

# COTTONWOOD TOWNHOME ASSOCIATION

## RULES AND REGULATIONS

These rules & regulations have been adopted by authority of the CC&Rs to enhance the quality of life at Cottonwood. Most of these have been summarized from the CC&Rs. Your compliance and cooperation are appreciated.

### **Quiet Enjoyment:**

No activity shall be conducted that will constitute a nuisance to any other resident. For example: Loud music, barking dogs, noisy late coming and going, etc. Owners are responsible to stop or to clean up and/or repair any nuisance or damage caused by owner, owner's tenant or invitees. For example: Any of the above and leaky car fluids, trash, junk, etc.

### **Speed Limit:**

Speed limit is 10 MPH on Cottonwood streets.

### **Parking Regulations:**

Please use your garage or the driveway in front of your garage for parking. Designated parking spaces are reserved for guests. Do not park in areas where the curb is painted red.

### **Residential Use:**

Homes are for single family use only!! Commercial activities from any home are prohibited.

### **Common Areas:**

Common areas are to be kept neat and free from trash, furniture, toys, and trash receptacles (except on trash day). Patios are for normal patio/outdoor furniture not household furniture. Trees and plants that you plant in your yard may ultimately affect your neighbors. The homeowner will be responsible for any damage caused to the buildings, walls and other backyards by any tree or plant they have planted in their own backyard/patio. Any such damages will not be covered by the Association insurance.

### **Trash Cans:**

Trash cans must be kept out of sight except during garbage pickup day. All cans must be removed from the street and stored out of sight by the end of garbage pickup day.

### **Landscaping:**

**Landscaping is under the control of the Association. Approval to plant in or modify the landscaping must be obtained from the board **PRIOR** to making any changes or improvements.** Flowers may be planted in existing planter beds provided the owner maintains them. Do not adjust irrigation time clocks. **BACKYARD MOWING:** On lawn mowing day, gates to back yards

are to be unlocked if you want your back yard mowed and trimmed. Gates are left open until each individual yard is completely finished. If gate closes prior to the completion, the landscapers will assume they are done. **BACKYARD PLANTING:** Any plant or tree planted in the backyard is the responsibility of the homeowner. The homeowner will be responsible for any damage caused to the buildings, walls and other backyards by any tree or plant they have planted in their own backyard/patio. Any such damages will not be covered by the Association insurance.

**Architectural Control:**

Any changes, improvements, alterations or modification to the exterior of your home or limited common area must have **PRIOR** written approval of the board. This includes landscaping, screen doors, solar screens, window tinting, awnings, patio extensions, etc.

**Pets:**

No animals, livestock or poultry of any kind shall be raised or kept. The exception to the rule is that a household pet may be permitted provided such pet is first approved by the Board and resident signs an agreement to observe special pet rules and all pet laws of the City of St. George. All pets must be registered with the association. No more than three (3) pets per unit will be allowed unless approved by the board per special request.

**Compliance:**

Any violation of the *Rules & Regulations*, posted signs, CC&R's, or payment of dues will result in loss of privileges, fines being assessed and/or legal action initiated against the home owner.

**Insurance Deductibles:**

The Association contracts with an insurance carrier to adequately insure the structures, common areas and parking lots and when a claim is submitted to the insurance carrier the Home Owner is responsible for the insurance deductible, which is currently \$2,500.

**Payment of Dues:**

Monthly dues are due and payable by the 1<sup>st</sup> day of each month. Dues received after the 10<sup>th</sup> of the month will have an additional late fee of \$15.00 and current interest rate charged after 30 days. Dues can be set up as an automatic deduction from homeowners account (forms available at F1 Property Management) or mailed to F1 Property Management or the Association (701 E. 900 S. #46) or hand delivered to the black box on the back corner of the patio wall facing the visitor parking lot of #35.

**Water Conservation:**

We live in a desert environment and it is vitally important that everyone be conscious of conserving water. The water used by the Association is paid in equal share by all homeowners, so keep in mind that wasting water affects all of your neighbors. A few ways to help conserve water is only run your dishwasher when it is full, don't run small batches of laundry, don't run the water in the sink when brushing your teeth, capture the water in the shower while waiting

for hot water and use it to water house plants or outdoor plants and use a spray nozzle on your hose when washing your car.

**Garage Door and Rain Gutter Repair and Replacement:**

Garage door repair and replacement is the responsibility of the homeowner. The installation, repair, and replacement of rain gutters is the responsibility of the homeowner.

**Driveways:**

Driveways are the responsibility of the homeowner. The maintenance, repair, and replacement of driveways is the responsibility of the homeowner.

**Parking Lots:**

Cottonwood Townhomes has two parking lots for the exclusive use of the homeowners/tenants. One is located on the East side of our property next to Unit #1 and called the East Parking Lot, the other is located on the back of our property along the freeway behind units 29, 30, 31, 42, 43, 44, 45 and called the West Parking Lot. The following are the rules and regulations concerning the use of these parking lots.

**WHAT CAN BE PARKED IN THE PARKING LOTS**

Homeowners and/or tenants can utilize the parking lot to leave the following: cars, trucks, trailers, boats, camper shell or other motorized vehicle or related item.

The following items cannot be left in the parking lots: Non-operable vehicles, building materials, tires, car parts, buckets, coolers, yard debris, scaffolding, paint, wood pieces, etc. Any exceptions will need to be approved by the Board.

**HOW MANY PERMITS CAN BE ISSUED PER UNIT**

Each unit in the complex will be entitled to one permit. If space is available, additional permits can be issued to a unit upon request.

**SIGNAGE**

A sign will be posted at the entrance of each lot indicating that only authorized vehicles will be allowed and unauthorized vehicles, trailers or items will be towed or removed at the homeowner/tenants expense.

**PERMITS ISSUED AND PROGRAM MANAGED BY**

Requests for Permits should be directed to F1 Property Management, who will issue the permits and keep a master list of authorized vehicles and permit numbers. An owner on site will manage the lots and advise of any unauthorized use.

**PROCESS TO GET PERMIT AND WHAT TO ATTACH TO VEHICLE/TRAILER**

Homeowner/tenant will contact F1 Property Management to fill out the request for a permit.

This will be logged on the master list and Don Gallion will be notified of the request. A permit issued in the form of a sticker to be attached to the vehicle indicating the permit number assigned to the homeowner/tenant. There will not be a charge to the homeowner for this permit.

**UNAUTHORIZED PARKING**

Any unauthorized vehicle/trailer or item found in the parking lots will have a notice placed on it, advising that it will need to be removed within 3 days or it will be towed at the owner’s expense. Any other items will be discarded and the owner will be responsible for paying the cost to remove the items.

**Fine Schedule:**

Fines may be imposed on a one-time, per occurrence, or continuing daily, weekly, or monthly basis as determined by the Board. All fines levied by the Association are the personal obligation of the offending owner, shall be added to the Owner’s ledger, and shall become a lien upon the Owner’s lot, to the extent permitted by the law.

Unauthorized commercial activities	\$100 Fine
Obstruction, damage, or interference with use of common elements/areas	\$100 Fine
Offensive or unlawful activities	\$100 Fine
Pet Violations:	
a. Pet not on a leash	\$20 Fine
b. Not cleaning up after pet	\$20 Fine
c. Noise (i.e. excessive barking)	\$50 Fine
Nuisances, noxious, offensive, or unsightly conditions	\$100 Fine
Garbage containers visible from street on non-trash pickup days	\$50 Fine
Landscaping restriction violations (Fine or cost of landscaping improvement)	\$50 Fine
Unauthorized parking of a trailer, motorcycle, truck, camper, boat, boat trailer, or other recreational vehicle	\$100 Fine
General parking violations:	
a. Broken down, non-operable vehicle	\$75 Fine
b. Repairing vehicles in driveway or parking stalls in excess of 24 hours	\$75 Fine
c. Parking in unauthorized areas	\$75 Fine
Delinquent assessment service charge	\$15 plus 6%
Other violations of the Association Declaration, Bylaws, or Rules and Regulations not set forth above	\$50 Fine