

***Gardens South***  
**OWNERS ASSOCIATION**  
c/o Community Association Management  
20 N Main Street, Suite 100  
St. George, Utah 84770

November 15, 2022

**RE: Revised Rules and Regulations**

Dear Homeowner:

From time-to-time informational communications are sent to Homeowners and Residents via email and mail. As an Association, we are only able to communicate with the Owner or the Owners' Agent. Because of this fact, we are updating our system.

If you currently rent out your Unit located in the Gardens South HOA, please provide us with the Property Management Company who manages your property. If you do not have a Property Management Company and/or manage the property yourself, please let us know so that we are informed of which units are being rented. Enclosed you will find a Rental/Lease Occupancy agreement, which is to be completed and returned with a copy of the current lease agreement for HOA records.

You will also find a copy of the updated Rules and Regulations, revised October 31, 2022, for the Community. This is a good time to familiarize yourself with the Rules that govern your community.

If you rent your Unit, it is required that your Tenants sign a copy of the Rules, identifying that they have received and agree to abide by the Rules, and return the signed copy to the management office.

Owners are responsible for ALL actions of their Tenants. It is the responsibility of the occupant of the home to inform their guests of all Rules, so as to avoid penalties associated with violations and vehicles being towed.

It is the responsibility of the Owner to assure that their Property Management Company receives a copy of the Rules and Regulations, as fines are assessed as per the Violation Policy.

If you have any questions or concerns, please feel free to contact the management office at 435-674-2002.

Respectfully,

*Your Board of Directors*

**GARDENS SOUTH OWNERS ASSOCIATION**

## **GARDENS SOUTH HOMEOWNERS' ASSOCIATION**

### **Rules & Regulations**

(Adopted 4/20/10; Revised 10/31/22)

This is a SHORT FORM listing of the Rules & Regulations of the Association for quick reference. For a more complete listing of the Rules & Regulations, please refer to your CC&R's. Owners are responsible to inform their tenants and guests of the Rules & Regulations of the Association.

**POOL:** The pool is for residents only. Observe all printed and posted rules and regulations. Guests are permitted when accompanied by an adult resident. Children 16 years and younger are permitted only when accompanied by an adult resident. No solo swimming! Please keep the pool area clean and safe by picking up your belongings and trash and keeping the gates closed at all times. Pool Hours are from 7 AM to 10 PM.

**PETS:** Pets are a privilege in Gardens South, not a right. No dog, cat or other pet shall be permitted to roam the property unattended. All dogs, cats and other pet shall be kept on a leash with the owner or handler at the other end of the leash while outside. Homeowners are responsible for the timely removal of waste of their animals from the common areas. Pets are not to bark, chase or otherwise disturb others, nor permitted in the pool area.

**VEHICLES:** The speed limit on the roads in Gardens South is 10 mph. Driving faster can cause accidents, harm, or damages. Be careful when driving around the curved roads.

**PARKING:** Vehicles cannot park in the street. Vehicles cannot park in any unassigned/open parking stall for over 72 hours. Inoperable, unlicensed or vehicles with expired tags are not permitted on the property. Vehicles which leak fluids are not permitted on the property. Recreational Vehicles (RVs) can contact Community Association Management for a short-term exception. Violations will be towed without further warning at the vehicle owners' expense. No mechanical work on vehicles is permitted. Washing of vehicles is prohibited. Parking stalls are not to be used as storage for vehicles. No double parking of any vehicles.

**NUISANCE:** Be a respectful and good neighbor. Keep the sound from TV's, radios, stereos, etc. as low as possible so as to not disturb your neighbors. Do not race car engines, honk horns or otherwise disturb the neighborhood. Do not allow dog barking at all hours of the day or night.

**FRONT PORCHES:** Front porches are to be kept clean and free from debris and objects such as bikes, toys and furniture. Please help us keep Gardens South a clean and desirable place to live.

**REAR BALCONIES/DECKS:** Rear balconies are to be kept clean and neat and may not be used for additional household storage. Only normal patio furniture and decorations may be kept on rear patios. Balconies are the responsibility of each property owner to maintain and repair.

**BARBEQUES:** No charcoal grills or open fire pits are permitted.

**LITTERING:** The Association depends on residents to help keep areas clean from debris. All waste should be deposited into appropriate containers. 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, decks, in carports, open parking stalls, or at the front or sides of dumpsters.

**DUMPSTERS:** There are three (3) dumpsters in Gardens South. DO NOT leave garbage bags outside of the dumpster. If the dumpster nearest you is full, place your trash in another dumpster. The lids on the dumpsters

should be left closed. The garbage company will not take large items, so do not leave furniture or other large items in or around the dumpsters. If the HOA has to remove these there will be a fee of \$75 for large item removal from the property.

**ARCHITECTURAL CONTROL:** No changes, additions or modifications to any unit or yard may occur without first obtaining the prior written consent of the Architectural Control Committee. This includes such items as screen doors, window tinting, awnings, canopies, shutters, etc.

**EXTERIOR APPEARANCE / WINDOWS:** Activity which diminishes the exterior appearance of the buildings or common area is to be avoided. Use of chalk on buildings/stucco or sidewalks/cement is prohibited. At no time are window air-conditioners allowed to be placed in windows/doors. Interior window coverings shall be in good condition with no broken/missing slats. Bed sheets, blankets, foil, cardboard, etc. are not allowed to cover windows, except for temporary periods while awaiting installation of window coverings. Approved window coverings in the form of drapes, shutters, shades, etc. shall be permitted. Exterior window screens, including sliding patio doors, shall not be bent, torn, or otherwise in poor condition. All storage should be out of sight within the numbered storage unit or within a garage or living unit.

**SEASONAL DECORATIONS:** Do NOT penetrate buildings to hang decorations or lights. Use some other method to attach decorations without placing a nail or other object into the wood or stucco. Any damage caused to the buildings will be repaired and billed back to the property owner. Holiday decorations are to be removed immediately following the holiday.

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

**SIGNS / COMMERCIAL ACTIVITY:** No advertisements or political campaign signs will be allowed on the common areas. This includes "For Sale" or "For Rent" signs. One (1), not more than 4 square feet in size, "For Rent" or "For Sale" sign is permitted and can be shown only in the front window of the home. Signs, billboards, objects of unsightly appearance or nuisance are not permitted. No commercial activity shall be conducted from any home.

**USE RESTRICTIONS:** No temporary structures, hot tubs, dog houses, and recreational toys such as trampolines, swing sets, etc. shall be allowed to be placed or stored on any common area or street at any time. Use of basketball hoops and cornhole boards is allowable with immediate removal after use and stored out of common areas.

**ENFORCEMENT:** Violation of these Rules & Regulations or any provision of the CC&R's will result in fines and/or other legal remedies and/or the towing of vehicles without further notice. Owners are responsible for the actions of their guests and tenants. Report violations to Community Association Management with specific details as to who, when, where, etc.

**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: \_\_\_\_\_