

**RULES  
of  
The Colonies Planned Development Homeowners Association, Inc.**

Amended Effective March 1, 2011

Rule 1.       Grounds.

- 1.1       Common Areas. The Association is responsible to maintain the Common Areas as outlined in the Revised Declaration, Articles of Incorporation, and By-laws. The Association may make improvements to the Common Areas and may sponsor events that promote the property value of The Colonies and further the mission of the Association.
- 1.2       Beautification. The Association is not responsible for beautifying the flower beds directly in front of each unit, but may sponsor programs to encourage the beautification thereof. The unit owner may plant and keep flowers and other small plants in this area. Large plants in this area may not be removed without the express written approval of the Board. The Board will maintain the beds, including watering and weeding, except as directed in writing to do otherwise.
- 1.3       Property Damage. Any person living in any unit within The Colonies may subject that unit to an assessment for any damage that person has done to the common areas. Units with children will be assessed for damage done by their children. If a group of children do damage to the common areas and the identification of the actual party doing the damage cannot be ascertained, each of the units represented by a child will be assessed equally for the costs of repair.
- 1.4       Infringement of Common Areas. Materials and objects, including toys, brought into the Common Areas must be cleared from the Common Areas when not in use, or they may be subject to removal and disposal.

Rule 2.       Parking.

- 2.1       Parking Spaces. Each unit has been designated two spaces to park its vehicles in, one covered and one uncovered. Residents are not to use the spaces of other units without the written consent of that unit's owner. The remaining spaces, and they are marked as such, are for guests to The Colonies® only and are not to be used by the residents.
- 2.2       Guest Parking. A. A guest is defined as someone staying at The Colonies® as a temporary visitor of an owner or resident. Guest parking is available in guest parking spaces in accordance with the following schedule:

NO permit required:	Sunday through Saturday-	6:00 a.m. to midnight
Permit Required:	Monday through Thursday-	Midnight to 6:00 a.m.
	Friday through Sunday-	1:00 a.m. to 6:00 a.m.

Overnight permits are limited to a total of 14 days in any 3 months per vehicle, whether or not those days are consecutive. Parking permits may be requested by contacting any member of the Board of Directors, or through The Colonies® website at [www.colonieshoa.com](http://www.colonieshoa.com).

B. Any vehicle parked in a guest space without a permit during hours when a permit is required will be booted or towed without notice and at the vehicle owner's expense. Whether a vehicle is booted or towed will be at the discretion of the HOA and its assigns. Adherence to these parking rules is the responsibility of the owner of the vehicle; therefore, the Homeowners Association will not be liable for damages to vehicles or for the cost of booting or towing.

- 2.3 Prohibited Parking. Parking shall be in designated parking spaces only throughout The Colonies. Parking is strictly prohibited in "red zones," blocking a fire hydrant or garbage dumpster, or parking in any manner which blocks or restricts the flow of traffic or authorized parking of other residents or their guests.
- 2.4 Overflow Parking. The overflow parking lot is intended for short-term overflow parking for guests and residents, as well as for long-term storage of authorized vehicles. It is not intended for the storage of other items. Inappropriate items will be removed and disposed of at the owner's expense. Short-term parking is constituted as the two week limit assessed to guests.
- 2.5 Long-term Storage of Vehicles. A resident may be authorized for long-term storage of a vehicle in the Overflow Parking Lot upon the following conditions:
- A. The vehicle must belong to a current resident of The Colonies;
  - B. The vehicle must be registered with the Board of Directors each year. An owner may do this by applying in writing to the Board, stating the license number, description of the vehicle, probable length of stay, and space number. Permits are then issued at the discretion of the Board;
  - C. Long-term parking permit must be displayed on the dash or from the rear-view mirror while the vehicle is parked.
  - D. The vehicle must be properly licensed with the State of Utah. Owners of vehicles without license plates or with expired plates must obtain special permission from the Board to continue to store the vehicle;
  - E. Vehicles must be parked in a manner that will not inhibit parking of vehicles in surrounding spaces.
- 2.6 Long-term Storage of Recreational Vehicles, Boats and Trailers. The Board may, in its discretion, authorize the long-term storage of recreational vehicles, boats or trailers, based on the following priority schedule: Holders of current permits will be given first priority; Owners will have second priority; residents will have third priority; and guests will have fourth priority; all based on availability of space. Parking permits will be revoked if the applicant or owner is delinquent in the payment of dues or other assessments.
- 2.7 Vehicle Maintenance, Repair and Fluids. No mechanical repair, maintenance,

upkeep, or washing of vehicles shall be allowed within The Colonies. Any leak of vehicle fluids onto the asphalt shall be cleaned up immediately by the unit resident or owner. Any damage caused by such leaks shall be the unit owner's responsibility to repair. Failure to clean up spills, repair damage done, and to correct any problem resulting therefrom, shall result in the vehicle being towed and impounded at the unit owner's expense and/or a special assessment placed against the unit.

- 2.8 Enforcement. Violations of Rules 2.1 and 2.3 through 2.8 will be subject to a fine, booting or towing at the discretion of the Board and its assigns, without notice, unless a specific enforcement mechanism is stated in any of these Parking Rules, in which case that enforcement mechanism shall be applied. The Board, at its discretion, may establish by resolution a schedule of fines for violations of these Parking Rules, as permitted by Utah Code Annotated Section 57-8a-208 (2010).

Rule 3. Roadways and sidewalks

- 3.1 Speed limit. The speed limit within The Colonies shall not be in excess of 10 miles per hour.
- 3.2 Snow Removal. Each owner is responsible for removing snow from his or her own steps and front porch area. The Association is responsible for removing snow from the sidewalks on any day where more than two inches of snow has fallen, and from the roadways on any day where more than four inches of snow has fallen. The Association will have the snow removed by 8 a.m. and 5 p.m. as needed based on the foregoing requirements. The Association will not remove snow from the internal sidewalks of the middle and east Colony areas.
- 3.3 Infringement of Roadways. No objects are permitted in the roadway areas of the Project, except as may be necessary on a very short-term basis, such as when moving into or out of a unit, or having repair work done to a unit. No such object may impede traffic at any time. Any object placed in any roadway other than as permitted in this rule, or which in any way impedes the flow of traffic, may be removed by the Board of Directors and impounded. The owner of the object will be liable for the cost of removal and impound.

Rule 4. Units.

- 4.1 Garbage. Any unit whose garbage is found outside the dumpster shall receive a special assessment, provided it is evident that the garbage is there by the actions of the resident of the unit and not that of the garbage collection company.
- 4.2 Neighborhood Watch Program. Each unit owner is responsible for reporting suspicious behavior occurring on the common areas or neighboring units to the Board members and/or the police. Suspicious vehicles should also be reported. Each unit owner is responsible for acting in every way possible to reduce crime in The Colonies. If a unit owner or member of the unit's household participates in criminal activity, the

unit owner is subject to a special assessment if the activity engaged in damages any person or property within The Colonies. The Board of Directors shall have the power to appoint and fund a Neighborhood Watch Program in an effort to reduce crime within The Colonies.

- 4.3 Noise. No loud or noisy behavior within a unit, a unit's backyard, or the Common Areas, will be permitted between 10:00 p.m. and 8:00 a.m. Repeated violations of this rule will make the unit owner subject to a reasonable special assessment.
- 4.4 Pets. All pets must be registered with the Board of Directors. Units desiring to have more than one pet as limited by the Revised Declaration must obtain special permission from the Board. Residents who allow animals to violate Rule 4.3, Noise, shall be subject to the penalty as outlined in Rule 4.3. Any unit owners or residents allowing their pets to defecate or urinate on the Common Areas must clean up after such activity and/or the owner shall be subject to a special assessment. Any damage done to the Common Area grass, plants, or other landscaping by pets shall be the responsibility of the unit owner, who shall be assessed the cost of repair. Reports of violations of this rule must be made in writing by at least two residents before action will be taken by the Board.
- 4.5 Signs. No sign of any kind may be placed on the Common Area except as approved by the Board of Directors. Real Estate signs may be placed on the inside of the bay window facing out or on the exterior next to the foundation, but may not be in any place that would impede the work of the grounds crews. Any change to a house number sign must be approved by the Board. Seasonal decorations are approved, provided they do not devalue the property or that of its neighbors. Name plates, "Please remove shoes," "No soliciting," and other such small message signs are approved, provided they do not devalue the property or its neighbors and are of an attractive quality. The Board has the right to remove or ask for the removal of any sign that does not comply with this rule.
- 4.6 Soliciting. Door-to-door soliciting for profit shall not be permitted in The Colonies.

Adopted by the Membership of The Colonies Homeowners' Association, Inc., as certified by the Board of Directors in Resolution Number 3, dated 12/17/2002.