

Gardens South

Owners' Association

c/o Community Association Management

P.O. Box 3333, St. George, Utah 84771

November 20, 2025

RE: Updated Rules & Regulations and ACC Guidelines Adopted

Dear Homeowners,

As noticed to the membership via email and mail on November 5, 2025, the Board reviewed and approved at the meeting held on November 19, 2025, the following documents:

- 1) Updated Rules and Regulations
- 2) ACC Guidelines

A copy of the approved documents are enclosed and posted on the HOA website through your Owner portal. If you do not have your log in information, please contact the HOA.

Should you have any questions or concerns, please feel free to contact the management office through your Owner Portal, email to CAMManger@HOALiving.com or 435-674-2002.

Sincerely,

Your Board of Directors

GARDENS SOUTH OWNERS' ASSOCIATION

GARDENS SOUTH HOMEOWNERS' ASSOCIATION

Rules & Regulations

(Adopted 4/20/10; Revised 11/19/25)

These Rules & Regulations of the Association provide day-to-day details and procedures for how the CC&R's are applied. Owners are responsible to inform their tenants and guests of the Rules & Regulations of the Association. Owners are responsible for the actions of their tenants and guests.

Violation of these Rules & Regulations or any provision of the CC&R's may result in fines, legal remedies and/or the towing of vehicles without notice. Violations can be reported to Community Association Management (CAM) (435-674-2002) with specific details as to who, what, when, where, etc.

ARCHITECTURAL CONTROL: No changes, additions or modifications to any unit or surrounding area may occur without obtaining the prior written consent of the Architectural Control Committee. This includes such items as doors and door frames, storm/screen doors, windows and window frames, window tinting, light fixtures, garage door and garage door frames, decks, railings, awnings, canopies, etc. Architectural Guidelines must be followed. Unauthorized modifications may be required to be removed or corrected.

BARBEQUES: Charcoal grills, open-flame cooking devices, and fire pits are not permitted on porches, balconies, decks, or in common areas. Gas and electric grills may be used, but they must be placed at least 10 feet from any structure while in operation.

COMMERCIAL ACTIVITY: No commercial activity is allowed, other than quiet, no-impact remote work or a home office. No advertisements (including "For Sale" or "For Rent" signs) on balconies/decks or in the common areas. One "For Rent" or "For Sale" sign (4 sq. ft. max) is permitted in a window of the unit.

DUMPSTERS: There are three (3) dumpsters in Gardens South. DO NOT leave garbage, garbage bags outside of the dumpster. If the dumpster nearest you is full, use another. The lids on the dumpsters should be left closed. Do not dispose of large items such as appliances, furniture or mattresses in or around the dumpsters; they should be taken to the city landfill. Republic Services (435-628-2821) offers bulk waste pickup service to haul away large items. A fee will be assessed by Gardens South for HOA removal of large items.

EXTERIOR APPEARANCE / WINDOWS: Any conduct or use of property that detracts from the exterior appearance of the buildings or common areas should be avoided. Use of chalk on buildings/stucco or sidewalks is prohibited. Window air-conditioners are not allowed in windows/doors. Interior window coverings shall be in good condition; broken or missing slats are not allowed. Temporary coverings (bed sheets, blankets, foil, cardboard, etc.) are not permitted, except briefly while awaiting proper window coverings. Wrinkled or bubbled window film is not allowed. Approved coverings include drapes, shutters, and shades. All screens must be in good condition. All storage should be out of sight in storage units, garages or living units.

FLAGS: All residents have the right to display the US flag on their own property. Flags must be in good condition, not obstruct sightlines, and not cause property damage or safety concerns. Additionally, building exteriors may not be penetrated and damage-free methods should be used.

FRONT PORCHES: Front porches must be kept clean and free from debris and objects such as bikes, toys and furniture. Water hoses should be in a container or stored out of sight. Please keep storm door/screen doors closed.

LEASING / RENTAL OF UNIT: Leases / rentals must be for a period of at least six (6) months. No timeshares or short-term (28 days or less) rentals are permitted. The property owner must submit a copy of the lease/rental agreement and an Occupancy Notification Form to CAM. Tenants must be made aware of and provided a copy of the Association CC&Rs and these Rules & Regulations by the property owner.

LITTERING: Residents must help maintain a clean community. All waste should be properly disposed of. Cigarette butts are not to be thrown into common areas (including front porches, below decks, parking stalls and sidewalks) but placed

into containers on your property. Butts found in common areas will be considered littering. Trash is not to be left or stored on front porches, balconies/decks, in carports, parking stalls, or at the front or sides of dumpsters.

NUISANCE: Residents are expected to be mindful of noise and activity levels since all units share interior walls. Volume from TV's, radios, stereos, etc. should be as low as possible so as to not disturb your neighbors. Do not race car engines, honk horns unnecessarily, or allow dogs to bark excessively. Disruptive dog barking is prohibited at all times.

PARKING: Vehicles cannot park on any street in Gardens South. Vehicles cannot park in any unassigned/open parking stall for over 72 hours. No parking on any landscaped (grass, plants, bushes, landscaping rock, etc.) common area. A vehicle cannot extend more than ¼ way into the street if parked on a cement driveway/apron at the front of a garage. Only vehicles with valid handicapped placards or plates may use handicap stalls. Contractor vehicles with identifying signage may park during business hours.

Inoperable, unlicensed or vehicles with expired tags are not permitted on the property. Vehicles which leak fluids are not permitted on the property. Violations can be towed without warning at the vehicle owners' expense. No mechanical work or car washing is permitted. Parking stalls are not to be used as storage for vehicles, trailers, or other items. Double parking is not allowed.

With prior approval, short-term parking (up to 48 hours) is allowed for RVs, moving trucks, vehicles with trailers, vehicles with boats, and unhitched trailers in designated areas. Contact Zips and/or CAM with name, phone number, Gardens South unit number, description and license number of the applicable vehicle.

PETS: Pets are a privilege. Each unit may have up to two (2) dogs, each at least 4 months old (per St. George code). Pets must be kept on a leash with the owner or handler at the other end of the leash. Pet waste must be promptly removed from common areas. Pets are not to bark, chase or otherwise disturb others, nor are they permitted in the pool area.

POOL: The pool is for residents only. Observe all printed and posted rules and regulations. Guests must be accompanied by an adult resident. Children under 17 must be supervised by an adult resident. No solo swimming. Alcohol, glass containers, or food is not allowed in the pool area. Please keep the area clean, gates closed, and follow all posted rules. Pool hours are from 7AM to 10:30PM Sunday – Thursday and 7AM to 11PM Friday and Saturday.

REAR BALCONIES / DECKS: Must be kept clean and neat and may not be used for household storage. Only outdoor patio furniture and decorations may be kept on rear balconies/decks. Water hoses should be in a container or stored out of sight. Balconies/decks, including the supports, beams, fascia, floorboards, railing, and stairs, are the responsibility of each property owner to maintain and repair. Please keep gates closed.

SEASONAL DECORATIONS: Do not penetrate building exteriors to hang decorations or lights. Use damage-free methods. Any damage caused to the buildings will be repaired and billed back to the property owner. Decorations for religious or secular holidays are permitted starting 4 weeks before a recognized holiday and are to be removed no later than 2 weeks after the holiday.

SIGNS: Political signs (political campaign signs, candidate signs, and ballot issue signs) (2 sq. ft. max) are permitted 30 days prior to an election and must be removed within 7 days after the election. Unsightly or nuisance signage is prohibited. No political signs in the common areas.

USE RESTRICTIONS: No temporary structures, (e.g., hot tubs, dog houses, trampolines, swing sets, etc.) are allowed on any common area or street at any time. Basketball hoops and cornhole boards may be used but must be removed after use and stored out of common areas.

VEHICLE SPEED: The speed limit on the roads in Gardens South is 10 mph. Drive cautiously, especially on curves, to prevent accidents and injuries.

THESE RULES ARE SUBJECT TO CHANGE - OBSERVE ALL POSTED RULES

Tenants must receive a copy of the Rules & Regulations and sign this form, agreeing to comply with the Rules & Regulations of the Association. Each Tenant must be listed and sign accordingly.

Unit # _____

Print Tenant Name: _____ Contact Number: _____
Tenant Signature: _____ Date: _____

Print Tenant Name: _____ Contact Number: _____
Tenant Signature: _____ Date: _____

Print Tenant Name: _____ Contact Number: _____
Tenant Signature: _____ Date: _____

Owner is responsible to provide their tenants with a copy of the Rules & Regulations of the Association and sign this form acknowledging they have done so.

Print Owner Name: _____ Contact Number: _____
Owner Signature: _____ Date: _____

Doors & Frames

- All doors (front, garage, side) must be painted Musket Brown (except N Building must be White). Submission and approval of an architectural control request is required to have a tan, almond or white door - and it must match the unit's window frames on the same side of unit.
- Door frames must be painted Musket Brown (except N Building must be White).
- Any storm door/screen door must match the color of the front door or color of the unit's window frames on the same side of unit.
- Doors must be solid and cannot have glass inserts or stained-glass inserts. (A storm/screen door can have upper or lower glass panels or glass from top to bottom.).
- If stucco around a door frame needs touch-up, it must be painted Soft Fawn.

Window Frames

- Window frames must be dark bronze or dark brown. Submission and approval of an architectural control request is required to have tan, almond or white window frames.
- If a window frame is replaced in front of a unit, all window frames in front of the unit (including a garage window) must be the same color.
- If a window frame is replaced in the back of a unit, all window frames in the back of unit must be the same color.
- If stucco around a window frame needs touch-up, paint must be Soft Fawn.

Light Fixtures

- Must be a 1-light outdoor wall sconce style.
- Must be brass, dark bronze, dark brown or black.

Garage Doors, Storage Doors & Frames

- Doors must be solid and cannot have glass inserts.
- Doors and frames must be Musket Brown.

Decks

- Joists, beams, posts, footings and lattice must be painted Musket Brown.
- If floorboards are wood, must be painted Musket Brown.
- If floorboards are composite, must be a dark brown similar to Musket Brown.
- Acrylic deck coating on N Building decks must be white.
- Railings must be painted Spiced Cider.
- Any screening on the railing must be polyethylene mesh in Walnut color (see Alion Home privacy screens available at Walmart or Amazon) and no higher than the deck railing.

Railings

- Any railing to be installed in front of a unit requires submission and approval of an architectural control request prior to any installation.
- Railings must be painted Spiced Cider

Any existing door(s), window frame(s), light(s), deck(s), and railings in place as of this date will be “grandfathered in” (exempt from these guidelines because a situation existed before the guidelines were made). However, if any grandfathered door(s), window frame(s), light(s), deck(s), and railings are replaced or re-painted after this date, they must adhere to the above guidelines.

All unit owners are required to submit an architectural control request prior to any and all modifications.