

Heather Park Condominiums GENERAL POLICIES

August 1, 2001

Each summer we feel it necessary to inform new residents and to remind the 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 alike. These policies were implemented to help keep our complex clean and safe for the enjoyment of all who live here. Please do your part to help make and keep our complex a nice place to live. Please inform your visitors of these policies.

- Reserved parking stalls are for use by the corresponding unit's residents and their guests only. Unauthorized vehicles parked in another unit's 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 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 burn 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. Pools should be emptied away from buildings to avoid a large water build up near the foundations.

- 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 and 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 the 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 Rooter.

- Vehicle maintenance in the parking lot should be kept as clean and unobtrusive as possible. All old parts, oil, anti-freeze 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 10pm and 9am. Due to the closeness of the buildings, every word spoken outside in the quiet, late hours is amplified and can be heard by everyone else 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 the property.

Sincerely,
Heather Park HOA
Management Committee

Handwritten signatures and stamps: "Nancy", "Sign", "See Back", and various illegible stamps.

Dated : August 27th 2001
Signed : Heather Williamson

STATE OF UTAH
COUNTY OF UTAH
Subscribed and sworn to before me this
27 day of April 2001
April Kirk
Notary Public
My Commission Expires Jan 15, 2002

 APRIL S KIRK
Notary Public
State of Utah
My Comm. Expires Jan 15, 2002
340 E 1200 South Crem UT 84058