

SPRING VALLEY AT UTE CREEK HOMEOWNERS
ASSOCIATION RULES AND REGULATIONS
UPDATED November 2017

1. Architectural Improvements:
 - a. Houses repainted the same as the original colors of the domicile (unit) do require a Design Review Request (DRR) form submitted and an architectural committee approval.
 - b. Houses painted a different color require architectural approval and must be submitted on a sample board at least 2' x 2' for each color being approved.
 - c. Homeowners who would like ideas on colors to use can contact Flagstaff management for the Spring Valley color book. Homeowners must still submit a DRR form; however, the request will be automatically approved unless an immediate neighbor has the same color combination. If that is the case, the ARC will ask the homeowner to consider another color scheme

2. Temporary Structures:
 - a. Sheds and Attached Structures - Sheds and other structures will be allowed if attached to the home or if they are permanently affixed to the Property by means of cement slab or caissons (in accordance with any and all city, county or state building codes/permits) and with, paint, siding and roofing consistent with the home. It is the homeowners' responsibility to ensure that every shed and attached structure is properly permitted with the city, as required.

Any structure that complies with the above requirements shall not be considered a temporary structure.
 - b. No more than one (1) shed shall be permitted on any Property. No shed may exceed 8 feet in height. The dimensions of any shed shall not exceed 10 feet wide by 12 feet long or any different configuration cannot exceed 120 square feet of floor space and 8 foot ceiling, and must pass architecture review for appearance and balance to the area. No shed will be approved if it can be fully viewed from the front of the lot. All sheds must be within the character of the neighborhood as determined by the Architectural Review Committee in its sole discretion.
 - c. All sheds must be completed within 90 days of the approval from the Architectural Review Committee. Once completed the ARC will inspect the shed to verify that it is built according to the approved DRR stipulations.

3. Miscellaneous Improvements:

- a. Political signs are permitted from the period from 30 days prior to Election Day and must be removed no later than 3 days following the election date.
- b. Split rail fences installed by the developer cannot be removed or replaced without specific approval or waiver from the architectural committee.
- c. Christmas lights cannot be displayed earlier than November 15 and must be removed by January 30 of the following year.
- d. Playsets may be permitted by architectural committee approval. Homeowners must submit a DRR form for committee consideration.

4. Vehicular Storage:

Recreational vehicles must be moved within 72 hours and may only be parked temporarily within that period for the purpose of loading and unloading. Homeowners must contact the management company during the temporary period during which loading and unloading will take place. Under no circumstances can a vehicle be stored in a visible location while covered with a tarp or other car covering.

5. Restriction on Trash and Materials

Garbage and recycling receptacles must be removed within 24 hours of pickup and placed within the garage or behind a privacy fence.

6. Xeriscaping

Xeriscaping requires the same approval process as other landscaping requests. In addition, organic ground cover (e.g. drought-tolerant plants or ornamental grasses) must cover **at least 33%** of the landscape area. Inorganic ground cover (rocks, boulders, patios, sidewalks, courtyards and walls) shall not cover more than 70% of the landscape area. All Xeriscaping must be within the character of the neighborhood as determined by the Architectural Review Committee in its sole discretion. All work must be completed within 90 days unless an extension has been received by the ARC Committee. Once completed the ARC will inspect the landscaping to verify that it has been done according to the approved plans as per the DRR.

7. Fines:

The Board will enforce penalties for infractions of the provisions of this Declaration, any Rules or architectural guidelines, including without limitation, the levying and collecting of fines for the violation of any of such Rules in compliance with the Act. Fines will be assessed for violation of the Rules, Regulations, and Bylaws of the Spring Valley at Ute Creek, based upon the HOA's Covenant Enforcement Policy.

- a. First violation: Courtesy Letter
- b. Second violation (if not corrected within 15 days of first notice): \$25.00
- c. Third violation (if not corrected within 30 days of first notice): \$50.00

d. Every recurring violation thereafter: \$100.00

The failure to pay fines may also result in the establishment of a lien against the owner of a lot.

8. Nonpayment of assessments/dues:

a. Any assessment or dues not paid within 45 days of the due date shall be subject to a late fee of \$25.00.

9. Prior Versions:

a. These Rules and Regulations supersede and replace any and all previous Rules and Regulations.