

GENERAL RULES AND REGULATIONS

INTRODUCTION:

The General Rules and Regulations as contained herein are issued by the Board of Trustees as authorization by the Declaration of Covenants, Conditions and Restrictions for Spring Hollow on the Jordan River Parkway Development.

The Rules and Regulations are intended as a guide to the conduct and activities of all members, residents, tenants' lessees and residents, and their guests, so that everyone living in and using the facilities will enjoy maximum pleasure without annoyance or interference from others.

The Property is subject to all federal, state and local laws, ordinances and codes.

PENALTIES:

The Association has several practical ways of assuring compliance with essential regulatory provisions.

Suspension of voting rights.

Suspension of rights of access and use of recreation facilities.

Assessment of fines.

Assessment of attorneys fees and costs

Towing of vehicles.

Removal of pets

Eviction of renters

ENFORCEMENT:

1. Each owner is responsible for adhering to Utah law, local ordinances and codes, and these rules and regulations governing the community.

2. A breach of these rules is subject to enforcement pursuant to the Utah law and the Spring Hollow Declaration and Bylaws, and may include the imposition of a fine or assessment of reasonable attorneys fees and costs.

3. Each owner is also accountable and responsible for the behavior of the residents, tenants and/or guests of his or her home.

4. The Board of Trustees has instructed the property manager to react to each violation in the following manner:

a. Fines imposed and/or charges for attorneys fees and costs are final unless appealed in writing to the Board of Trustees within thirty (30) days of written notification of the violation from management.

b. If a request for a hearing is not submitted to the Board of Trustees within 30 days, the right to a hearing shall be considered to have been waived, and the fine imposed will stand.

c. A request for a hearing to appeal should be sent in writing to: [].

d. Before assessing a fine or a attorneys fees and costs the Board of Trustees shall give notice to the owner of the violation and inform the owner that the fine will be imposed if the violation is not cured within at least 48 hours.

3. (a) A fine assessed under Subsection (1) shall:

(i) be made only for a violation of a rule or regulation which is specifically listed in the declaration, bylaws, or rules as an offense which is subject to a fine;

(ii) be in the amount specifically provided for in the declaration, bylaws, or association rules for that specific type of violation, not to exceed \$500.00; and

(iii) accrue interest and late fees as provided in the declaration, bylaws, or association rules

(b) Cumulative fines for a continuing violation may not exceed \$500.00 per month.

4. An owner who is assessed a fine under Subsection (1) may request an informal hearing to protest or dispute the fine within 30 days from the date the fine is assessed. The hearing shall be conducted in accordance with the standards provided in the declaration, bylaws, or association rules. No interest or late fees may accrue until after the hearing has been conducted and a final decision has been rendered.

5. An owner may appeal a fine issued under Subsection (1) 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 of Trustees under Subsection (4); or

(b) the time to request an informal hearing under Subsection (4) has expired without the owner making such a request.

6. A fine assessed under Subsection (1) which remains unpaid after the time for appeal under Subsection (5) has expired becomes a lien against the owner's interest in the property in accordance with the same standards as a lien for the nonpayment of common expenses under Section 57-8-20.

CC&R=s ARTICLE	VIOLATION	OFFENSE		
		1ST	2ND	3RD
	PARKING & VEHICULAR RESTRICTION	\$50	\$100	\$200
	RESIDENCE & USE RESTRICTION	WARNING	50	100
	ANTENNA	WARNING	50	100
	SIGNS	WARNING	50	100
	VIEW OBSTRUCTIONS	WARNING	50	100
	PETS & OTHER ANIMALS	WARNING	50	100
	NUISANCES / EXCESSIVE NOISE	WARNING	50	100
	INSIDE & OUTSIDE INSTALLMENT	WARNING	50	100

	RUBBISH REMOVAL	WARNING	50	100
	OCCUPANCY LIMITS	WARNING	50	100
	ALL OTHERS	WARNING	50	100