

***Countryside Square Condo Association***  
***762 East 100 North***  
***Payson, Utah 84651***

Dear Homeowner,

Enclosed is a complete list of the General Rules for your community. 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 requires the regulation for certain actions for the benefit and enjoyment of all the residents.

Here at Countryside Square, “Common Areas and Facilities” are shared by all residents, as a result Community Rules are worthwhile, they are a necessity. These rules have been established under the authority of The Countryside Square Association Covenants, Conditions & Restrictions (CC&R’s), 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 should be considered to be the definitive list.

Please review these rules then be sure to review the rules with any tenants that live within the property. It is the homeowner’s responsibility to ensure their tenants are familiar with all community rules. We encourage Non-Owner residents (landlords) to place a copy of these General Rules in the rental unit for tenants to review. For additional information consult The Countryside Square HOA CC&R’s and Bylaws, or you may contact the Management Company. All Governing Documents are posted on the website [www.srr-pm.com](http://www.srr-pm.com).

Thank you,

Countryside Square HOA  
South Rim Property Management  
801-465-9239

# **Countryside Square HOA**

## **GENERAL RULES**

**Duly Adopted on August 1, 2025**

### **GENERAL**

**A. NUISANCE:** No Resident shall create, maintain or permit a nuisance in, on or about the Project. A “nuisance” includes behavior which annoys, disturbs or interferes with other Residents and interferes with their right to the quiet and peaceful enjoyment of their property

**B. DAMAGES:** Homeowners are responsible for all damage to any Common Area or Common Facility, made by the homeowner; members, renters; leases; visitors; guests, and/or pets of their unit. No warning will be given for damages and/or repairs. The management company will provide timely notice, written or electronic, to the homeowner responsible for any damage and/or repairs.

**C. EXCESSIVE NOISE:** Noise can be more disturbing to people than almost anything else, therefore, residents are asked to use “good judgment” when playing stereos, television, home theater units, and radios. Also, use “good judgment” in regard to pets, and entertaining outside or inside your units. Blowing a horn from any vehicle except for safety reasons is prohibited. Community quiet hours are between 10:00 P.M. and 7:00 A.M.

**D. SMOKING:** In order to protect residents from second hand smoke and create a healthy and clean environment at Countryside Square, use of tobacco products via Smoking or use of e-cigarettes--as defined in the Utah Indoor Clean Air Act R392-5102(5)(16)--is NOT allowed in any residential units, balconies, or in the common area nor within 25 feet of the property or driveways. Countryside Square HOA is a smoke-free community.

**E. SUPERVISION AND RESPONSIBILITIES:** There is no supervision in any common area or facility. These should be used at the sole risk and responsibility of the members and their guests, invitees and 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

**F. MAINTENANCE:** Each Unit Owner shall keep their unit, balcony, front doorway area, and parking stalls in good state of preservation, repair, and cleanliness. The shared entrance area of the units shall be considered Limited Common Area and shall be duly maintained by and for the use of those units contiguous to said area. This definition shall include the stairwells in each building. These areas shall be kept free from stored household items including, but not limited to,

toys, garbage, bicycles, etc. This list is not all inclusive. Other items may be deemed un-permissible, as determined by the Management Committee. Decorative items by or on the front door and an entrance door mat **may** be permitted. Decorative items permitted at the front door are hanging decor, or small to medium potted decor. Holiday decor must be removed within 2 weeks of the holiday.

#### **G. RENTAL OR/ LEASING UNITS:**

1) Homeowners are responsible for informing renters and/or subletters of all rules and/or changes in the rules. Total occupancy of each unit is limited to a maximum of three unrelated people per unit per Orem City Ordinance. 2) Owners who do not reside in their unit are required to complete the tenant registration and checklist form that provides tenant information including address, email, phone numbers, and property manager contact information if applicable. This form needs to be updated within 10 days of any change and turned into the HOA Management office.

3) No owner shall be permitted to lease his unit for transient or hotel purposes. This includes Timeshares and nightly rentals Airbnb, VRBO, Etc. City ordinances must be followed regarding rental restrictions.

4) No owner shall lease less than the entire unit.

5) The legal owner takes full responsibility for all their tenants' damages and/or fines.

**H. INSURANCE:** A unit owner is personally responsible for the amount of the deductible under the homeowner association's master policy and can either purchase an amount of building property coverage under a unit owner's (HO6) policy equal to the deductible amount on the association's master policy, or they can self-insure for that amount. Owners are required to complete the Insurance form that discloses the current master deductible. This form needs to be updated within 15 days of any change and turned into the HOA Management office.

### **COMMON AREA**

#### **A. UNSIGHTLY ARTICLES:**

1) Balconies, front doorway area, and parking stalls are not to be used for general storage.

2) Storage containers up to 2 (size 30 " L x 16" W x 20" H) of a neutral color such as the color of the stucco may be stored on balconies.

3) Bikes and toys may be stored neatly and properly on the balcony but not hung over the railing.

4) NO BBQing on balconies, decks or patios. BBQ grills are not to be stored on the deck or patio. This is a violation of our blanket insurance rules.

5) Personal items such as: planters, wind-chimes, and bird feeders are allowed on the balconies within reason. NO dog potty mats are allowed. Note: this list is not inclusive, and the board reserves the right to define other items as unsightly.

6) Holiday decorations are allowed on balconies as long as they are hung with non-penetrating hooks, twist ties, or suction cups, etc. and does not infringe upon any Common Areas. The decorations must be removed within two weeks after the holiday has passed.

7) Hanging of any other items such as laundry, clothing, rugs, signs, blinds, awnings, canopies, shutters, window guards/light reflective materials, radio or television antennas, and any unattractive or offensive articles are not allowed. Note: this list is not inclusive, and the board reserves the right to define other items as unsightly.

#### **B. SIGNS/DISPLAYS:**

1) Realty 'For Sale' and 'For Rent' signs are allowed to be displayed on Countryside Property based upon the following criteria:

a. One directional realty sign may be placed at the front entrance of the CSCA entranceway.

b. Realty signs may be placed within 15 feet of the unit being sold or rented.

c. Up to two realty signs will be allowed inside a unit - no larger than 18"X24".

2) No political or personal signs of any kind are allowed to be displayed anywhere in the common area. Political or personal signs of any kind may be allowed inside a unit window based upon the following criteria:

a. One sign only, no larger than 18" x 24 ".

b. Political or personal signs of any kind are subject to approval by the CSCA Board via written request.

c. Political signs or personal signs of any kind are subject to approval for a specific time period.

**C. ANTENNAS:** Satellite dishes or antennas for internet or television services shall not be allowed. Violators of this rule may be subject to the removal of equipment and/or an additional fine. Comcast is the internet and television services provider for Countryside. The cost of basic internet service is paid through the monthly HOA Fee. All other services are the homeowners' responsibility to pay.

#### **D. TRASH:**

1) Refuse, garbage and trash shall be kept at all times in the designated containers.

2) Trash bins are for the exclusive use of the Countryside Square residents only. Any unauthorized use of these trash bins is considered a misdemeanor crime with a \$500 fine. If you

witness any unauthorized use please report the vehicle description, license plate number, and the date and time to the management office immediately.

3) Misuse of trash bins includes trash left outside the dumpster for any reason. Items must completely fit and not stick out of trash containers. Boxes and furniture must be broken down completely in order to take up the least amount of space. An additional fine may be imposed for violators of this rule without warning.

4) Items not allowed in dumpsters at any time are: appliances that use Freon, engine oils and coolants, propane tanks, any flammable material, and anything considered illegal for dumping.

5) Refuse, garbage and trash may not be stored outside unit doors, in the breezeways, or on balconies.

**E. SOLICITATION:** Solicitors are not permitted in Countryside Square. If any Unit Owner is contacted by a solicitor, please inform that person that solicitation is not allowed, and they must 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. No commercial business shall be permitted to operate within Countryside Square.

#### **F. PAVILION AND GRILL**

1) The pavilion is a great amenity for community members. To reserve the pavilion, please post a note including date, start and finish times, your last name and unit number on the board in the pavilion.

2) The sign must be immediately removed after the reservation.

3) All trash and personal property must be promptly removed from the pavilion area once done using it. You must provide your own trash containers.

4) Grill must be cleaned immediately after use.

5) Be sure that the pavilion is cleaned and any spills washed with the hose. Turn off all lights.

#### **G. PARKING AND SPEED**

1) Repairs or maintenance work can be done on personal vehicles and must be limited to 78 hours and the area to be kept neat and not impose any danger to people or animals.

2) No vehicles shall be parked in Countryside Square with "For Sale" signs, except when the vehicle is driven regularly with proper registration.

3) No vehicles shall be parked in any manner that impedes access to the buildings or restricts any legal parking place.

4) Trailers, motor homes, recreation vehicles, boats, campers, and buses that are not used as a primary or secondary vehicle and not driven regularly are considered storage and are not allowed to be parked on Countryside Square property for more than 24 hours while being loaded or unloaded.

5) RV STORAGE: Trailers, motor homes, recreation vehicles, boats, campers, and buses may be stored in the Recreational Vehicle Storage area. Purchase of a unit does not automatically assure the owner of an assigned RV Space. Residents who are not current in their HOA dues are not eligible to use the RV lot.

a. All spaces are assigned by a member of the Management Committee to residents only. Vehicles parked in unauthorized areas are subject to being towed at the owner's expense. Absentee owners are not authorized to use the area. The vehicle must be registered to a resident of Countryside Square.

b. A signed agreement and fee are required. (Talk to Gayle about this) The fee is \$10 and is invoiced monthly. Contact a member of the Management Committee for further information.

6) Parking of a third vehicle is not permitted in resident parking spaces. This vehicle may be parked in a RV space, if available or an open space. However, the vehicle must be moved every 72 hours to avoid the appearance of being stored.

7) Any unidentified trailer, unregistered vehicle, or recreational vehicle will be tagged by the management company with a 24-hour removal notification before being towed at the owner's expense. Homeowners may contact a towing company, independent of the management company, if the homeowner's designated parking stalls are taken unlawfully.

8) Each unit has two parking stalls (one covered, one uncovered) All parking spaces are to be kept clean and free of debris. Any stains on asphalt from vehicle leaks are to be cleaned up immediately and a container kept under the vehicle for leaking oil.

9) All residents must abide by all posted speed limits. The community speed limit is 11.5 miles per hour. Pedestrians have a right of way in all traffic areas within the Countryside Square Condominiums

#### **H. ANIMAL/PET:**

1) Animals kept in any unit shall be sheltered and cared for and properly registered with property management with the following information:

1. Name of pet and owners
2. Photo of pet with owners
3. Address including unit number
4. Orem City license number

All animals are to be registered with the Management Company within 10 days of the animal moving in.

2) No animal or pet of any kind other than common domesticated animals shall be allowed, including but not limited to cats and dogs. Pets are allowed so long as such animal does not unreasonably bother or constitute a nuisance to others. Any act of aggression displayed by an animal will lead to an immediate and permanent removal from the property.

3) Pets should not be tied to any permanent structures, or housed on balconies or patios, including the use of dog potty mats. Pets are not allowed to linger unattended in any part of the Common Areas. Violators may be subject to an additional fine.

4) No Animals are allowed to leave a Unit unless on a leash or in a cage.

5) No more than two (2) domesticated dogs or two (2) domesticated cats or one of each shall be allowed. All other animals must be approved by the Board.

6) Dog walking is ONLY permitted in the grassy strips behind Buildings 98, 74, 62 and 44, Not in or on the pavilion grass area. Owners are responsible to provide their own bags for their dog poop pick up. which may be placed in either of the community's dumpsters – NOT anywhere else.

7) Each Owner of pets and animals shall be financially responsible and liable for any damage caused by said Owner's pets and animals.

8) Any animal complaints/issues must be reported to the management company.

## **COMPLAINTS:**

In order to promote a harmonious community and provide a peaceful and quiet environment for all homeowners and residents, we hope that any conflicts between neighbors will be handled in a neighborly fashion, between neighbors. When that is not possible, please contact the management company, and when necessary the Orem Police Dept. When violations occur, please document it, and 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 that you have accumulated. Certain violations, including unsightly complaints and garbage related complaints, may require photo documentation; to be received within 24 hours of the complaint or the complaint will not be recorded or pursued. Violations reported to the management company will be kept confidential.

## **RULES AND RUGULATION CHANGES:**

These rules and regulations have been adopted by the HOA Management Board for the protection of each homeowner, resident and guest and to help safeguard the community against public nuisances and to promote a harmonious community. Any changes to the rules and regulations may be proposed to the HOA Management Board. These rules will be reviewed on an annual basis by the Board and/or designated committee. Newsletters and notices left at the door of the unit is an acceptable form of delivery and notification.

This fine schedule has been established under the authority of the Declarant 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.

**APPEALS PROCESS:** Unit owners of Countryside Square may appeal any complaint, violation, or fine by submitting in writing (both written or electronic) a request for a hearing on the matter to the HOA Management Board within Ten (10) business days of receipt of notice of the complaint, violation or fine.

## **Countryside Square HOA FINE SCHEDULE**

**Duly Adopted on August 1, 2025**

1st Notice	Warning	
2 <sup>nd</sup> Notice	\$50 Fine	Due with next month Association Dues
3 <sup>rd</sup> Notice	\$100 Fine	Due within 10 days
4 <sup>th</sup> Notice	\$200 Fine	Due within 10 days
5 <sup>th</sup> and Subsequent Notices	\$500 Fine	Due within 10 days
Smoking Violation	\$200 Fine- No Warning	Due within 10 days
Dumpster Violation	\$200 Fine- No Warning	Due within 10 days
Parking Violation	\$50 fine or subject to towing without notice	Due with next month Association Dues