

## Summit Creek Place Rule/Fine Summary

1. **PORCHES:** These areas are “limited common area” and should be kept clean by the homeowner and maintained in an orderly manner.
2. **DUMPSTERS:** All garbage should be bagged, tied, and placed in a dumpster. Boxes should be broken down before being placed in the recycle dumpster. Items too large to fit in the dumpster must be removed from the premises by the homeowner.
3. **EXTERIOR ALTERATIONS:** Please be aware that no alterations are allowed on the exterior of the buildings, limited common area, or in the common areas without written approval of the Board of Directors. Owners are not to use anything that will penetrate the exterior elements, including but not limited to, nails, screws, and bolts.
4. **PETS:** Pets must be registered with the HOA using the approved registration form. Pet owners are responsible to immediately clean up after their pets. Damage to the common area caused by a pet will be the unit owner responsibility.
5. **NOISE:** Please be considerate of your neighbors, all noise disturbances fall under the Smithfield City Ordinance City Noise Restriction. These restrictions are from 10:00 am to 7:00 am. Those being disturbed are invited to contact local police for assistance.
6. **PARKING & VEHICLES:** Parking is only permitted in your garage or designated parking stalls. Vehicles parked along driveways or on landscaped area will be booted or towed. Guest parking may not be used for long-term parking. No recreational vehicle/trailer parking is allowed on the property. No major repairs on automobiles, motorcycles, boats, snowmobiles, campers, or other equipment are permitted in the parking or carport areas. All vehicles parked in the complex must have a valid license plate tag.
7. **RENTALS AND TENANTS:** It is the owner’s responsibility to inform their tenants of the CC&Rs and ensure they abide by the rules of the association. Any fines incurred by the tenant are the responsibility of the owner.
8. **LATE FEES:** Payments for HOA fees are due on the 1<sup>st</sup> of each month with a 30-day grace period. If your payment is not received within 30-days, your account will be charged a \$30 late fee.
9. **VIOLATION FINE SCHEDULE**

According to Utah Code 57-8a-208, the board has the authority to assess fines for violation of the association's governing documents in accordance with the law. The board has unanimously agreed to the following fine schedule. Please visit <http://hoalaw.x10.mx/CommAssnAct208.html> for details on the code.

- **1st Notice of Violation- Warning with 10 days to cure**
- **Subsequent Notice of Violation- \$50 fine will be assessed**

**NOTE: If within one year after the day on which the lot owner is given a written warning of violation and the same violation is committed, the board may, without further warning under the law, assess an additional fine against the owner with each violation of the same rule.**

Summit Creek Place is governed by the Covenants, Conditions and Restrictions and the Bylaws drawn up for the property. The rules are meant as a clarification and reiteration of those restrictions. The purpose of these documents is to protect our property values and allow our community to remain a peaceful place to live. In this spirit, it is expected that all residents and visitors to Meadow Village conduct themselves in a manner that is respectful of their neighbor’s property, peace, and quiet. This set of rules is dynamic as it will grow and evolve with Summit Creek Place and with the times.

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•Summit Creek Place HOA • 95 West 100 South Ste. 389, Logan, UT 84321 • (435) 752-5154•