

**STONE CREEK CANYON HOMEOWNERS ASSOCIATION**  
**Rental Rule and Regulations**  
**April 2018**

These Rules and Regulations are adopted in accordance to Article XXIV of the Amended and Restated Declaration for Stone Creek Canyon PUD, recorded October 5, 2007.

1. All of the covenants, conditions and restrictions set forth in Article 7, Restrictions on Use, and Article 9 Ownership and Use shall apply.
2. Absolutely no nightly or vacation rentals allowed.
3. No Unit may be occupied by more than a single family of legal status. No individual room rental allowed. The entire unit must be rented. Minimum lease term required is one (1) year. No short term leases.
4. No resident may create or maintain a nuisance; that is, bother, annoy or disturb another resident or interfere with his or her right to the quiet and peaceful enjoyment of the premises. Tenant parking is restricted to unit driveway and garage.
5. Owner shall inform the Association in writing his intent to lease the property prior to any tenant taking occupancy of a Unit. The Owner shall deliver to the property manager a copy of the executed Rental Agreement which includes language placing the renter under obligation to observe the covenants of the community.

**Stone Creek Canyon HOA**  
**C/O Western Management Assoc.**  
**P.O. Box 9375**  
**SLC, Utah 84109**  
[richard@westernmanagement.net](mailto:richard@westernmanagement.net)

Any landlord's renter moving into a unit prior to delivery of a copy of the executed lease agreement to the manager shall cause the landlord to be subject to a \$250.00 fine.

6. It is understood that any violation of the governing documents or rules by the tenant, is also a violation by the owner and the owner shall be subject to the appropriate fine.
7. It is the responsibility of Owners who have tenants to properly educate those tenants about and provide them with copies of the governing documents, including these rules and regulations, that Owners as well as tenants are required to follow.

This rule has been approved and adopted by the Board of Trustees of Stone Creek Canyon PUD as of April 1, 2018.