

2025-2026

Majestic Meadows Rules & Regulations

COMMON AREAS

1. To ensure a peaceful environment for all residents, quiet time is from 10:00 pm to 7:00 am. During this time, loud noises of any kind are prohibited. This includes, but is not limited to, parties, loud music, yelling, revving or idling vehicles, and other disturbances. Residents are also asked to be courteous and respectful of their neighbors entryways and windows by minimizing noise, leaving trash, and other behavior that may disturb others' privacy and comfort.
2. Anyone who is found damaging or destroying property (this includes flower beds, trees, fences, back behind garages or anywhere on Majestic Meadow's property) will be responsible for the repair and subject to a warning and any applicable fines.
3. Any toys that are left outside are considered okay for all to play with. If you do not want others to use them, please take them inside. Be respectful of others' property. All toys need to be brought in by 9:00 pm. Left out they may be collected and donated to DI.
4. It is everyone's responsibility to keep the common areas and the surrounding grounds "Trash Free"
5. The Pavilion may be used by residents for parties or gatherings, but please keep in mind that prompt cleanup of the pavilion is the responsibility of the household using it.
6. Garbage cans need to be put out and brought in on the same day as pick up. This will also help with the snow plowing issues.
7. All Cigarette Butts SHOULD be picked up and thrown away in a garbage can after use. With the Second Hand Smoke Law we are asking that you refrain from smoking within 50 ft from another unit's garage or front door.
8. The flower areas in front of each unit will be the owner's responsibility to maintain, plant, trim bushes, and weed. Be respectful of others A/C units and keep them clear of debris allowing access.
9. Access on the roof is NOT allowed. Being on the roof poses safety and security risks that the HOA is not willing to take.
10. Holiday decorations are great, and we love to see them. But they need to be taken down within 2 weeks following the holiday. Christmas lights need to be down no later than March 1st.
11. No climbing on the surrounding fences.
12. Each unit is responsible for removing snow and ice in front of their home. Please do it in a timely manner. Its removal is for the safety of our visitors and us.
13. For the safety of all residents and the protection of property, **no open flames** are allowed on the premises. This includes, but is not limited to, charcoal briquettes, fire pits, and fireworks. Barbecues and smokers are permitted but must be used at a safe distance from all buildings and structures. Residents must follow all local fire regulations and exercise caution when using these items. Any damage caused by the improper use of barbecues, smokers, or prohibited open flames will be the owner's responsibility to repair or replace

TENANTS

Owners, It is your responsibility to provide a copy of these rules to your tenants. Fines imposed for tenants' offenses will be billed to the owners. It will be your responsibility on how these fines are collected/charged to your tenant. Due to communication issues, we are now requiring homeowners to register their tenants with management. **Any unregistered tenant will be considered a violation You have 10 days to get any new tenant registered with management.**

ANIMALS

1. All animals need to be on a leash at all times in the common area and held by someone who can control the animal. Animal control will be called on those animals not accompanied by owner.
2. Animals may only be allowed to defecate along the back fence and southeast corner (back by the apartments). It's the owner's responsibility to **IMMEDIATELY** clean it up.
3. Any act of aggression displayed by an animal will lead to an immediate and permanent removal from the property.
4. No more than two (2) dogs or two (2) domesticated cats or one of each shall be allowed per household.
5. All Animal owners must comply with applicable Payson City ordinances.
6. Due to the continuing issues with unsupervised pets and picking up after their animals, we are now requiring homeowners to register their Animals with management. Any unregistered pets will be considered a violation. You have 10 days to get any new animal registered with management.

PARKING LOT

1. The speed limit is posted at 10 mph. **THIS IS ENFORCED!** For safety, the drive is only **ONE WAY**. Entering from the West and exiting on the East.
2. Parking will only be allowed in personal garages, assigned stalls, and along west fence. There is **NO PARKING** behind garages, along the fences (with the exception of the west fence) and in the red zones. If you do the towing company will be contacted and the vehicle towed at the vehicle owner's expense without notice.
3. **Any vehicle found parked in another resident's paid stall is a violation and will be towed at the vehicle owner's expense without notice. It's the homeowners responsibility to notify guests of these rules.**
4. If you own a vehicle that is broken down or idle (idle meaning: not being used on a regular basis and/or **not** licensed/registered), you will have 7 days after notice to get it mobile or moved off the property or into your garage. After the 7 days the vehicle will be towed at the owner's expense.
5. Eight (8) stalls will be rented to residents needing additional parking for \$20 per month for an assigned stall. These rented stalls and along the fence are on a first come basis and only 1 per unit. Rented stalls are a privilege and will be revoked with a 30-day notice if a resident obtains more than 4 parking violations.
6. Residents are not allowed to use the **Three (3) visitor stalls**; they are for visitors on a first come basis. Overnight guests need to email management with dates and vehicle description to avoid towing. Any vehicle found in violation will be towed at the vehicle owner's expense without notice.
7. Due to the continuing issues with parking, we are now limiting it to 3 vehicles on the premises per unit consisting of 2 in the garage and 1 in the common lot. All vehicles need to be registered with management **within 10 days**. Any unregistered vehicle in the common lot will be towed at the vehicle owner's expense.

LATE FEES

1. Assessments are due on the 1st of the month and are late after the 10th **at 5:00 pm**. If your assessment is not paid on time, a \$30.00 late fee will be assessed.

1st Notice	Warning	
2 nd Notice	\$50 Fine	Due with next month Association Dues
3 rd Notice	\$100 Fine	Due within 10 days
4 th Notice and Subsequent Notices of the same violation	\$200 Fine	Due within 10 days
Open Flame Violation	\$200 Fine- No Warning	Due with next month Association Dues