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Book - 8762 Pg - 892-907  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WATCHWOOD HOMEOWNERS ASSOC.  
1817 S MAIN ST #16  
SLC UT 84115  
BY: RDJ, DEPUTY - WI 16 P.

# Watchwood

## A Planned Unit Development And Private Community

Watchwood Homeowners Association

**RULES \* REGULATIONS \* POLICIES**

Effective April 1, 2003

BK8762PG0892

**Watchwood**  
**Rules, Regulations and Policies**  
**Effective April 1, 2003**

The cooperation of each resident of Watchwood in support of the following rules and policies is necessary to insure its appearance and value and to provide a pleasant and appealing environment in which to live.

All owners are required by the real estate laws of the State of Utah to comply with the Conditions, Covenants and Restrictions for Watchwood planned unit development, its amendments, resolutions and the rules and policies established by the management committee as authorized by the Conditions, Covenants, and Restrictions for this planned unit development recorded with the Salt Lake County Recorder's Office in accordance with the state of Utah.

Watchwood does not provide security of any type. Residents are solely responsible for the safety of their vehicles, property and person.

**Vandalism:**

1. Owners are responsible for the behavior of themselves, their guests, tenants, or lessees and all minor children thereof. The responsibility includes but is not limited to damages due to vandalism as well as all legal fees associated with collection of damages.
2. Vandals and parents or guardians of minor children caught vandalizing will be held financially responsible for damages and for collection or legal fees incurred.
3. Unless immediately rectified, the Salt Lake County Sheriff's Department will be called.

**Rentals:**

4. Owners wishing to rent their units may do so but are responsible for requiring their tenants to contact the management office within five business days after occupancy to fill out an information form and to obtain the Rules and Policies. Owners are responsible and will be held accountable for the actions of their renters

**Trash collection:**

5. Do not put out your trash earlier than the night before the trash will be collected. Trashcans are to be removed from the street no later than 10:00 P.M. the same day as collection. Please clean up the area around your trashcan when you retrieve it from its weekly collection site. Trash containers are to be stored in garage, back of carports or in front of gates away from the street.

**Miscellaneous:**

6. No owner shall create any situation at any time that will disturb or annoy the occupants of any property in the community or interfere with the rights, comfort or convenience of other owners. Please be considerate of your neighbors.
7. No owner shall use or permit the use of flammable explosives in violation of state laws.
8. The discharge of any type of firearms or weapons including BB guns, pellet guns, wrist rockets etc., on common areas is prohibited.
9. No door-to-door solicitation is allowed except as authorized by the management committee.
10. No signs or notice of advertisement except on the bulletin board shall be permitted on the exterior of a unit or in the windows. Only commercial i.e. Realtor For Sale signs may be installed on a post in front of the unit or a commercially printed For Rent sign may be posted on the inside of one window. Posting of auction or open house is permitted.

**Animals:**

11. No livestock, poultry or animals may be raised, kept or bred on any lot or common area for commercial purposes.

**Pets:**

12. Personal pets may be kept provided that they are not an annoyance or nuisance. This includes offensive smells from animal waste.
13. Pets must be confined to your property. but may not be tied outside or left overnight in back yards.
14. . Pets must be in compliance with county ordinances and regulations.
15. When pets are outside or on common area, they must be secured on a leash held by a responsible person and any fecal matter must be picked up and disposed of.
16. Dogs are not allowed in the park. They may be walked on the sidewalk and street around the outside perimeter of the park.
17. Pet violation complaint procedure: Complaints regarding violation of these pet rules must be filed with the management office. The following procedure will then be followed:
  - a. First offense, a letter will be sent.
  - b. Second, and subsequent offenses, a \$25.00 fine will be levied. Property owners will be charged and it will be their responsibility to collect from the tenant if the property is rented.

**Parking:**

- 18. Parking is permitted in designated areas only.
- 19. A vehicle may be parked beside a unit providing it does not extend into the street.
- 20. No vehicle shall park in front of garages, carports, and fire hydrants. (Due to Salt Lake County Fire Dept. Ordinances).
- 21. No commercial vehicles over 5000 lbs. are allowed in the complex unless they are for moving, delivery or service vehicles (trash pickup, street sweeping)
- 22. Recreational vehicles (campers, boats, trailers, snowmobiles) or rarely used automobiles and trucks are prohibited in any common area. The guest/visitor parking may be used for a minimal monthly fee.
- 23. Vehicles that are not properly licensed and currently registered that are parked on common parking areas will be towed and impounded after 24 hours notice. Disabled vehicles are not allowed in the complex.
- 24. Any vehicle that is parked on common area parking and has not been driven at least once a week will be impounded after 24 hours notice and at the owner's expense. Moving a vehicle from space to space does not qualify as having been driven.

**Vehicles:**

- 25. Minor repairs may be performed on sight.
- 26. Extensive repairs are not permitted in the complex.
- 27. Any vehicle on common area property with a motor and being duly driven or guided by a person is to have a valid drivers license. No go-carts, go-peds, or off road vehicles are allowed within Watchwood.

**Speed limit and one way street:**

- 28. The maximum speed limit in Watchwood is ten (10) MPH and only when conditions permit.
- 29. 4185 south is a one-way street and an **Exit** only street.

**Common area usage:**

- 30. Skate boards: The use of skateboards in any common areas of Watchwood is strictly prohibited. At this time roller-skating, roller blades, scooters and bicycles are currently allowed.

**Park:**

31. Park hours: (including the basketball court) are as follows:  
Summer-Daylight to 10:00 PM – April 30 to October 31.  
Winter-Daylight to 8:00 PM – November 1 to April 29.

32. Prohibited activities:

- ◆ Sleigh riding, tubing, roller skating/blading bicycle riding or other activities that can carry a person into the street.
- ◆ Activities that can damage park property, such a riding bikes across the grass, roller-skating on the picnic tables, breaking tree branches or destroying shrubs, flowers etc.
- ◆ Animals are not allowed in the park.
- ◆ No littering
- ◆ No alcoholic beverages.

33. Curfew – The curfew in Watchwood is as follows: (This is also a city/county curfew)  
14 years old and under 10:00 PM  
15-18 years old 12:00 midnight

**Storage:**

34. Storage of materials in an open carport must be enclosed and out of sight. Enclosure of canvas, plastic or fabric materials are not acceptable, (except car covers).

35. Garage doors should be closed when garage is not in use.

36. Firewood must be stacked neatly and free of pests or vermin.

37. Storage of appliances in open carports is not permitted. These items may be stored in the interior of the yard, out of sight from the street.

38. Boxed items are not permitted to be stored in open carports.

39. Hazardous or dangerous materials, substances or conditions are not permitted.

**Fire safety and environmental concerns:**

40. No owner shall use or permit to be brought into the units, stored in carports, garages, sheds or garbage cans any flammable oils or fluids, hazardous waste or toxic substances.

41. No owner shall permit anything to be done or kept in his unit or on the common element which will result in the cancellation of insurance or which would be in violation of any public law, ordinance or regulation. This includes but is not limited to **fireworks** of any type or drug manufacturing equipment.

## **Watchwood Homeowners association fees:**

### **Payment of expenses:**

42. Each lot owner shall pay to the management committee the costs and expenses required and deemed necessary by the management committee in connection with water and sewer services to the lots and costs and expenses deemed necessary to manage and maintain and operate the common areas and facilities in Watchwood. The payments to be made hereunder shall include (in regular periodic payments and not by special assessment) an adequate reserve fund for maintenance, repairs and replacement of all elements of the common areas and facilities. The assessment may also include among other things, the cost of management, taxes, special assessments, fire, casualty and public liability insurance premiums of common areas, lighting, landscaping, and the care of the grounds, repairs, garbage collection, snow removal, water and legal charges, accounting fees, sewer charges, the cost of operating all gas fired equipment, the cost of electricity, expenses and or liabilities incurred by the Management committee.

### **Payment amount and schedule:**

43. Subject to change, fees will be \$75.00 per month. Fees are due and payable on the first day of the month.

### **Fines:**

44. Fines up to fifty dollars (**\$50.00**) per violation per month may be assessed to the owner after a written warning of non-compliance of the Association's rules.

45. Upon unanimous consensus of the management committee, fines of up to one thousand dollars (**\$1000.00**) per year per unit may be assessed for serious violations of unit appearance and maintenance standard including failure to paint units on the set schedule.

46. Repeated vehicle violation may result of towing and impounding of vehicles at the owner's expense. Vehicles that completely block traffic or are a safety hazard is subject to immediate impounding without notice and subject to a twenty-five dollar (**\$25.00**) fine.

### **Late fees:**

47. Owners of units will be charged interest at 1% per month on balances that are thirty (30) days past due. Legal action may be taken in the form of liens, promissory notes, small claims court, and foreclosure. On renter occupied units, Watchwood Covenants permit legal collection on demand of late fees by the Watchwood Homeowners Committee from the renter.

**ALL TAYLORSVILLE CITY ORDINANCES APPLY TO ALL AREAS OF WATCHWOOD, COMMON OR NOT. ANY RESIDENT, NOT JUST MANAGEMENT HAS THE RIGHT AND OBLIGATION TO FILE COMPLAINTS AGAINST VIOLATORS.**

# Watchwood Policies

## Unit appearance and maintenance standards

### Exterior of units:

1. Units may either be sided with cedar wood siding or with vinyl siding in the style the units were originally constructed. The entire unit including the carport or garage must be sided with the same type and color of siding.

2. Vinyl siding or cedar siding must conform to the color scheme approved by the community. These include but are not limited to Olympic stain. An equivalent stain can be used in place of "Olympic" brand but because paint brands vary in color, contact management committee for the correct paint formulation and/or compatible colors as follows:

Olympic cedar with Olympic Oxford Brown trim. (Wood siding only).

Cameo

Desert Sand

Cream

Sage Green

Clay

The trim can be either white or brown.

3. The color denoted as trim is to be used on garage doors, door and window frames and the interiors of carports in addition to the outside trim of the units.

4. Except for the original Cedar/Oxford Brown color, adjacent units on the same block, whether attached or not may not be painted or have vinyl siding with the same color scheme. That is, the unit's color must alternate from unit to unit.

5. Wooden siding that is missing split or broken must be replaced or repaired to maintain a pleasing, uniform appearance.

### Fences and gates:

6. Missing and broken slats are to be replaced.

7. Broken or damaged or rotting posts are to be repaired or replaced in a timely manner.

8. Sagging or broken gates are to be repaired and hung square.

9. Fences and gates on the sides of the unit are to be one car length back from the front of the unit.

10. All fences and gates are to be cedar or vinyl and compatible with existing architecture.

**Exterior lighting and fixtures:**

- 11. Must be maintained in a manner that is compatible with existing architecture.
- 12. Lights must be functional.
- 13. Unsafe lighting or wiring must be replaced immediately.

**Alterations and additions:**

- 14. Extensive exterior alterations or improvements to any unit of the complex must have written prior approval by the management committee.
- 15. The enclosing of open carports (garages) is to be structurally compatible with existing architecture as to materials and color.

**Flower beds and lawns:**

- 16. Lawns, trees and shrubs are to be maintained in a pleasing manner. Weeds and litter in front of and at the side of carports is not acceptable. Back lawns are to be maintained, watered and mowed regularly. Flowers and shrubs are encouraged to be planted and maintained.

Dated this 17<sup>th</sup> of March, 2003

**Watchwood Homeowners Association**

By: Cheryl R. Kellari  
Title: President

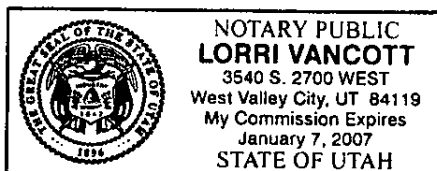
By: Dorothy Harris  
Title: Vice President

State of Utah  
County of Salt Lake

On the 17<sup>th</sup> day of March A.D., 2003, personally appeared before me, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Lorri Vancott  
Notary Public  
Residing in Salt Lake City, Utah

My commission expires:  
1-7-07





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## 2002 Notice of Property Valuation & Tax Change

**Parcel-Encumbrance Location**  
2104233021-0000 2212 W 4185 S *1A*

**Parcel-Encumbrance Location**  
2104233020-0000 2218 W 4185 S *1B*

**Parcel-Encumbrance Location**  
2104233019-0000 2226 W 4185 S *2A*

**Parcel-Encumbrance Location**  
2104233018-0000 2232 W 4185 S *2B*

**Parcel-Encumbrance Location**  
2104235005-0000 2233 W 4185 S *3A*

**Parcel-Encumbrance Location**  
2104233016-0000 2246 W 4185 S *3B*

**Parcel-Encumbrance Location**  
2104233015-0000 2252 W 4185 S *4A*

**Parcel-Encumbrance Location**  
2104233014-0000 2258 W 4185 S *4B*

**Parcel-Encumbrance Location**  
2104235008-0000 2213 W 4185 S *5A*

**Parcel-Encumbrance Location**  
2104235007-0000 2219 W 4185 S *5B*

**Parcel-Encumbrance Location**  
2104235006-0000 2227 W 4185 S *6A*

**Parcel-Encumbrance Location**  
2104235005-0000 2233 W 4185 S *6B*

**Parcel-Encumbrance Location**  
2104235004-0000 2239 W 4185 S *7A*

**Parcel-Encumbrance Location**  
2104235003-0000 2245 W 4185 S *7B*

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## 2002 Notice of Property Valuation & Tax Change

<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104235002-0000</u>	2251 W 4185 S	8A
<u>2104235001-0000</u>	2257 W 4185 S	8B
<u>2104233013-0000</u>	2264 W 4185 S	9A
<u>2104233012-0000</u>	2276 W 4185 S	9B
<u>2104233011-0000</u>	2278 W 4185 S	10A
<u>2104233010-0000</u>	2284 W 4185 S	10B
<u>2104233009-0000</u>	2292 W 4185 S	11A
<u>2104233008-0000</u>	2298 W 4185 S	11B
<u>2104227006-0000</u>	2306 W 4130 S	12A
<u>2104227005-0000</u>	2314 W 4130 S	12B
<u>2104227004-0000</u>	2322 W 4130 S	13A
<u>2104227003-0000</u>	2332 W 4130 S	13B
<u>2104228002-0000</u>	2327 W 4130 S	14A
<u>2104228001-0000</u>	2337 W 4130 S	14B
<u>2104228004-0000</u>	2311 W 4130 S	15A
<u>2104228003-0000</u>	2319 W 4130 S	15B

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## 2002 Notice of Property Valuation & Tax Change

<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104228008-0000</u>	2310 W 4150 S	16A
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<u>2104228007-0000</u>	2318 W 4150 S	16B
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104228006-0000</u>	2326 W 4150 S	17A
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104228005-0000</u>	2336 W 4150 S	17B
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229002-0000</u>	2325 W 4150 S	18A
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229001-0000</u>	2333 W 4150 S	18B
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229004-0000</u>	2309 W 4150 S	19A
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229003-0000</u>	2317 W 4150 S	19B
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229009-0000</u>	2308 W 4175 S	20A
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229008-0000</u>	2316 W 4175 S	20B
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<u>2104229007-0000</u>	2324 W 4175 S	21A
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<u>2104229006-0000</u>	2332 W 4175 S	21B
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104229005-0000</u>	2340 W 4175 S	22
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104230001-0000</u>	2339 W 4175 S	23
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104230003-0000</u>	2329 W 4175 S	24A
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104230002-0000</u>	2331 W 4175 S	24B
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104230005-0000</u>	2307 W 4175 S	25A
<b>Parcel-Encumbrance</b>	<b>Location</b>	
<u>2104230004-0000</u>	2315 W 4175 S	25B

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## 2002 Notice of Property Valuation & Tax Change

<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104230010-0000</u>	2306 W 4195 S	<i>26A</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104230009-0000</u>	2314 W 4195 S	<i>26B</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104230008-0000</u>	2322 W 4195 S # 27A	
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104230007-0000</u>	2330 W 4195 S # 27B	
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104230006-0000</u>	2340 W 4195 S	<i>28</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231001-0000</u>	2345 W 4195 S	<i>29</i>
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<u>2104231003-0000</u>	2327 W 4195 S	<i>30A</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231002-0000</u>	2335 W 4195 S	<i>30B</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231005-0000</u>	2311 W 4195 S	<i>31A</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231004-0000</u>	2319 W 4195 S	<i>31B</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231011-0000</u>	2310 W 4220 S	<i>32A</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231010-0000</u>	2318 W 4220 S	<i>32B</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231009-0000</u>	2326 W 4220 S # 33A	<i>3</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231008-0000</u>	2334 W 4220 S	<i>33B</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104231012-0000</u>	2352 W 4220 S	<i>34B</i>
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<u>2104231013-0000</u>	2342 W 4220 S	<i>34A</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232002-0000</u>	2341 W 4220 S	<i>35A</i>
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<u>2104232001-0000</u>	2349 W 4220 S	<i>35B</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232004-0000</u>	2325 W 4220 S	<i>36A</i>
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232003-0000</u>	2335 W 4220 S	<i>36B</i>

## 2002 Notice of Property Valuation & Tax Change

<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232006-0000</u>	2309 W 4220 S	37A
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<u>2104232005-0000</u>	2319 W 4220 S	37B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232012-0000</u>	2308 W 4240 S	38A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232011-0000</u>	2316 W 4240 S	38B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232010-0000</u>	2324 W 4240 S	39A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232009-0000</u>	2332 W 4240 S	39B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232008-0000</u>	2340 W 4240 S	40A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104232007-0000</u>	2350 W 4240 S	40B
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<u>2104237002-0000</u>	2347 W 4240 S	41A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237001-0000</u>	2355 W 4240 S	41B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237004-0000</u>	2331 W 4240 S	42A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237003-0000</u>	2339 W 4240 S	42B
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<u>2104237006-0000</u>	2315 W 4240 S	43A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237005-0000</u>	2323 W 4240 S	43B
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<u>2104237008-0000</u>	2303 W 4240 S	44A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237007-0000</u>	2307 W 4240 S	44B
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<u>2104237010-0000</u>	2291 W 4240 S	45A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237009-0000</u>	2299 W 4240 S	45B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237012-0000</u>	2275 W 4240 S	46A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
<u>2104237011-0000</u>	2283 W 4240 S	46B

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## 2002 Notice of Property Valuation & Tax Change

<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104237013-0000	2267 W 4240 S	
2104237014-0000	2267 W 4240 S	547
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236012-0000	2262 W 4240 S	48A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236011-0000	2268 W 4240 S	48B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236010-0000	2276 W 4240 S	49A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236009-0000	2284 W 4240 S	49B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236008-0000	2292 W 4240 S	50A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236007-0000	2302 W 4240 S	51B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236002-0000	2293 W 4220 S	51A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236001-0000	2301 W 4220 S	51B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236004-0000	2277 W 4220 S	52A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236003-0000	2285 W 4220 S	52B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236006-0000	2261 W 4220 S	53A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104236005-0000	2269 W 4220 S	53B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104234003-0000	4212 S 2260 W	54A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104234004-0000	4214 S 2260 W	54B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104234001-0000	4202 S 2260 W	55A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104234002-0000	4204 S 2260 W	55B
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104235011-0000	4211 S 2260 W	56A
<u>Parcel-Encumbrance</u>	<u>Location</u>	
2104235012-0000	4213 S 2260 W	56B

BK8762PG0906

## 2002 Notice of Property Valuation & Tax Change

Parcel-Encumbrance   Location

2104235009-0000   4201 S 2260 W *57A*

Parcel-Encumbrance   Location

2104235010-0000   4203 S 2260 W *57B*

Parcel-Encumbrance   Location

2104235016-0000   4203 S 2230 W *A 58*

Parcel-Encumbrance   Location

2104235014-0000   4202 S 2230 W *58B*

Parcel-Encumbrance   Location

2104235015-0000   4199 S 2230 W *59A*

Parcel-Encumbrance   Location

2104235016-0000   4203 S 2230 W *59B*

BK8762PG0907