

# KAYSCREEK ESTATES HOA

## *Rules & Regulations*

**Animals:** No animals of any kind may be raised, bred, or kept on any lot except as permitted by City ordinances. Pets are restricted to Owner's control, kept on a leash outside of owner's residence, within a vehicle, or within a fence confining the pet to the premise of the Owner. Owners are required to clean up after their pets as quickly as possible. (10.1.7, 8.4.2)

**Storage:** No open storage of waste or storage/accumulation of any material that is visible from a public street is permitted. This includes landscaping waste, garbage, building materials, equipment, etc. (10.2.1, 10.2.2)

All enclosed garbage and recycling containers must be stored behind the front line of the house. (10.2.3)

**Vehicles:** Boats, campers, camper shells, trailers, recreational vehicles, all terrain vehicles, inoperable/unregistered vehicles or any vehicle larger than a 1 ton pick-up truck may not be parked in front of the front line of the house or on the street, except for temporary loading and unloading (no more than 72 hours). No vehicles may be parked on the front or side lawns. (10.2.4)

*Layton City has several ordinances that supersede these rules in regards to street parking as the HOA streets belong to Layton City.*

*10.62.030(4) and 10.68.010(2) - It is prohibited to park any vehicle that cannot be lawfully operated upon public streets upon any street, public right-of-way or publicly owned or controlled property.*

*In addition to all required equipment, lawfully operated would also mean current registration and insurance.*

*10.68.010 – It is prohibited to leave a vehicle parked in the same place on any street or alley continuously for more than 72 hours.*

*10.62.030(5) – It is prohibited to park any recreational vehicle, trailer, boat, or similar apparatus on any public street, except for immediate loading or unloading, and never longer than 24 consecutive hours.*

*10.62.030(8) – It is prohibited to park any vehicle in a location that interferes with the delivery and monitoring of essential services, such as utilities, postal services and refuse collection.*

*10.62.010 – It is prohibited to park any vehicle on any street between 1:00 a.m. and 6:00 a.m. from December to February, or any other time when removal of snow is apparent or imminent.*

**Quiet Enjoyment:** No noxious or offensive activity may be carried out including creation of loud or offensive noises or odors that detract from reasonable enjoyment of nearby lots. (10.3.1)

**Landscaping:** Owner is responsible to maintain their landscape in a pleasant manner including mowing regularly, weeding, and watering. (10.4.2)

Each street has a designated tree to be planted in the park strip. Each owner is responsible for maintaining at least 1 of these trees per lot, evenly spaced in the park strip. Recommended and approved tree lists can be found on the website or by contacting management. (10.4.4)

**Common Areas and Playgrounds:** Bikes and toys should be stored behind the lots fence line or in a garage. Bikes & toys should not be left in the front yard for more than 24 hours. (10.5.4)

Permanent basketball standards on a permanent pole or portable basketball standards are allowed. Hoops attached to the front of garages or homes are not allowed. Portable basketball standards are allowed. (10.5)

Excessive digging is not allowed in play areas and should be limited to simple beach or sand toys. Any holes or piles should be flattened before leaving the area. (8.4.4)

**Fines will be assessed as follows:**

1<sup>st</sup> Offense: Written Warning

Unresolved after 30 days from receipt of Written Warning: \$25 Fine

Unresolved after 60 days from receipt of Written Warning: \$50 Fine

Unresolved after 90, 120, 150 days from receipt of first Written Warning: \$100 Fine for each Interval

Unresolved 6 months or more from receipt of written warning: \$250 per month until resolution

(6.2)