

**Heather Park Condominiums  
GENERAL POLICIES**

**April 12, 2002**

Each year we feel it necessary to inform new residents and to remind continuing residents of the policies which have been put into place by the Homeowner's Association and the Management Committee of Heather Park Condominiums. These policies apply equally to all Owners, Renters, and Visitors. These policies were implemented to help keep our complex a nice place to live. Please inform your visitors of these policies.

- Reserved parking stalls are for use by the corresponding units' residents and their guests only. Unauthorized vehicles parked in another units' parking stall will be towed without warning at the expense of the vehicle owner.
- **NO** parking is allowed in front of the dumpster. Double parking of any kind and parking outside of marked stalls anywhere in the parking lot is not allowed. Vehicles parked in violation of these policies, and those policies officially posted next to the mailboxes will be towed without warning at the expense of the vehicle owner.
- Speeding in the parking lot is **PROHIBITED**. Please don't drive faster than the posted 5 mph speed limit. We have many small children who live in the complex. Please watch out for them and slow down.
- Outside type pets (i.e. cats and dogs, etc, are **PROHIBITED**.
- Personal possessions (toys, clothing, furniture, garbage, etc.) should not be left lying on the ground. Toys and possessions should be picked up **IMMEDIATELY** after play, old furniture and garbage should be put **IN** the dumpster or taken away from the property. Clothing should remain on the children or left inside. No item should be left where it will obstruct the driveway, parking, sidewalks, porches, mowing, or sprinklers. Tents, tarps and swimming pools need to be taken down immediately after use – they kill the grass. Items left out contrary to this policy will be **confiscated**.
- The use of any type of swimming pool on the property is at your own risk. The owner of the pool assumes all responsibility and liability for any damage done to person or property resulting from the use of their pool on the grounds. An adult **MUST** be present at **ALL** times that a pool is on the property and filled with water. Pools should be emptied **IMMEDIATELY** after use into the drain in the center of the parking lot so as to divert water away from the foundation of the buildings.
- The outside faucets connected to the buildings are **NOT** to be used for any reason whatsoever. They do not function properly and once turned on they may not be able to be fully turned off. Anyone using an outside faucet will be responsible to pay any costs associated for any damage caused by the use of the faucets. We do have outside water available through our sprinkler valves. If you need to use a hose, please ask a member of the Management Committee for assistance.
- Bikes should be stored inside your unit or locked to the bike rack beside the shed. Bikes are **NOT** to be locked to the handrails next to your stairs. This causes problems with sprinkler coverage and mowing and gives the complex a cluttered appearance. Bikes left outside lying around will be confiscated. Bikes left locked to the handrails will be moved to the bike rack at the owner's expense of his/her lock being cut.
- Sidewalk chalk should be used responsibly. Chalk artwork is allowed to be drawn on the sidewalks only – **NOT** on porches, **NOT** on doors, **NOT** on buildings, **NOT** on cars, etc. The use of permanent or damaging art materials outside (i.e. paint, crayons, markers, pens, nail polish) is **PROHIBITED** and these items will be confiscated. Sidewalk art is to be washed off upon completion of play. Sidewalk chalk left unattended will be confiscated. If parents do not assume the responsible treatment of grounds by their children, the use of sidewalk chalk will be banned.
- Children are to be supervised by an adult **AT ALL TIMES** while playing outside. Playing in the parking lot is not allowed. Only nerf type balls are allowed for throwing; parents are responsible for the cost of any damage done by their children at play.
- Trash belongs only **INSIDE** the dumpster, or it should remain inside your unit. Please don't litter (cigarette butts, candy wrappers, pop cans, popsicle sticks, and other trash). If you send the garbage out with your child, please make sure that your child is big enough and physically capable of getting it into the dumpster. Otherwise, take it out yourself. Do not stack trash around the dumpster for someone else to pick up. **LET'S KEEP OUR GROUNDS CLEAN!**
- Anyone causing damage to the property or buildings is responsible to pay the cost of that damage. Parents are responsible for damage caused by their children.
- **DO NOT** pour grease, oil (cooking or otherwise) or hazardous chemicals down the sinks, toilets, or drains. These items should be disposed of according to proper handling methods. Cooking grease and oil should be thrown away. If you do not have a garbage disposal in your sink, **DO NOT** put food down the drain. If your unit is the cause of sewer or drain problems in your building, you will be charged the cost of the repair.
- Vehicle maintenance in the parking lot should be kept as clean and unobtrusive as possible. All old parts, oil, antifreeze or other waste items should be disposed of immediately and according to proper disposal methods.
- Noise should be kept to a minimum between the hours of 10 pm and 9 am. Due to the closeness of the buildings, every word spoken outside in the quiet, late hours is amplified and can be heard by everyone inside. Please be considerate of others by keeping late night discussion groups, music, and boisterous activities, etc, away from the buildings.
- The Heather Park Condominiums are a non-smoking project. Please smoke off of the property.
- Any air-born fireworks and firecrackers are illegal within city limits including throwing sparklers or launching anything into the air. Firework restrictions were voted on and passed unanimously. The restrictions are no fireworks within the property of Heather Park Condominium Association.

ENT 41887:2002 PG 1 of 1  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Apr 12 4:35 pm FEE 25.00 BY SS  
RECORDED FOR HEATHER PARK HOA

Sincerely,  
Heather Park HOA  
Management Committee

*Chad Williamson* 4/12/02

12th April 2002  
*Rosemary Huish*  
Notary Public

ROSEMARY HUISH  
NOTARY PUBLIC - STATE OF UTAH  
111 NORTH 200 WEST  
PROVO UTAH 84601  
COMM. EXP 12-18-2003

4/12/02