

SPRING VALLEY AT UTE CREEK HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
APRIL 1, 2005

1. Architectural Improvements:
 - a. Houses repainted the same as the original colors of the domicile (unit) do not require 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.

2. Temporary Structures:
 - a. Temporary Structures (shed) – Sheds will be allowed if attached to the home (in accordance with building codes/permits) and with siding and roofing consistent with the home. Homeowners will receive temporary approval of the design and placement but must provide a copy of permits before building to ensure compliance with local building codes.
 - b. Temporary structure: temporary defined as any structure other than the original domicile (unit) built on the property.
 - c. Temporary structures are not allowed in our subdivision according the covenants everyone agreed to follow when they purchased their home.
 - d. Visible from any other units is defined as visible from the first floor of any other unit.

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 can not be removed or replaced without specific approval or waiver from the architectural committee.
 - c. Christmas lights can not be displayed earlier than November 15 and must be removed by January 30 of the following year.

4. Vehicular Storage:

- a. In accordance with city ordinance, 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 of the temporary period during which loading and unloading will take place.
5. Restriction on Trash and Materials
 - a. Garbage and recycling receptacles and must be removed within 24 hours of pickup and placed within the garage or behind a privacy fence.

6. 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 following fine schedule:

- a. First violation: \$25.00
- b. Second violation (if not corrected within 30 days of first notice): \$50.00
- c. Third violation of each subsequent violation (if not corrected within 60 days for first notice): \$100.00
- 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.

Nonpayment of assessments/dues:

- a. Any assessment not paid within 45 days of the due date shall be subject to fees of \$30.00.
7. Active Board Members shall have their annual dues waived. Members not serving the complete year will be responsible for payment of the proportional fiscal year not served.
8. The Board Policy and Procedures statements as defined by Senate Bill 100 have been adopted as of March 23, 2006.