

Ridgecrest Homeowners Association

Summary of Rules in Accordance with the Covenants, Conditions & Restrictions and Actions of the Board of Trustees

As of June 1, 2023

Introduction

With purchase of a residence in Ridgecrest, owners recognize that they are buying into a planned unit development (PUD) with all the benefits and limitations a PUD provides. These include common ownership of the grounds and a commitment by all owners to subordinate some private property rights for the sake of general harmony in external appearances and function and to preserve and enhance property values.

Assessments [Article V (5)]

All owners pay a monthly assessment. Funds generated by this assessment are used to maintain the common areas such as the road and sidewalks, landscaping, and parking areas, and to provide a contingency for large, periodic expenses. Payments are due on the first of each month, are past due after the 15th of each month, **and are considered delinquent after 3 months**. If the Board pursues legal action to collect delinquent accounts, those owners will also be charged for attorney's fees and other expenses.

Owners with delinquent accounts will be charged 1.5 percent per month on outstanding balances, retroactive to when payments were due.

Alterations to Common Areas [Article IX]

Alterations to common areas such as grow boxes or planting anywhere on the property must be pre-approved by the Architectural Control Committee (ACC). ***The Board of Trustees may require owners who violate this rule to reverse alterations or to repair damage at their own expense. Alternatively, the Board of Trustees may restore the altered Common Area to its original state and assess the cost to the Owner. When an owner alters or plants an area (with prior ACC approval) it becomes the owners' responsibility to maintain the attractiveness of the area.***

Owners are responsible for any damage they (or any persons acting on their behalf) cause to all common areas, including that done while moving in or out.

Alterations to Units and Limited Common Area [Article III (13)]

Alterations to the exterior of any unit, including exterior doors, or Limited Common Area are not permitted unless specifically pre-approved by the Architectural Control Committee (ACC).

Owners are subject to fines for making unapproved alterations to their Units and/or Limited Common Areas (see letter to Owners on May 1, 2017).

Maintenance of Units and Limited Common Area [Article III (13)]

Each owner is responsible for all maintenance, insurance, and associated costs related to:

- the interior and exterior of the building(s) that they own, including roofs, decks, and railings;
- the Limited Common Areas associated with owners' units (driveways, walkways, and patios).

Rental and Leasing [Article VIII (3)]

An agreement to lease or rent a unit must include a provision that the lease is subject to the provisions of the CC&Rs and these rules. No owner will rent or lease less than the entire living unit. No living unit will be rented or leased to more than one family.

Animals [Article VIII (7)]

Animals are limited to household pets that reside inside the owner's unit. Non-domestic pets or farm animals are not permitted. Animals must be attended to and under the control of a responsible person at all times. Residents who walk or exercise their animals on the grounds must clean up after them immediately. Animal waste must be bagged and tied securely before being placed in a garbage receptacle. Animals must not be allowed to make noise outside the owner's unit between 9 p.m. and 8 a.m.

Parking [Article VIII (9)]

All parking areas, including driveways, are intended for passenger vehicles belonging to the owners and their guests. Owners and guests should avoid parking in the street whenever possible. Our streets are more narrow than the public streets; backing out of driveways can sometimes be difficult.

Boats, trailers, RV's, commercial vehicles, and large trucks may not be parked anywhere on the property. ***However, it will not be considered a violation to park an otherwise prohibited vehicle for 2 consecutive nights. This exception may be applied at most 4 times during any calendar year.***

Owners are subject to fines for parking prohibited vehicles beyond the limits described above (see letter to Owners on June 4, 2018).

Owners are required to remove all vehicles from the street whenever snowfall reaches at least two inches or when maintenance is performed on the street, so that work on the street may proceed effectively.

Signs [Article VIII (11)]

In general, signs of any kind which are visible from the outside of a Unit may not be displayed. This applies, without limitation, to political signs and foreign flags.

However, an Owner may display on their Unit, in the Planter Area of their Unit or on the front lawn of their Unit any of the following displays: (a) a sign advertising the sale or rental of their Unit, (b) a decoration for religious, seasonal or holiday purposes, (c) the Utah State Flag or (d) a sign indicating the presence of a home security system (where such sign is provided by the vendor of the system).

Also, an Owner may display a for-sale or for-rent sign on the Common Area of the Association at either of the two entrances to the Association property.

Owners are required to ensure that any display doesn't cause damage or interfere with the Association's maintenance of the Common Area; otherwise, the Association may remove the display. You are responsible for any cost incurred by the Association resulting from repairing the Common Area or from the removal of a display.

Changes to Rules [Article IV (8)]

This document serves as an extension to the Ridgecrest Covenants, Conditions and Restrictions (CC&Rs). With the exception of language in ***bold italics***, if there is a conflict between the language in the CC&R's and the language in this summary, the language in the CC&R's supersedes that in this summary.

The Board may see the need to amend, remove, or add rules to facilitate management or operations, or to provide for new situations. Written notice of any changes will be furnished to all owners.