

MT. AIRE GARDENS
Homeowners Association

May 3, 2021

Dear Mt. Aire Owners/Residents,

The Parking Policy will go into effect June 1, 2021.

Please let us know if you have any questions or concerns. Thank you!

Sincerely,

North HOA Team

MT. AIRE GARDENS

Homeowners Association

Summary of Rules and Regulations

Updated March 2021

Our goal at Mt. Aire Gardens is to create a safe, clean, and welcoming environment for all owners, tenants, and guests. To help reach this goal, certain rules and regulations must be in place and followed by all. Violations of these rules may result in fines, as detailed below.

SECURITY CAMERAS: Security cameras have been installed to help maintain the safety and security of the property.

NOISE: The nature of facilities at Mt. Aire Gardens tend to provide a noisier environment than detached homes or single-story structures. Everyone is asked to be mindful of this situation and keep noise to a minimum. Parties, music, and other noisy activities that can be heard outside of an individual unit are prohibited between the hours of 10:00 pm and 7:00 am. Excessive noise is prohibited at all times. Any violations will be subject to fines.

SMOKING: There is to be NO SMOKING of tobacco, electronic cigarettes, hookah's, or other substances inside any unit of Mt. Aire Gardens, or in any common areas or hallways. There is no smoking anywhere on the Mt. Aire property except in the designated smoking area in the back southwest corner. All cigarette butts must be disposed of in the provided containers. Any violations will be subject to fines.

PARKING: Only residents & owners of Mt. Aire Gardens are allowed to park in the lot. Visitors may park for a short time during the day and early evening, but after 9:00 pm ONLY authorized vehicles are allowed. Only vehicles that are currently licensed and registered to residents & owners are allowed. There is a 2-car maximum for each unit. No trailers or recreational vehicles allowed. Unauthorized vehicles will be fined or towed. Please DO NOT enter the parking lot from the East driveway. Any vehicles parked in the driveways or other unmarked spots will be subject to a fine.

(see parking policy attached)

SWIMMING POOL: THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK. No children under the age of 18 shall be allowed in the pool area AT ANY TIME without being accompanied by and supervised by an adult. An unrelated adult that just happens to be in the pool does NOT count as supervision. All Pool Rules posted in the Pool Area are to be complied with at all times. Swim diapers are required for anyone who is not potty trained. No glass containers allowed. You must sign the Pool Rules and Release of Liability & form in order to receive a key, as well as pay a \$50 deposit which is refundable upon the return of the key. Climbing into the pool enclosure through windows or over the gate or fence is strictly prohibited. This will result in immediate loss of the key as well as forfeiture of the \$50.00 deposit and will be subject to fines.

PETS AND ANIMALS: No pets of any kind are allowed at Mt Aire Gardens. Any authorized Certified Assistance Animals MUST be approved by the HOA Management BEFORE the animal will be allowed on the property. Unauthorized or unapproved animals will be subject to fines. If the animal disturbs other residents and their right to quiet enjoyment, the authorization may be revoked, and the animal removed from Mt. Aire Gardens property immediately.

OCCUPANCY: No more than three unrelated individuals can occupy a unit at Mt. Aire Gardens per Logan Municipal Code 5.17.095(A).

MOTOCYCLES, BICYCLES, AND SCOOTERS: These should never be parked in automobile parking spaces. There is a motorcycle area in the north parking lot near the mailboxes. Please keep motorcycles, scooters, mopeds in designated area only. Bicycles & scooters are to be parked in the bike racks ONLY, they should never be parked or locked up in any

hallway or walkway. If any bikes or scooters are left or locked up in the walkways or anywhere on the property, the locks will be cut, and they will be removed.

WALKWAYS: No furniture, garbage, construction debris, etc. may be left in the walkways for more than an hour. Trash left in the hallways for more than an hour will be removed and owners will be fined. No decorations may be placed in the walkway other than tasteful and appropriate decorative objects around unit entrances.

GRILLS OR BBQS: Absolutely no grills or barbecues of any kind (charcoal or gas) may be used in any hallway or walkway or in the pool areas due to the fire hazard to the surrounding wood structures.

FIREPLACES: Fireplaces are never to be used. They do not meet modern code.

DUMPSTER: The dumpsters are for the exclusive use of owners and tenants of Mt. Aire Gardens. No unauthorized dumping is allowed, and the dumpster areas are under security camera surveillance to help prevent this. Trash is to be placed in the dumpster only. No trash or other unwanted items of any kind are to be placed around the dumpster. No large furniture items such as mattresses or furniture are allowed in the dumpster. Also, no shopping carts that have been stolen from local stores may be abandoned at the property.

ROOF ACCESS: For roof access please contact the HOA management office.

AIR CONDITIONING UNITS: If you choose to have an air conditioning unit placed on the roof for your unit, you shall be responsible for any repairs or damages that the unit may cause. They must be secured to the roof by a licensed professional, and the old unit **MUST** be removed from the roof.

SATELLITE DISHES: Each dish used is to be professionally installed on the inside of the rim surrounding the roof. There can be **NOTHING** attached to the roof itself and anyone causing a leak in the roof will be liable for all costs to repair the roof plus resulting damages.

Fines will be assessed as follows:

1st Offense: Written Warning

2nd Offense: \$25.00 Fine

All Offenses thereafter \$50.00 fine

Any fines assessed will be charged to the unit owner on their monthly bill. It will be the responsibility of the owner to pass that on to the tenant if they so choose.

Mt. AIRE GARDENS

“PARKING POLICY”

Parking Enforcement LLC currently manages the Mt. Aire Gardens parking areas. All vehicles, *including motorcycles*, must park in an orderly fashion and in designated parking spaces. Motorcycles are only allowed to park in designated parking spaces. Vehicles are not allowed to park in unmarked parking areas, park along curbs, park in no parking zones, block other vehicles, park in main drive lanes, drive ways or fire lanes, park on sidewalks or on lawns, block the dumpsters, block or take more than one parking space. Vehicles parked in handicapped parking must have a handicap permit properly displayed. Residents are not allowed to conduct repairs or restorations to any vehicle anywhere on the property. Inoperable or abandoned vehicles or vehicles under repair will be booted or towed. Vehicles must have a current license visibly displayed and readable from outside of the vehicle. Unattached trailers are not allowed on the property. Residents shall not park, store, or keep on the property any commercial type vehicle, recreational vehicle, camper bus, trailer or equipment. Violators will be booted and/or towed at the owner’s risk and expense. All temporary permits for substitute vehicles will be issued by Parking Enforcement LLC and may be obtained by going to parkrule.org. If there are any questions or problems contact Parking Enforcement LLC at 435-512-5003.

It is the responsibility of residents to inform their guests of the “Parking Policy”

GUESTS ARE REQUIRED TO PARK ON THE STREET

Booting Hours: **24 Hours a Day – 7 Days a Week**

****DO NOT CONTACT THE PROPERTY MANAGER****

**Property Manager does not have the authority to reduce the fees
or stop the booting & towing process.**

If someone is parked in violation of the parking rules call 435-512-5003

Booting Fee Schedule

Boot fee	\$75.00* minimum
Fee increase	\$25.00 per 24-hour period boot is on the vehicle after the first 24 hours.
Towing Fee	The fee charged by the towing company.

**Other fees may also apply (i.e., time, vandalism, and/or theft); vehicles that are towed will be required to pay whatever fee is charged by the tow driver. Fees are subject to change without notice.*

Mt. AIRE GARDENS

240 East 400 North

24 hours a day 7 days a week

Automobiles and Motorcycles **WILL NOT** have permits.

Booting Rules: Disable all automobiles;

1. All vehicles including motorcycles must park in designated parking spaces.
2. When parked in a) unmarked parking areas b) main entry drive ways or drive lanes, c) no parking zones, d) on sidewalks, e) on lawns, f) blocking dumpsters, g) along curbs, h) blocking other vehicles.
3. When blatantly taking more than one parking space.
4. When parked in handicapped parking without a permit visibly displayed.
5. **Any vehicle with license plates expired more than 15 days.**
6. Trailers not attached to a vehicle.
7. When parked in a fire lane.
8. Identify and disable all abandoned vehicles and notify the manager.
9. Notify manager of any vehicle that has not moved in 10 days.
10. Residents may not park, store or keep on the property any commercial type vehicle, recreational vehicle, camper, bus, trailer or equipment.

MOTORCYCLES

1. Boot all motorcycles when parked anywhere other than a designated parking space.

DO NOT Disable cars;

1. That are marked maintenance vehicles.
2. Tenants that are obviously moving in or out.

VISITOR PARKING

1. There is no Guest Parking at this time.