

Providence Gateway Master Association
Rule – Animal and Pet Violations; Fine; Damage Charges

1. Purpose

The purpose of this Rule is to establish pet/animal conduct standards, a fine schedule of \$150 for a second violation and \$300 for a third or subsequent violation, and procedures for assessing pet-related damage charges, consistent with Master Declaration § 11.7 and applicable law.

2. Authority

This Rule is adopted pursuant to the authority granted to the Board by: (a) Master Declaration §§ 5.8, 5.9, 5.10, 8.10, 9.4, and 11.7; and (b) Utah Code §§ 57-8a-208 and 57-8a-217.

The Board adopts this Rule as a supplement and clarification to the Master Declaration and applicable law. In the event of conflict, the Act shall control, followed by the Master Declaration, then this Rule.

3. Definitions

A. Association. “Association” means **Providence Gateway Master Association**, a Utah nonprofit corporation, or its successor.

B. Declaration. “Declaration” means the declaration of covenants, conditions, and restrictions of the Association as they may be amended or restated from time to time and as duly recorded in the Recorder’s Office of Cache County, Utah.

C. Governing Documents. “Governing Documents” means the Declaration, Plat, and Bylaws; the Articles of Incorporation; Resolutions; and Rules.

D. Notice of Fine. “Notice of Fine” means the written notice by which the Association imposes a fine for a Violation, consistent with the requirements of Utah Code § 57-8a-208(2)(b), that describes the Violation, identifies the specific provision(s) of the Governing Documents violated, and states the amount of the fine.

E. Notice of Violation. “Notice of Violation” means a written notice of a Violation issued before any fine is imposed, consistent with the requirements of Utah Code § 57-8a-208(2)(a), that describes the Violation, identifies the specific provision(s) of the Governing Documents violated, and provides a cure period of not less than 48 hours after the day the notice is given to correct the Violation.

F. Violation. “Violation” means any act, omission, or condition that is not in compliance with one or more provisions of the Governing Documents.

4. Animal and Pet Standards

Animals and pets within the Project shall comply with Master Declaration § 11.7. Without limitation: (a) no animal may create a nuisance or threaten the health or safety of others; (b) pets outside a Dwelling must be leashed or otherwise restrained; (c) pet waste must be immediately cleaned up; (d) pets may not be tied or tethered in Common Area or in another Owner's Limited Common Area; and (e) Owners are responsible for damage caused by their animals or pets.

4.1. Schedule of Fines

4.1.1. First Violation

The Association may issue a Notice of Violation for a first Violation of this Rule or Master Declaration § 11.7. No fine may be imposed unless: (a) the Violation continues beyond the cure period stated in the Notice of Violation;¹ or (b) within one (1) year after the day the Notice of Violation is given, another Violation of the same provision identified in that Notice of Violation occurs.²

4.1.2. Second Violation

The Association may impose a fine of \$150.00 by issuing a Notice of Fine if: (a) the Violation continues beyond the cure period stated in the Notice of Violation;³ or (b) within one (1) year after the day the Notice of Violation is given, another Violation of the same provision identified in that Notice of Violation occurs.⁴

4.1.3. Third Violation

The Association may impose an additional fine of \$300.00 by issuing a further Notice of Fine if: (a) the Violation continues for ten (10) days or longer after the day the prior fine is assessed;⁵ or (b) within one (1) year after the day the prior fine is assessed, another Violation of the same provision identified in that prior Notice of Fine occurs.⁶

4.1.4. Fourth or Subsequent Violation

The Association may impose an additional fine of \$300.00 by issuing a further Notice of Fine if: (a) the Violation continues for ten (10) days or longer after the day the prior fine is assessed;⁷ or (b) within one (1) year after the day the prior fine is assessed, another Violation of the same provision identified in that prior Notice of Fine occurs.⁸

4.2. Assessment of Fines

The Association shall impose and collect fines in accordance with the procedures set forth in Utah Code § 57-8a-208, this Rule, and the Declaration. Upon issuance of a Notice of Fine, the

¹ See Utah Code § 57-8a-208(2)(a)(iv) (requiring a cure time of not less than 48 hours after the day the warning is given).

² See Utah Code § 57-8a-208(2)(a)(iii).

³ See Utah Code § 57-8a-208(2)(b)(ii).

⁴ See Utah Code § 57-8a-208(2)(b)(i).

⁵ See Utah Code § 57-8a-208(2)(c)(ii).

⁶ See Utah Code § 57-8a-208(2)(c)(i).

⁷ See Utah Code § 57-8a-208(2)(c)(ii).

⁸ See Utah Code § 57-8a-208(2)(c)(i).

fine amount shall be deemed an Individual Assessment under Master Declaration § 8.10. Any lien rights for fines shall arise only as provided in Master Declaration § 9.4 and applicable law.

5. Damage Charges

In addition to any fine imposed under this Rule, the Association may assess against the Lot and its Owner the actual cost to repair or replace any damage to Common Areas or landscaping caused by an animal or pet, and any related attorney fees, costs, or enforcement expenses permitted by the Declaration and law, as an Individual Assessment under Master Declaration §§ 8.10 and 11.7.

6. Terms

All capitalized terms used in this Rule and not expressly defined herein shall have the meanings given to them in the Master Declaration, as amended from time to time.

7. Adoption

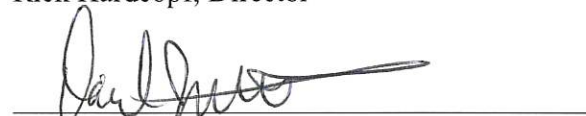
This Rule was duly adopted by the Board of Providence Gateway Master Association in accordance with Utah Code § 57-8a-217. This Rule is effective as of the date the last director below signed this written consent.


Richard Crosbie, Director

Date: 8/24/26

Rick Hardcopf
Rick Hardcopf, Director

Date: 08/26/2026


David Jarrett, Director

Date: 8-24-26

END OF RULE