

Cedar Creek

HOMEOWNERS ASSOCIATION

Summary of Rules and Regulations

Updated March 2026

1. Cars and Parking (*see the parking policy attached*)

- Parking is allowed only in assigned carports and marked spaces. No more than two vehicles per unit may be parked on the premises. Double parking, parking behind vehicles, by no parking signs, near mailboxes except where designated, or garbage bins is forbidden. Tenants are responsible for their guests to comply with these rules.
- All vehicles on the premises must be currently licensed and in running condition. • ATV's (recreation vehicles), trailers, etc., are not allowed in the complex. Parking is scarce and must be limited to necessary "Family Vehicle" (as defined in the CC&Rs Section 4.11 pg. 11).
- Parking or driving on the lawn is not allowed.
- Auto repairs or maintenance are not allowed. In particular, draining of oil or other car fluids is strictly forbidden.
- No revving of engines or excessive noises on the premises.
- Parking areas may not be used for storage or for any other purpose than the parking of allowed vehicles.

2. Public Behavior

- No persons, except for association repairman, are allowed on the roofs of the townhomes or carports.
- Loud music or noise (loud means objectionable to neighbors) is not allowed at any time. Total quiet hours are from 10:00 p.m. to 7:00 a.m. Unit owners are held responsible financially for any damage to the common areas caused by themselves, their tenants, guests or children.

3. Emergency

- The crawl space under building can only be entered from the closet under the stairs of the #2 Unit. In case of emergency, it may be necessary to enter this space to shut off utilities and save damage to other units. If the occupant is not available, the association is authorized to have a locksmith unlock #2 Unit in the building to allow entrance by the repairman.

4. Storage

- Carports are for the parking of cars, small trucks, motorcycles and bicycles only. Other items must be stored out of sight in the assigned storage units. Extra storage units are available from the association at current fee of \$100.00 per year with a \$75.00 deposit.
- Hazardous materials may not be stored anywhere.

5. Patio and Lawn

- Lawn furniture, décor, and barbecues should be neatly stored on the patio of town homes. All other items such as inside furniture and garbage should not be stored on the patio or lawn.
- On lawn mowing day. Please remove personal items from the lawns that may prevent the lawns from being mowed.
- New trees, shrubs, décor, or landscaping cannot be changed in any common area without approval from the HOA board.
- No garbage shall be stored on the patio or lawn.
- Holiday décor can be displayed within 30 days of the holiday and must be removed within 15 days after the Holiday. Christmas lights may be put up and powered on after November 1st and must be powered off by January 5th and taken down by the 1st of February. All holiday décor must be affixed in a temporary fashion. Any damage to the exterior will be the responsibility of the unit owner.

6. Laundry Rooms

- Laundry rooms are available on a first come first serve basis. These can be rented for a fee of \$50.00 per year with a \$75.00 deposit plus renters will change electrical and gas utilities to their name.
- Rented laundry rooms always keep the heat above 60 degrees in the winter to prevent freezing.
- Laundry room are to be used for laundry purposes, not for the storage of any other items.

7. Occupancy

- As per Logan City Ordinance, a unit may not be occupied by more than three unrelated people. (Parents or children only are considered related)
- As per Logan City Ordinance, property owners may not rent their residential property on a short-term basis such as Airbnb and VRBO.

8. Motorized Vehicles

- Riding of motorized vehicles, golf carts, go carts is not allowed in the complex for safety reasons.

9. Pets

- No more than two small or medium-sized domestic pets are allowed in each townhouse.
- No owners or tenants are allowed to keep any animal outside the units. No dog houses, cages, or chaining of dogs is allowed.
- Pets must be on a leash and attended when outside.
- Pet owners are required to clean up immediately after their animals. No remains of potty activities are to be left anywhere on the common grounds.
- Pet owners must repair and or replace any damage their animals cause to the common areas or individual owner's property.
- In case an animal causes complaints from other occupants (noise, cleanliness, property damage, etc.) the owner of the pet agrees to remove it from the premises.

10. Garbage

- Garbage must be placed into the bins provided for this purpose. Placing garbage on the ground bins is not allowed.
- The area around the garbage bins must be kept clean and their lids closed. • DO NOT overfill bins particularly with large items that limit other owners from disposal or normal garbage.
- Furniture or large items are not allowed. Please contact Logan City Waste Management to dispose of these items properly.
- Any boxes are to be broken down.
- Outdoor garbage receptacles are not allowed by association.

11. Sprinklers

- Sprinkler problems should be reported to management.
- Avoid sticking items into the lawn. It may damage the sprinklers or wiring. • Monitor sprinkler box tops near your unit. This equipment needs to be covered for your safety and for the safety of any children who like to play with the tops.

12. Planting Areas

- Planting areas around units will be maintained by the association only to the extent of annual initial weeding and placing bark in these areas. If unit owners wish to plant flowers, other perennials in these areas they are free to do so, as long as they do not destroy the property, but the HOA is not responsible for maintaining the same.
- Trees and shrubs may not be planted or removed without the consent of the HOA board.

13. Signs

- “For Rent” or “For Sale” or any other signs may be placed only in windows or on doors. No yard signs or fence signs are allowed.

14. Association Fees

- Annual fees are assessed in January and due in full. Monthly payments in 12 installments are allowed.
- Fees or assessments that are not paid within 30 days of the first assessment shall become delinquent and will be charged interest at a rate of 18% per annum.

15. No Smoking

- Smoking and vaping is prohibited in the Cedar Creek Townhouse Development. Unit owners are responsible for ensuring that no person including the unit owner, family members, guests, renters etc. smoke any place within the town home development including in units, common areas, and limited common areas.

16. Swamp Coolers

- Swamp coolers are the property and responsibility of each owner. To ensure the equipment is serviced by authorized and insured contractors, the HOA arranges for the start up of the coolers in the spring and the winterizing each fall. The cost for these services will be assessed to your account.
- The HOA will pay for the removal of swamp coolers and roof patching when a unit converts to air conditioning or if the swamp cooler is beyond repair.

Fine Schedule:

1st Violation: Written Warning

2nd Violation: \$50 fine assessed

Any further violations will be assessed a \$50 per occurrence

CEDAR CREEK PARKING POLICY

Parking Enforcement LLC currently manages the Cedar Creek parking areas. **Parking rules only apply to uncovered stalls; parking enforcement will not patrol for the vehicles in their assigned covered stalls.** All vehicles, *including motorcycles*, must park in an orderly fashion and in designated parking spaces. Motorcycles are only allowed to park in designated motorcycle parking areas. Vehicles, including motorcycles, 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 will be booted and/or towed. Vehicles must have a current license visibly displayed and readable from outside of the vehicle. Violators will be booted and/or towed at the owner's risk and expense. All permits are the property of Cedar Creek and Parking Enforcement LLC. Cedar Creek management and Parking Enforcement LLC are not responsible for lost, misplaced or stolen permits. If there are 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" THERE IS NO GUEST PARKING

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.*

CEDAR CREEK 1265 North 400 East 24 hours a day 7 days a week

All automobiles (including motorcycles) **WILL NOT** have parking permits.

Booting Rules:

1. All vehicles must park in designated parking spaces.
2. Disable vehicles when parked in unmarked parking areas including; a) along curbs, b) no parking zones, c) blocking other vehicles, d) main entry drive ways, e) main driveways, f) sidewalks, g) lawns, h) blocking dumpsters, i) blocking mailboxes.
3. Disable vehicles when blatantly taking more than one parking space.
4. Disable vehicles in handicap parking without a handicapped permit visibly displayed.
- 5. Disable any vehicle with license plates expired more than 15 days.**
6. Disable vehicles when parked in a fire lane.
7. Disable any vehicle under repair or non-operational.
8. Notify manager of any vehicle that has not moved in 10 days.
9. Disable and remove all abandoned vehicles when approved by property manager.
10. Vehicles in their assigned covered parking stalls are exempt from the parking rules.

MOTORCYCLES

1. DISABLE 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.
3. That are in their correct assigned covered parking spaces.

GUEST PARKING

There is no guest parking.