

Central Park Townhomes Owners Association

GENERAL RULES

Duly Adopted on _____

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 residents.

These rules have 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.

GENERAL

- A. **EXCESSIVE NOISE:** Residents are requested to please use “good judgment” when playing stereos, musical instruments, television, amplifiers and radios during the day. No radio, stereo, broadcast or loudspeaker units and no amplifiers of any kind shall be placed outside or facing the outside of your units. Also, use “good judgment” regarding pets, children, running cars, and entertaining outside or inside your unit. Quiet hours in the community are from 11PM-7AM.
- B. **NUISANCE:** No Resident shall create, maintain or permit a nuisance in, on or about the Premises. 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.
- C. **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.

RENTALS

- A. **RESTRICTIONS:** All Homes are intended to be used for single-family residential housing purposes and are restricted to such use; however, homes may be rented for long-term rentals and in its entirety (not individual rooms).
- B. **RENTING OR LEASING:** Homeowners are responsible for informing renters/leasers of all rules and/or changes in the rules. The legal owner takes full responsibility for all their tenant’s damage and /or fines. Any lease agreement between an Owner and Lessee respecting a Lot shall be subject in all respects to the provisions of the CC&R’s and Bylaws.

- C. **REGISTRATION:** Owners who do not reside in their unit are required to complete the tenant registration form that provides tenant information including address, email, phone numbers, and property manager contact information if applicable. This form needs to be updated within 15 days of any change and turned into the HOA Management office. Forms are available on your resident portal or you send an email request centralpark@srr-pm.com
<https://southrimrentals.managebuilding.com/Resident/portal/login>
- D. **TIMESHARES:** Timeshares and time sharing of Living Units within the Project are prohibited. Nightly rentals are not allowed. (Airbnb, VRBO, etc.)

INSURANCE

- A. **INSURANCE:** A unit owner is personally responsible for 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.
Forms are available on your resident portal or you send an email request centralpark@srr-pm.com
<https://southrimrentals.managebuilding.com/Resident/portal/login>

PARKING

- A. **GARAGES & CARPORTS:** Each living unit is provided with either a garage or a carport for vehicle parking. Carports include two stalls: one designated covered stall and one uncovered stall. Owners are required to park vehicles in their garages, carports, or other designated parking areas. Garage must be used for vehicle parking and not for storage that prevents parking. Visitor and handicapped parking spaces must be used exclusively for their intended purposes and may not be used for owner parking.
- B. **VEHICLE REPAIRS:** No resident shall repair or restore any vehicle of any kind within the premises. Any vehicle that is broken down or idle (idle meaning: not being used on a regular basis) and/or not licensed/registered, will be towed at the owner's expense without prior notice.
- C. **TEMPORARY PARKING:** Regarding Delivery trucks, service vehicles, and other commercial vehicles they may be allowed for up to one hour. If additional time is required, notification must be emailed to management. Under no circumstances should vehicles be parked behind garages or in any manner that blocks traffic or access lanes.

COMMON AREA

- A. **LANDSCAPING:** Owners may plant and maintain flower beds or planting areas adjacent to their Units but must obtain written permission from the Association before removing existing plants

- B. **SNOW REMOVAL:** While the HOA provides snow removal services, owners are asked to assist as needed by removing ice on sidewalks, driveways, and in front of their Units to help maintain safe access.

- C. **UNSIGHTLY ARTICLES:** Owners must maintain their Lots and Units in good condition, including landscaping, fences, and Limited Common Areas.

- D. **WINDOW COVERS:** Aluminum foil, newspapers, sheets and any other similar materials may not be used to cover the windows in any Home. Only curtains, drapes, shades, shutters and blinds may be installed on the windows.

- E. **HOLIDAY DECORATIONS:** Reasonable holiday lighting and decorations may be displayed in their respective season. When the season is over, they must be removed after 10 days.

- F. **TRASH:** All garbage and trash should be removed from the Units regularly. All garbage and trash should be placed in the covered dumpsters. Dumpsters are NOT to be used for oversized items (eg. Beds, dressers, couches, frames, etc.). Do not leave any items surrounding the dumpster. All approved items must be put inside the dumpster. Anyone caught violating these rules will be automatically fined \$200.

- G. **SMOKING:** Smoking is prohibited within 25 feet of the entrance, exit, or any window or ventilation systems to prevent smoke from affecting others. Smoking includes possession of a lit cigarette, pipe, or cigar, and the use of e-cigarettes (vaping) or hookahs.

ANIMALS

- A. **SALEM CITY GUIDELINES:** Animal owners must comply with all applicable city ordinances and local codes governing the number, type, care, control, licensing, and behavior of their animals. Owners are responsible for ensuring their pets do not create a nuisance, disturbance, or safety hazard within the community. Failure to comply may result in enforcement action in accordance with the Association's governing documents.
 - 1. No more than three (3) domesticated animals (cats, dogs), which are three (3) months of age or older, shall be kept at any residence at any time.
 - 2. It is unlawful to allow an animal to defecate or urinate upon private property not owned by the person owning or in control of such animal. Should this happen, the dog owner shall be subject to compliance violations and fines. Any used pet litter or other solid pet waste must be bagged and tied securely before being placed in the garbage receptacles. No pet waste bags may be left on the common areas.
 - 3. Pet owners must not allow their pets to create nuisances in common and limited common areas. For the purpose of these rules and regulations, the following shall be deemed a nuisance and subject to violations and fines. Any animal which:
 - a. Causes damages to the property of anyone other than its owner,
 - b. Causes unreasonable fouling of the air by odors,
 - c. Causes unsanitary conditions in enclosures or surroundings,
 - d. Defecates on any public sidewalk, park or building, grass, or on any private property less the person owning, having a proprietary interest in, harboring, or having temporary charge of that animal immediately removes the waste to a proper trash receptacle.

- e. Barks, whines, howls or make other disturbing noises in an excessive, continuous, or untimely fashion.
 - f. Molests passersby or chases passing vehicles.
 - g. Attacks other domestic animals.
4. Registration is required for all dogs in Salem City. It is unlawful for any person to own, keep or harbor a dog over the age of three months within the limits of this city without making an application to the city for that purpose and paying to the city an annual registration fee. All dogs are required to have a current Salem City license within thirty days after the dog reaches the age of three months, or in the case of a dog over three months, within ten days of the acquisition of the dog. Persons applying for dog licenses must be 18 years of age or older.
5. Pets, including but not limited to dogs and cats, must always be attended to and under the control of a responsible person. Dogs and cats must be on a leash whenever in a common area. Animals may not be leashed or tethered to stationary objects in the common areas. It is unlawful for any animal to be at large at any time within the limits of the city. The owner or custodian of any animal which is at large without restraint shall be in violation of this section and subject to fines.
6. All dogs and cats are required to have a current rabies vaccination. Proof of current vaccination is required at the time of license is applied for and shall be good for the whole license period.
7. All dogs are required to wear their rabies and Salem City License tags at all times

B. AGGRESSION: Any act of aggression displayed by an animal will lead to an immediate and permanent removal from the property.

COMPLAINTS

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. If that is not possible, please contact the management company, or if necessary, the Salem Police Department. When violations occur, please report them to the management company. When reporting a violation, be prepared to describe in detail the violation, date, time, name and contact information. Violations reported to the management company will be kept confidential when requested. This can be done by clicking the link CONTACT US at the top of management website: www.SRR-PM.com. You can also contact us by email; centralpark@srr-pm.com or your resident portal <https://southrimrentals.managebuilding.com/Resident/portal/login>

RULES AND REGULATION CHANGES

These rules and regulations have been adopted by the Board of Directors for the protection of each homeowner, resident and guest. Any changes to the rules and regulations may be proposed to the Board. Each homeowner will be given written notification of any changes thirty (30) days prior to the change(s) going into effect.

Central Park Townhomes Owners Association

FINE SCHEDULE

Duly Adopted on _____

This fine schedule is established along with the rules and regulations 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 residents.

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.

1st Notice	Warning
2 nd Notice	\$50 Fine
3 rd Notice	\$100 Fine
4 th Notice and Subsequent Notices	\$200 Fine
Smoking Violation	\$200 Fine- No Warning
Trash Violation	\$200 Fine- No Warning