

General Rules and Regulations

Whereas the Management Committee has the authority under Article XI (a)(vi) and (vii) of the Declaration to promulgate reasonable rules, regulations and procedures and to enforce such rules, regulations and procedures for the maintenance of the project and the best interest of the Unit Owners;

Whereas, the Management Committee believes it is in the best interests of the Association and the Unit Owners to adopt these General Rules and Regulations;

NOW, THEREFORE, the following General Rules and Regulations are hereby adopted as of the 31st day of March, 2017

Article VI of the Declaration defines certain restrictions on the use of the Units, Common Areas and Facilities. Each Unit Owner also is responsible for adhering to Utah Law, local ordinances and codes. In addition, each Unit Owner is responsible and accountable for the behavior of all guests, tenants and others using his or her Unit. The Management Committee is establishing fines, penalties and other sanctions for violation of any of the foregoing as well as procedures for assessment and appeal.

Claims of violation shall be made in a writing, which may include emails and other electronic transmissions allowed by law. Claims relating to a nuisance, unreasonable noise or parking may be made by initially contacting Peak Alarm or any future security service, but must also be communicated in writing subsequently to the Board, with a copy to the Manager.

Upon receiving a notice of a claimed violation, the Management Committee shall provide notice in any manner allowed by statute of such violation to the Unit Owner, who shall cure such violation or make satisfactory arrangements to do so within not more than 48 hours after the date of delivery of the notice. If the first such violation is cured in a timely manner, no fine or penalty shall be imposed. If the first violation is not timely cured, the Board may impose a fine of \$100. Any subsequent violation shall be subject to a fine of \$500, subject to the current statutory maximum amount for the first and each subsequent violation thereafter, regardless of whether or not it is cured. In addition, the Management Committee may impose reasonable attorneys' fees and costs if so incurred. The Management Committee shall cause a notice of any fine, penalty or other sanction to be delivered to the Unit Owner in any manner allowed by statute.

Notwithstanding the foregoing paragraph, parking violations that block a Unit Owner's access to his or her Unit may result in immediate immobilization,

towing and/or impoundment WITHOUT FURTHER NOTICE by appropriate authorities at the owner's sole risk and expense.

A Unit Owner may appeal a notice of violation by requesting in writing an informal hearing before a quorum of the members of the Management Committee not later than 15 days after the date of delivery of a notice of the fine, penalty or other sanction. Hearings shall be conducted by conference telephone. Any written materials for the hearing may be submitted not later than 72 hours before the date of the hearing. Final imposition of a fine, penalty or other sanction shall be stayed pending the hearing, if one is requested. After the hearing, or the expiration of date by which a hearing must be requested, the Management Committee shall make a final decision. Decisions by the Management Committee shall be final, binding and conclusive.

Fines or penalties shall be paid within 30 days after the date of imposition or a final disposition after the informal hearing, whichever last occurs. Any unpaid fines, penalties and related charges shall become a lien against the Unit Owner's interest in the property in accordance with the provisions of Article XVIII of the Declaration. Fines, penalties and related charges, which are unpaid, shall accrue a late fee and interest as provided in the Declaration.

Capitalized terms used but not defined in these General Rules and Regulations shall have the meanings ascribed to such terms in the Declaration.