



Summary of Covenants, Conditions & Restrictions

Animals: All animals need to be registered with the HOA. Dogs may not exceed one hundred (100) pounds. The Unit owner shall not allow the Animal to leave the unit unless it is on a leash and accompanied by the unit owner. Animals must be properly licensed and registered with Weber County. Feces must be cleaned up immediately. Excessive barking, howling, whining, harassing or threatening passerby's is not permitted.

Parking: No Owner shall be permitted to park in the parking areas designated for visitors. No Owner shall be permitted to park in the street overnight. No trailers, including, without limitation, camping, storage or work trailers, are permitted to park on the street overnight. No motor vehicle, which is inoperable, shall be placed in an Owner's driveway or any Common Area for more than forty-eight (48) hours. No parking shall be permitted upon any lawns or upon any sidewalks.

Signage: No signs, banners, promotional flags, directional signs, campaign or political signs are permitted on any unit or common area. For sale or for rent signs no larger than eighteen inches by eighteen inches (18" x18") may be displayed in the inside window of the Unit.

Rubbish & Trash: Each unit owner shall see that their yard is kept in clean sanitary condition. No lot or part of the Common Areas shall be used as a dumping ground for trash or rubbish of any kind. No items may be stored outside the Unit with the exception of a garbage can.

Exterior of Residences: The owner may not alter the exterior of any building, limited common area, or common area without written consent of the Board.

Fences: Fencing shall be permitted only around each Unit's patio; provided, however, any such fence must be installed by a licensed contractor, and consist of the same height, vinyl material and design, and color as the perimeter fencing surrounding the subdivision. Plans for fencing must be submitted to the Board for approval.

Satellite Systems and Antennas: No satellite dish, exterior radio or other antennas shall be placed upon any structure without prior written approval of the Board. Television or data communication dishes which are approved for installation must be on the rear of the unit in a location that minimizes visibility.

Offensive or Unlawful Activities: No noxious or offensive activities shall be carried upon any Lot, Unit, or Common Area, nor shall anything be done or placed upon any Lot, Unit, or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots, Units, or Common Areas, or which is a source of nuisance or annoyance to other residents.

Fines will be assessed as follows:

1st Offence: Written Warning

2nd Offence: \$25.00 Fine

All Offences there after \$50.00

Approved January 2022