



RULES AND REGULATIONS

Country Crossing HOA, Stansbury Park, Utah

Updated January 2020

These Rules and Regulations are established in accordance with the provisions of the Conditions, Covenants, and Restrictions (CC&R's) for the Country Crossing Homeowners Association (CCHOA). They are established to help maintain the value and integrity of the community. Residents within the CCHOA share a common interest in the community, and because of this common shared interest, community Rules and Regulations are deemed as not only worthwhile, but as a necessity. These Rules and Regulations do not amend, change or modify the terms, conditions or requirements contained in the CC&R's and are not intended to address every specific issue.

The primary purpose of this document is to provide a general overview of the CC&R's in order to make them more "user friendly."

All present and future homeowners, mortgagees, lessees, tenants, residents and occupants of any lot or home within the community are subject to the recorded CC&R's, and will be subject to these Rules and Regulations.

- 1) Residents are required to maintain the exterior of their home, including but not limited to: lawns cut & watered, shrubbery trimmed, rubbish & debris removed, weeds pulled or cut to the ground, otherwise keeping any visible parts of yard in a neat and aesthetically pleasing condition.
- 2) Residents are required to maintain the park strips located in front and to the side of their home.
- 3) All sidewalks are to be kept clear of snow, ice, overhead branches and foliage.
- 4) All trash, rubbish or other waste must be kept in a covered container out of public view.
- 5) RV's, boats, campers, trailers (opened or closed), haulers, construction equipment and vehicles other than automobiles must be stored in a garage, behind a fence or screened from public view.
- 6) The primary purpose of the garage and driveway is for parking and storage of automobiles. Parking on the lawn, unpaved portion of the lot or sidewalk is prohibited.
- 7) Inoperable vehicles may not be stored on street or driveway. They need to be within an enclosed structure or behind a fence.

- 8) No trailer, camper, motor home, vehicle, tent, shack, barn, garage, accessory building, out-building or any like kind shall be used as a temporary or permanent residence.
- 9) Trash containers must be returned to inconspicuous location by the night of trash pickup.
- 10) Homeowners must get approval from board prior to:
 - a. Painting exterior of home
 - b. Construction of secondary structures such as sheds, decks, etc.
 - c. Installing a fence and solar panels
- 11) If leasing a home, no lease shall be less than 3 months and must be for the entire home. The homeowner must provide the Association with a copy of the written lease along with the tenant's phone number and email. The homeowner must also provide tenant with a copy of the Association's CC&R's and Rules and Regulations. The owner of each home is responsible for the actions of their tenants and will remain liable for any violations of the Association's governing documents.
- 12) Animals and their living areas shall be maintained in a clean and sanitary environment. Animals must not become a nuisance to neighbors. Any resident whose animals are declared a nuisance may be subject to a fine. All animals must be on a leash and cleaned up after. Owners are fully responsible for any property damage or personal injury to others caused by their animals. Commercial breeding is not allowed.
- 13) Open spaces, parks, community pedestrian trails, green belts, and all other recreational facilities are maintained by the Stansbury Service Agency. Their phone number is 435-882-6188.
- 14) These Rules and Regulations may be modified at any time by a majority action of the HOA Board of Directors.

VIOLATION PROCEDURES

- 1) Any infraction, or violation of any of these Rules and Regulations, or of the CC&R's, will result in the following action:
 - A. First Offense: Written Warning
 - B. Second Offense: \$100 Fine
 - C. Third Offense: \$150 Fine
 - D. Fourth Offense: \$200 Fine
 - E. Fifth Offense: \$250 Fine and Legal Action
- 2) To notify the Association of a violation, send an email to: countrycrossing@gmail.com. Include address, nature of violation and date. All notices or complaints received will be held in strict confidence. A person reporting a violation will remain anonymous.

ANNUAL DUES & LATE FEE POLICY

- 1) Annual Association dues are billed in January. It is encouraged for all homeowners to enroll in online billing and pay using www.payhoa.com.
- 2) Assessments (fees & fines) are delinquent when payment has not been received by the due date. A late fee of \$25 will be charged if not paid within 15 days after the due date.
- 3) Delinquent accounts will be charged a \$25 fee every 3 months until account is brought current.
- 4) A lien will be filed against property if account reaches \$500.
- 5) If account is not paid off within 60 days of filing lien, it will be turned over to an attorney for collections.
- 6) If there are any billing/fine discrepancies, the homeowner needs to contact the HOA as soon as possible. The best method of contact is through email, and then by phone.
 - A. countrycrossing@gmail.com
 - B. 435-579-1850