to contain and control outdoor fires.
- All belowground fire pits shall be at least four inches in depth and shall be surrounded on the outside, aboveground, by a non-combustible material such as steel, brick, or masonry. The fire pit cannot exceed four feet in diameter, nor may the fire pile exceed two feet in height.

- Fire pits may be used in accordance with the manufacturers specifications and these regulations:
 - Only natural firewood/commercial logs may be burned.
 - All fire pits must be located away from any structure or combustible material.
 - Belowground fire pits and freestanding fireplaces must be located a minimum of 25 feet away from any structure or combustible material.
 - Portable fire pits must be located a minimum of 15 feet away from any structure or combustible material.
- The fire must be constantly attended and supervised until the fire has been completely extinguished.
- A portable fire extinguisher or other approved extinguishing equipment, such as a garden hose, dirt, sand, or water barrel must be readily available.
- Any fires that produce objectionable or offensive smoke or odor are prohibited.
- Fires may not be burned between hours 11pm and 7am.
- When current conditions or local circumstances make fires hazardous, fires are also prohibited.
- IFC 307.4.2 Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet of a combustible material. Conditions which could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.
- IFC 307.4.3 Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material.

WATER TANKS. Water tanks are encouraged to be underground. However, if the water tank is above ground the water tank should be hidden or camouflaged.

The Architectural Committee will ensure that proposed constructions comply with the design and square footage requirements established herein, however the committee will be authorized to grant reasonable variances to these requirements if in their discretion the proposed plans

- 1) maintain the general feel and scheme of the subdivision,
- 2) do not damage or negatively impact the property values in the community and
- 3) result in the construction of a structure of similar market value and worth as a building meeting all established requirements.

The approval by the Architectural Committee nor any member thereof will be liable to the Association, any Owner, or to any other party, for any damage suffered or claims on account of any act, action, or lack thereof, or conduct of the Committee or any member thereof, so long as such actions are taken in good faith on the basis of such information as is presented to the committee.

EXHIBIT "B"

RULE & FINE SCHEDULE

AMOUNT OF FINE

1ST Offense	2ND Offense within 365 days	3RD or more Offense within 365 days	RULE (the following activities are prohibited)
\$100	\$200	\$300	<ul style="list-style-type: none"> · Violation of any parking rule contained in the Declaration, bylaws, or Association rules. · Parking unregistered or inoperable vehicles in the common area or in a driveway for more than 5 days in any 60-day period. · Parking unregistered or inoperable vehicles anywhere on a lot, unless enclosed in a garage or other building/shed. · Parking in a way that blocks access to other lot's driveway. · Parking on a road overnight.
			<ul style="list-style-type: none"> · Driving faster than the permitted speed of 25 MPH. · Driving faster than conditions safely permit.
			<ul style="list-style-type: none"> · Performing maintenance or mechanical work on vehicles (including motorcycles & ATV's) in the common area or on a road.
			<ul style="list-style-type: none"> · Leaving trash, garbage, or clutter on a lot in an unsightly, unclean, or unsanitary condition. · Obstructing the common area or any road in such a manner as to restrict ingress or egress from the lots.
			<ul style="list-style-type: none"> · Misuse or damage to the common area by attaching any other item to the common area, without the written permission of the Board · Conducting any activity on the common area that is illegal under the laws of the State of Utah. · Painting or decorating any common area without written permission of the Board. · Causing damage to the common area.
			<ul style="list-style-type: none"> · Creating noise within a lot that can be heard in another lot, or in the common area, such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life.
			<ul style="list-style-type: none"> · Operating a business in a lot with or without a business license in violation of the CC&Rs, or rules and regulations.
			<ul style="list-style-type: none"> · Failing to require a tenant or any visitor to a Lot to comply with Association rules.

<p>\$100</p>	<p>\$200</p>	<p>\$300</p>	<ul style="list-style-type: none"> · Maintaining animals in violation of the CC&R's and other governing documents. · Failing to clean up after pets that have made a mess in the common area. · Allowing pets in the common area or on any Association roads without supervision. · Maintaining a pet in lot that can be heard in another lot such that the sound or smell created by the pet is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life. · Leaving a pet unattended outside of a building for more than 10 ten consecutive hours. · Dog barking in excess of 30 minutes. <hr/> <ul style="list-style-type: none"> · Leaving personal belonging in the common area (bicycles, scooters, toys, equipment,). · The storage of personal property of "non regular" use such as totes, barrels, rubbish, longer than 30 days on a Lot outside of an enclosed building or trailer. · Storing building material of any kind unless it will be used in a timely manner with an approved plot plan. · Failing to keep any culverts on a property cleaned-out and functional. · Violations of the any restrictions contained in the Association's Architectural & Building Requirements.
<p>\$250</p>	<p>\$500</p>	<p>\$1000</p>	<ul style="list-style-type: none"> · Completing excavation and dirt moving work of any kind on a lot without written authorization from the Board via an approved plot plan. · Constructing any building (including, but not limited to sheds and picnic pavilion) on a lot without written authorization from the Board via an approved plot plan. · The dumping of raw sewage. · Notwithstanding the foregoing, the violation of any fire restrictions contained in (a) any governmental restrictions or (b) the Association's Architectural & Building Requirements. · performing any construction, modification, or architectural style on the exterior of a lot or lot without written authorization from the Board. · Erecting any building on a lot without first receiving an approved plot plan from the Board. ·