

ROBBINS' ROSEWOOD GOOD NEIGHBOR POLICY

June 12, 2024

Board Members of the Rosewood Estates HOA strive to ensure our community be a pleasant and inviting place for all residents. The continued cooperation of all Unit Owners is greatly appreciated. *For easy reference, the following is a friendly reminder of the general rules.*

Garbage. Trash removal is Thursday, with the exception of holidays. Payson City will usually notify residents of any changes to the pick-up schedule, which can also be found at paysonutah.org. Trash containers should be placed on the street the day before pick up, and removed from the street afterward. No plant waste, metals, bulk material, or scrap or refuse, or trash shall be kept, stored, or allowed to accumulate on any portion of the property, except within an enclosed structure or appropriately screened from view. (CC&R 7.07)

Animal Control. There is a limit of two pets per unit. In accordance with Payson City regulations, all dogs are to be kept on a leash when outside, by someone who can control the dog(s). Immediate clean-up after the dog(s) is required in consideration of others. Any Owner shall be strictly liable to each and all remaining Owners for the unreasonable noise or damage to person or property. (CC&R 7.06)

Signs. No signs, posters, or displays in the public view shall be posted without board approval, with the exception of realtor signs. (CC&R 7.04)

Nuisance. No noxious or offensive activity including, but not limited to, auto repair, bells, whistles, exterior horns, wind chimes, noisy or smoky vehicles, and large power equipment or tools which may become a nuisance to any other Unit Owner, is permitted without the prior written approval of the Board. (CC&R 7.03, 7.05, 8.02)

Gardening. No garden shall be kept, raised, or maintained without the approval of the Board. (CC&R 7.06) Owners are responsible to maintain existing flowerbeds and shrubs located directly in front of and in back of their Living Unit. (CC&R 9.01)

Holiday Decorations. Permitted with Board approval. (CC&R 8.02)

Business or Commercial Activity. Only professional or administrative occupations with no external evidence is permitted, in conformance with Payson City ordinances. (CC&R 7.02)

Monthly HOA Fee. Fees are due on the 1st of each month, but are not considered late until after the 10th. A \$25 late fee may be assessed. (CC&R 5.03, 5.08, 5.10)

Fines. The HOA Board may adopt, amend, and repeal fines related to any Owner's failure to abide by the rules and regulations. (CC&R 4.04) As such, the Board has adopted the following fine schedule:

First Offense:	Written Warning
Second Offense:	\$ 50
Third Offense:	\$100
Fourth Offense:	\$200
Fifth & Succeeding Offense(s):	\$500 each

Please communicate any potential violations to Manager Gayle Baum at (801) 465-9239.

Other. This list is not all inclusive, and other activities may be permitted as approved by the Board. Please contact any Board Member if you have questions.

The "Good Neighbor Policy" of following community rules and using positive communication with your neighbor(s) as the first attempt to solve any problems is always encouraged.

**ROBBINS' ROSEWOOD ESTATES
NOTICE OF VIOLATION**

Date: _____

Unit Owner: _____ Unit No. _____

Dear _____:

The Board of Directors of the Robbins' Rosewood Estates Condominium Association is issuing this Notice of Violation to you, pursuant to Section 4.04 of the Covenant, Conditions & Restrictions (CC&Rs), for the following violation(s):

Section _____ of the CC&Rs prohibits:

_____.

As Unit Owner and Association Member, you are legally obligated to following the rules and regulations of the Association.

Fines:

- ___ Warning; please make the necessary corrections within the next two (2) days.
(Any failure to comply is considered an additional offense.)
- ___ 2nd Offense; may result in a fine of **\$50**.
- ___ 3rd Offense; may result in a fine of **\$100**.
- ___ 4th Offense; may result in a fine of **\$200**.
- ___ 5th and successive offense(s) may result in a fine of **\$500** each.

Requesting Additional Time: Additional time may be requested by submitting a written request to the Board within 24 hours of Violation Notice, to include the reason for the extension. The Board may or may not grant the extension.

Paying the Fine/Late Fee: Once the violation has been corrected, you will be given an assessed fine amount *if you have gone over the first time limit for correction*. If a fine is given, you have sixty (60) days to pay the fine. Unpaid fines will be assessed a late fee of **\$25** for every sixty (60) days after that, and a lien *may* be placed against the property for all attending fees.

Contesting the Fine: You may contest the fine amount *after* the violation has been corrected and you have been given the assessed fine amount. To contest the fine, you must request to meet with the Board within the thirty (30) day period of the fine assessment, and you must bring any necessary documentation to the meeting to indicate why you are contesting the fine.