

# HIDEAWAY VALLEY

## COMMUNITY RULES & REGULATIONS

Living in a community with an association is not like living in a typical neighborhood, because in an association you share common areas and facilities and share the expense of road maintenance, garbage collection, etc. with other residents. Community Rules & Regulations are, therefore, not only worthwhile, but essential for everyone's peace, comfort, and enjoyment. Enforcement of Rules & Regulations will not only make Hideaway Valley a desirable place in which to live, it will protect and ultimately increase the financial investment homeowners have in their property.

These Rules & Regulations are an important part of project documents which, along with the CC&R's and By-Laws, govern the affairs of the Hideaway Valley community. Pursuant to authority given by the CC&R's, the Board of Trustees has established and adopted the following Rules & Regulations.

### ASSESSMENT COLLECTION

1. Quarterly assessments are due the 1<sup>st</sup> day of each quarter as specified in the CC&R's. Accounts remaining unpaid 30 days after the due date shall be deemed delinquent.
2. Late fee of \$25 to be assessed to each account unpaid 30 days after due date.
3. Interest to accrue on unpaid balances at a rate of 18% A.P.R. compounded monthly.
4. Accounts remaining unpaid 90 days following the due date shall have a lien filed against the property to secure the payment of fees.
5. Immediately following the filing of the lien, the delinquent account shall be assigned to legal counsel for actions to collect balance.
6. All accounts assigned to legal counsel for collection to be expedited through the legal system to minimize bad debt, foreclosure, and re-sale properties as soon as possible.
7. All cost associated with collection to be billed and collected from delinquent property owner.

### UNSIGHTLINESS

No lumber, grass, shrubs or tree clippings, waste, metals, bulk materials, refuse, garbage, and trash shall be kept, stored, or allowed to accumulate on the property.

No vehicles, boats, or equipment shall be constructed, reconstructed, repaired, or abandoned at any location within the project. Only vehicles, boats, equipment, and RV's (including campers, trailers, motor homes, & ATV's) which are owned and used by the resident will be allowed. Disabled vehicles are unsightly and are not allowed unless kept in a garage-type structure. Inoperable and/or abandoned vehicles are not allowed. Vehicles not in compliance will be towed at owner's expense.

### TEMPORARY STRUCTURES

No tent, shack, or other temporary building or improvement may be used as a permanent dwelling.

Campers, travel trailers, and other RV's may be used on mountain recreational lots. They should leave the area for waste disposal at least every 14 days. Use of any lots for recreational vehicles should be limited in duration to 14 days. Residents may not rent their lot or a portion of their lot for temporary-use or storage.

### SEWAGE DISPOSAL

Under no circumstances should a lot be used as a permanent residence in any type structure without the proper septic and sewage disposal, in accordance with Sanpete County ordinance.

## COMMERCIAL USE

Any commercial use of property must strictly conform to Federal, State, and local ordinances.

## ENFORCEMENT PROCEDURES

Violation of the community Rules & Regulations, CC&R's and By-Laws may result in any one or more of the penalties listed below:

1. Unless stated in the specific Rule, any violation on the HVPOA Declaration, By-Laws or Rules & Regulations will result in a warning notice with a time frame for compliance.
2. If the original violation is not corrected in the specified time frame or if a similar violation occurs within six (6) months, a \$25 fine will be assessed to the homeowner. The homeowner must show progress in correcting the violation within 30 days to avoid the levy of an additional \$50 fine. The violation must be corrected completely within 90 days. After 90 days, uncorrected violations shall be levied an additional \$100 fine. Uncorrected violations shall be levied an additional fine double the previous fine amount each 10 days following the initial 90 day period. In no event shall fines exceed \$400 in any calendar month.
3. If the second violation is not corrected within the specified time frame or if a similar offense occurs within twelve (12) months of the first violation, a \$50 fine will be assessed to the homeowner. Again, if the violation is not corrected within 90 days, the fines will double every 10 days up to a maximum of \$400 per month.
4. A late fee of \$25 per month and 18% (apr) interest will be assessed and added to the homeowners account for any unpaid fines.
5. Charges will be levied to recover costs incurred by the HVPOA to correct the effect of damage of any violation in the amount of such recovery costs against the violator or against a homeowner responsible for the violator.
6. Liens filed for unpaid HOA maintenance fees, special assessments, fines, or charges after ninety (90) days delinquency. All costs associated with lien filing and collection of a delinquent account will be the financial responsibility of the homeowner.
7. Foreclosure proceedings will be initiated for unpaid maintenance fees, special assessments, fines or charges after ninety (90) days delinquency. All costs associated with legal collection of a delinquent account will be the financial responsibility of the homeowner and included in the outstanding balance.
8. Vehicles in violation of the Rules & Regulations may be towed away at the owner's expense.

## DUMPSTER AREA & COMMON AREA

Only ordinary household waste is to be placed in the dumpster. Tires, batteries, building materials, furniture, and appliances may not be placed in the dumpster or the dumpster area. The fine for violation is \$115.

Dumping outside the dumpster area is prohibited and violators will be fined \$250.

The clean-up dumpster provided periodically can accommodate almost all refuse except batteries.