

THE RANCHES MASTER HOMEOWNER'S ASSOCIATION
GENERAL RULES

DULY ADOPTED BY THE BOARD OF TRUSTEES
On April 9, 2005 – Revised on January 10, 2009

This set of rules is established as a basis for a successful community and an enjoyable lifestyle. Community Association living is different than living in a “typical neighborhood” and allows the enforcement of certain items for the benefit and enjoyment of all the residents. Here at The Ranches, “common areas and facilities” are shared by all residents and because of the sharing; community rules are not only worthwhile, they are a necessity.

These rules have been established under the authority of The Ranches Master Association Covenants, Conditions & Restrictions (CC&R's), recorded with the Utah County Recorder's Office, to assure the maximum use of the facilities for the benefit of the community as a whole.

The General Rules is only a sampling of the most common rules and restrictions and in no way to be the definitive list. For more specific information consult The Ranches Master HOA Community Declaration, Bylaws, Subdivision CC&R's or Community Design Guidelines, available online at www.rancheshoa.com. You may also contact the Management Company for additional information.

I. GENERAL:

- A. EXCESSIVE NOISE: can be more disturbing to people than almost anything else. Therefore, residents are requested to please use “good judgment” when playing stereos, tape recorders, radios, running cars, and entertaining outside or inside their homes. Blowing a horn from any vehicle except for safety reasons should not occur. No exterior speakers, horns, whistles, bells or other sound devices (other than exclusively used for security) are to be located or placed on any lot without prior written approval of the Board.
- B. SUPERVISION AND RESPONSIBILITIES: There is no supervision of the park areas or the pedestrian/bicycle trails. These shall be used at the sole risk and responsibility of the members and their guests, invitees or tenants. Because it would be unfair for all residents to pay for the damage of any common area or facility made by someone else, each homeowner is personally responsible for any damage made by him/her or his/her family, tenants, guests, or pets. Please report any damage to the Management Company, District Delegate or Board Member.
- C. MAINTENANCE: Each Unit Owner shall keep their lot and home or unit in a good state of preservation, repair and cleanliness. Driveways & sidewalks must be kept clean at all times and snow and ice must be removed from the sidewalks within 24 hours of any snowfall.

D. SIGNS/DISPLAYS: Signs of any kind are not allowed to be posted on any common area, including medians, parks, fences and/or any common area not designated as an owner occupied lot. No sign of any kind is allowed to be displayed to the public view on any lot unless approved by the Board or DRC. The only exceptions that are allowed without Board or DRC approval are:

- One (1) standard size 18"x24" 'For Sale', 'For Lease' or 'For Rent' sign, that can be placed either: in a window or staked in the front, back or side yard. Signs or banners of any size are not permitted on the houses/building, balconies or roofs. Unauthorized signs shall be removed at the owner's expense and a fine imposed.
- 3 political signs, no larger than 18"x24", are allowed on member lots 30 days prior to any election or primary and must be removed within 5 days after an election or primary. If you wish to have larger signs or more than 3, then that needs to be approved by the Board or DRC.

E. UNSIGHTLY ARTICLES: No unsightly articles are permitted to remain on any lot or on the streets and drives within The Ranches but must be kept at all times in a garage, an off-site storage facility or appropriately screened from view, to be in compliance with the Town of Eagle Mountain Development Code. Unsightly articles include but not limited to: trailers, mobile homes, recreation vehicles, graders, trucks (other than pickups used solely for private and non-business use of residents of the lot), boats, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow removal equipment, garden and maintenance equipment, and all commercial farming, and business vehicles, except when in actual use. Family vehicles, which are kept in good repair and driven regularly, may be parked in the driveway. Recreational vehicles (this includes trucks with campers) may be parked in the driveway for 24 hours while being loaded or unloaded. Any additional time must be cleared with the management company.

F. PARKING:

Street Parking-

Vehicles within The Ranches at Eagle Mountain Master Homeowners Association are allowed to park on the streets with the following restrictions:

1. Vehicles must be properly registered.
2. Vehicles are not allowed to park in round-a-bouts, alleys, directly in front of any mailbox or in areas that would restrict the flow of 2-way traffic.
3. Vehicles cannot be parked on the street for longer than 24 hours. Vehicles used daily and parked on the street over night is acceptable.
4. Trailers, RV's, boats, commercial or other similar type vehicles are restricted from parking on the streets at all times except when loading or unloading.
5. Vehicles must not be parked on or over park strip areas.

Parking on Member Lots-

Vehicles parked on member lots not in a garage or behind a fence:

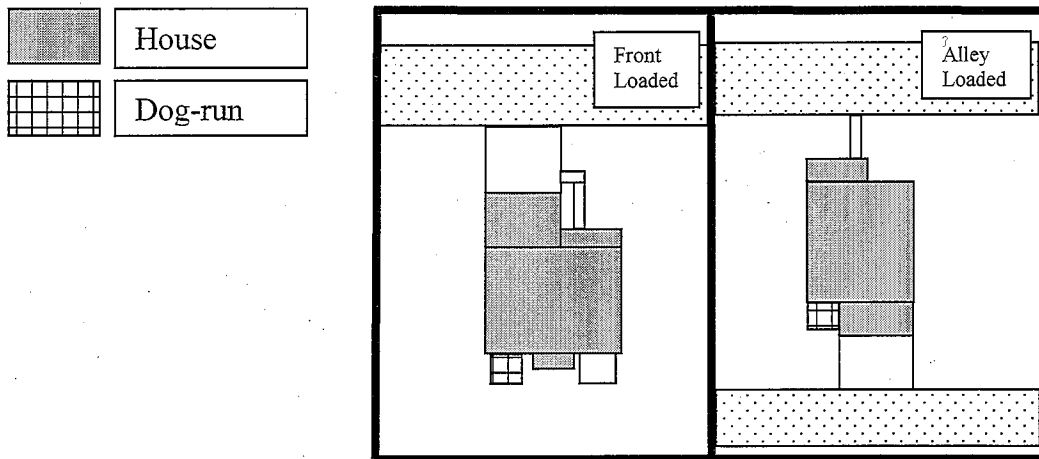
1. Must be properly registered.
2. Must be parked on an approved hard surface or concrete, not on dirt or landscaped areas.
3. Must be kept clean and presentable otherwise it's to be kept in the garage or behind a fence.

Fines and Enforcement-

Vehicles found in violation will receive a 48 hours parking warning notice posted on the vehicle requesting that the violation be remedied within 48 hours. In the event, the violation is not remedied within 48 hours; the HOA has the authority to have the vehicle towed at the owner's expense.

- G. VEHICLE REPAIRS: No repairs or maintenance work shall be done on any vehicle, other than for emergency repairs, except in an enclosed garage or other structure, or appropriately screened from view.
- H. OFF-ROAD VEHICLES: Off-road vehicles are not allowed to be operated anywhere within the Ranches, including public roads, parks, trails, open spaces or any private owned land within the ranches.
- I. ANTENNAS: Aerials or antennas for reception of radio or television shall be installed so as not to be unsightly. Antennas are not to be visible from adjacent streets without written approval from the DRC.
- J. TRASH: Refuse, garbage and trash shall be kept at all times in a covered, noiseless container and those containers shall be kept within an enclosed garage or other enclosed structure or appropriately screened from view, except on scheduled trash pick up days. Cans are to be promptly taken off the streets within hours of being picked up.
- K. SOLICITATION: Solicitors are not permitted in The Ranches unless authorized by the Board of Trustees. If any Unit Owner is contacted by a solicitor please inform that person that solicitation is not allowed and you would appreciate they leave immediately. This will in most cases be sufficient, but should they continue, please notify the management company with the name and possibly the contact number of the company for additional follow up.
- L. GARAGE SALES: Garage, patio, porch or lawn sales are permitted only if the items for sale are the belongings of the lot owner and were not purchased for resale and when such a sale does not disturb any other residents. Signs must approved by the DRC. Unauthorized signs shall be removed at the owner's expense and a fine imposed.
- M. NEW RESIDENTS: New owners and/or tenants shall contact the management company within seven (7) days of moving in so that proper accounting procedures and owner/address changes may be made.
- N. HOUSEHOLD PET RULES: Animals kept on any lot shall be properly fenced, sheltered and cared for. All dogs shall be kept on a hand held leash except when on an owner's lot. No animal or pet of any kind other than common domesticated animals shall be allowed, including but not limited to cats and dogs which the opinion of the Board might be dangerous or which makes an unreasonable amount of noise or odor or is a nuisance. Pet Owner's shall be responsible for the pickup and proper disposal of any pet waste. Pet owners are fully responsible for personal injuries and/or property damage caused by their pet(s).

- O. CONSTRUCTION ZONES: Builders and developers are required to keep roads and sidewalks clean and free of dirt and debris.
- P. SPEED LIMITS: All residents must abide by all posted speed limits. In neighborhoods not posted, the speed limit is 25 MPH. Complaints received on speeding will be turned over to the Sheriffs Dept.
- Q. RENTERS: Homeowners are responsible to inform renters of all rules and/or changes in the rules. Renters are subject to fines along with the homeowner.
- R. DOG RUN GUIDELINES: Dog-run or other pet enclosures are permitted in The Ranches. These guidelines are enforceable in the event an approved fence is not constructed to properly screen the dog-run or similar pet enclosure. If a fence does not exist on the lot, a dog-run is permissible with the following guidelines:
 - a. Must be located behind the house as to not be visible from the front of the home.
 - b. Up against the back of the house.
 - c. Not allowed on the front or side yards.
 - d. Maximum allowable size will be 8' by 15' or 120 square feet.
 - e. Cannot be covered by plywood or tarps. Industrial Scrim (trampoline material) or similar material is allowable in a dark color only with prior approval.
 - f. Must remain well kept at all times.
 - g. Not to be placed on driveways in a rear-entry home.
 - h. In a rear-entry home with little or no permissible space, dog-runs may be placed on the side yard, behind the front corner of the house and directly against the house, in a location to be less visible from the front of the house.
 - i. All dog-runs visible from the street or alley must have prior approval from the DRC.



II. COMPLAINTS:

In order to promote a harmonious community and provide a peaceful and quiet environment for all homeowner's and residents, we hope that any conflicts between neighbors will be handled in a neighborly fashion, between neighbors. When that's not possible, please contact the management company, or if necessary the Sheriff's Dept. When violations occur, please report them to the management company. When reporting a violation, be prepared to describe in detail the violation, dates, times, your name and contact information. Violations reported to the management company will be kept confidential, when requested.

III. LANDSCAPING AND FENCING:

- A. APPROVAL: If landscaping and/or fencing are to be included as part of the original construction, then all plans shall be presented and approved by the Design Review Committee (DRC). Any changes or additions of any kind to any lot, is to have the written approval of the DRC.
- B. COMPLETION TIME: Upon completion of construction of a dwelling on any lot, or occupancy, whichever occurs last, shall complete landscaping in accordance with The Ranches Design Review Guidelines, within 180 days.
- C. LAWN & TREES: Front yards shall have minimum turf coverage of 50% and corner lots a minimum of 75%. Only natural earth tone stone material, such as washed river rocks, may be used. Trees usage varies by subdivision, but requires minimum numbers for the square footage of the lots. Please consult design guidelines.
- D. CARE AND MAINTENANCE: Owner's are required to maintain all visible areas of the lot. This area is to be irrigated as necessary, cut and maintained to reflect a weed-free attractive appearance. Back yards without fencing are required to be landscaped in accordance with the subdivisions requirements. Most subdivisions require sod, but some provide a choice of native vegetation, grass, gardens, etc., to be tended and mowed, etc., to keep area free of weeds, trash and debris. The height of any growth not to exceed 12 inches except in the case of sage brush, trees, etc.
- E. FENCES: All fencing shall be approved prior to installation and in accordance with the design guidelines. All fencing (except along the golf course) is to be made of wood, and 6 ft. in height, Fencing guidelines vary slightly in some areas but in a majority of areas the requirement is for a solid 6 ft. wood fence, the posts have a notched top and the stain color is Monterey Grey. No barbed wire is permitted. No fencing is allowed in the front of the house (or the side yard adjacent to a public street on a corner lot), of a home except that it may extend toward the side property lines only so far as the front corner of the home.
- F. TEMPORARY STRUCTURES: All temporary structures (sheds, shacks, dog runs, etc.) unless completely hidden from view are required to have approval from the DRC.
- G. MAINTENANCE OF UNIMPROVED LOT: Lot owner is responsible to maintain the lot, free and clear of weeds, trash and debris. The lot shall be mowed at least twice per year to maintain growth below 12 inches in height, except in the case of natural sage brush and trees.

IV. ASSOCIATION MEMBERSHIP, ASSESSMENTS AND COLLECTIONS:

- A. **MEMBERSHIP:** Each lot owner upon closing on that lot automatically becomes a member of a Utah Non-Profit Corporation known as The Ranches at Eagle Mountain Master Homeowner's Association. Owners and Residents are bound by all governing documents, including but not limited to the General Rules. Members don't ever have the option of not being a member as long as they are an owner of a lot.
- B. **ASSESSMENTS:** Assessments are collected from all members to fund the following:
1. Maintenance and repair of all common grounds
 2. Administrative expenses
 3. Enforcement
 4. Insurance
 5. Legal expenses
 6. Reserve Funding
 7. Improvements

Assessments are due in advance every 6 months on January 1 and June 1, for each year and become late 30 days after the due date. The Board has approved the option for Members to pay monthly or quarterly with all payments due in advance of the period you are making a payment for. A late fee of \$10.00 is charged to all unpaid balances after 30 days.

- C. **COLLECTIONS:** Please refer to Collection Resolution, located on the HOA website.

V. FINES, EXCEPTIONS AND APPEALS PROCESS:

- A. **FINES:** imposed for any violation will follow these general guidelines, unless previously listed above:

FIRST REMINDER NOTICE - A friendly reminder notice shall be hand delivered or sent by US Mail to the homeowner clearly stating the item(s) not in compliance with the community guidelines and a friendly reminder to correct within 14 calendar days. No fines will be mentioned in this notice.

SECOND NOTICE - shall be a written notice clearly stating the violation and be hand delivered or sent by US Mail. This notice will request that the violation be either; corrected within 14 calendar days, or within a specified time frame as listed on the notice or to contact the management company to set up a reasonable time frame to correct the violation. This notice will list fines and subsequent actions should the violation not be corrected within 14 calendar days or contact is not made to the management company.

THIRD NOTICE - If no contact has been made to the management company or the violation was not corrected within 14 calendar days from the second notice, then the following fines will be imposed and a third written notice clearly stating the violation will be hand delivered or sent by US Mail. This notice will request that the violation be either; corrected within 14 calendar days or within a specified time frame listed on the notice or to contact the management company to set up a reasonable time frame to correct the violation. This notice will list fines and subsequent actions should the violation not be corrected within 14 calendar days or contact is not made to the management company.

- Landscaping not completed after 180 days of certificate of occupancy or title transfer receives \$1000.00 fine + 90 days to complete.
- Landscaping maintenance violations to receive a \$50 fine + 14 days to correct the violation.
- All other violations to receive a \$25 fine + 14 days to correct the violation.

FOURTH NOTICE - If no contact has been made to the management company or the violation was not corrected within 14 calendar days, from the third notice, then the following fines will be imposed weekly and a fourth notice clearly stating the violation will be processed and legally served through the HOA attorney (the HOA member is responsible for all service and attorneys fees). This notice will request that the violation be either; corrected immediately or within a specified time frame listed on the notice or to contact the management company to set up a reasonable time frame to correct the violation. This notice will be the last from the HOA and all weekly fines will continue until the violation is corrected.

- Incomplete landscaping to receive a \$50 a week fine until corrected.
- Landscaping maintenance violations to receive a \$25 a week fine until corrected.
- All other violations to receive a \$10 a week until corrected.

LEGAL ACTION – If no contact has been made to the management company or the violation has not been corrected, then the matter will be brought before the Board of Trustees and a decision made to seek a legal injunction against the homeowner or to have the violation corrected by the HOA at the homeowner's expense. Homeowner's will be required to pay any and all legal expenses, plus all fines.

Pursuant to the CC&R's the Board reserves the right to collect any unpaid fines as an unpaid assessment, including the filing and foreclosing of a lien, and to seek all costs, expenses and attorney fees from the offending Owner(s)/Resident(s);

- B. **EXCEPTIONS:** may be made to the rules and/or fines for violations; however, all requests must be submitted in writing to the Board who will then decide on any specific exception.
- C. **APPEALS PROCESS:** Owners or Residents of The Ranches may appeal any complaint or fine by submitting in writing a request for a hearing on the matter to the Board of Trustees within five (5) days of the receipt of notice of complaint or charge.
- D. **RULES AND REGULATION CHANGES:** These rules and regulation have been adopted by the Board of Trustees for the protection of each homeowner, resident and guest. Any changes to the rules and regulations may be proposed to the Board of Trustees. Each homeowner will be given written notification of any changes through the Newsletter thirty (30) days prior to the change(s) going into effect.

Please visit the HOA website at www.rancheshoa.com for the Community Declaration, Subdivision CC&R's, Design Guidelines, Fencing Packet, Landscape Packet, Builder General Rules and other important documents or call the management office at 801-789-7900.