

SANTA FE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS REVISED JANUARY 2018

These Rules and Regulations have been adopted by the authority of the Declaration of Covenants Conditions And Restrictions (CC&R'S) of the Santa Fe Homeowners Association. Members are required to obey them and insure that persons with whom they reside, their lessee and guests observe them. Violations of the CC&R'S and Rules and Regulations may result in fines and/or penalties.

1. COMMUNITY CENTER - CLUBHOUSE

This center is for the use and enjoyment of the residents. The Community Center may be reserved for personal or family events. Please specify the hours needed for the event. Reservation agreement and a non-refundable deposit of \$35.00 is required at the time the reservation is made. An additional \$100.00 cleaning and repair deposit is payable before the event date and is refundable **ONLY** if no additional cleaning/repairs are necessary after the event is over. Cleaning/damage in excess of \$100.00 is the responsibility of the homeowner. The clubhouse can also be reserved and used on a holiday, You may **NOT reserve it again on a holiday unless no one has reserved it prior to six weeks before the holiday.** Renters may apply after permission is approved by the homeowner and conveyed to the designated Trustee. Renters would be responsible for any damages. All reservations are to be made with the designated Trustee. Open hours are 6:00 am to 10:00 pm seven days a week. This reservation **DOES NOT include the exercise area or the pool area.** All guests must be accompanied by the homeowner of record or designated responsible party at all times. No commercial or illegal activities are allowed. **NO SMOKING OR ALCOHOL** use is permitted.

Access is by key card only.

The clubhouse, exercise area, and pool are monitored by video cameras 24/7. Anyone using these facilities agrees to this monitoring.

2. POOL

Residents and guests please follow the posted rules in the pool area, on the access key agreement, and those written on the pool pass. Your large plastic home-owner's pool pass (large plasticine with your unit number on it) must be hung in plain sight on the hooks provided so that all may know that you are a

resident of this community. Please note that children under 14 are not allowed in the hot tub because the high temperature may be harmful to the health of children. **Children not toilet trained are not allowed in the pool. No swim diapers allowed.** The pool hours are 6:00 am to 10:00 pm daily. When the pool and spa are covered during the winter months, fully retract/remove the cover and replace when finished. **NO ALCOHOL, FOOD, GLASS CONTAINERS OR SMOKING ALLOWED.**

DO NOT BLOCK THE DOORS OPEN.

All guests must be accompanied by the homeowner of record or designated responsible party.

Access by key only.

3. Pets

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other household pets. No more than two animals in total number may be kept provided they are not to be kept for the purpose of breeding, or maintained for any commercial purpose. Notwithstanding the foregoing, no animals may be kept on the property which result in an annoyance or are obnoxious by noise, smell or otherwise to other lot owners. All pets must be kept on a leash and under control when outside your home and animal excrement must be immediately cleaned up. Pets are not allowed in the pool/ clubhouse areas with the exception of Seeing Eye or doctor prescribed Companion dogs. Dogs should not be kept on a leash outside your home when the owner is not at home or for long periods of time.

4. QUIET ENJOYMENT

No activity that will constitute a nuisance to other residents is allowed. Examples: loud music, barking dogs, loud or boisterous activities. Any complaints of such activity should be reported to the police and the Property Management Company.

5. SIGNS

Only one (1) professionally done "for Rent" or "For Sale " sign (not exceeding one square foot) may be placed inside a window or in the front planter area. Other signs, bill boards, objects of unsightly appearance or creating a nuisance are not permitted.

6. SECURITY LIGHTING

The garage lights provide the only source of external lighting in our community. The light bulbs are replaced without charge by the HOA.

7. PARKING

Residents are asked to park in their garage or driveway. Recreational vehicles, travel trailers, ATV trailers, boats or similar property shall not be parked within the properties. The only exception is for the loading or unloading of recreational vehicles owned by the homeowner or lease and only for the maximum of 48 hours. Parking on the street overnight is not permitted. Commercial vehicles, inoperable vehicles and any vehicle that leak fluids, such as oil, are not permitted on the property and will be towed at the homeowner's expense if not removed. Violation of the parking rules may result in fines and/or the vehicle being towed away at the owner's expense.

8. ELECTRICITY

The electricity must remain on in every house. This is required to operate the garage lights and sprinkler systems. The homeowner is responsible for any damage to HOA property if the electricity is turned off.

9. SPRINKLER SYSTEMS

If you experience problems, have requests for repairs or assistance or for emergencies, homeowners should make those requests to the Property Management Company. **DO NOT** tamper with the timers or set your system yourself. If you plant in front of the sprinklers you are responsible for any damage to the grass or plants caused by a diversion of the flow of water.

10. PLANTING BEDS (LIMITED COMMON AREA)

ALL PLANTING MUST FIRST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE, EXCEPT FOR FLOWERS (ANNUAL AND PERENNIAL). FORMS FOR THAT PURPOSE ARE AVAILABLE IN THE CLUBHOUSE.

NO FAKE FLOWERS OR PLANTS OF ANY KIND IN THE PLANTING BEDS. FOR LANDSCAPING PURPOSES PLEASE LIMIT THE NUMBER OF GARDEN ORNAMENTS IN THE PLANTING BEDS. ALL ORNAMENTS SHOULD BE IN GOOD TASTE.

The HOA will be responsible for watering, pruning, fertilizing, insecticide application and weeding. **HOMEOWNERS ARE RESPONSIBLE FOR DEAD HEADING ROSES DURING THE GROWING SEASON AND MAINTAINING PLANTS IN POTS. LANDSCAPING WILL CUT ROSES BACK IN DECEMBER OR JANUARY**

11. TREES

The trees planted in the common area are the responsibility of the HOA. Trees in the limited common area are the responsibility of the homeowner to keep trimmed from roofs and roots removed. Landscaping may trim trees up to twelve (12) feet. All costs associated with the damage to HOA property, driveways, sidewalks, home foundations, etc. by trees or roots in the limited common area are the responsibility of the homeowner.

12. FLAGS AND BANNERS

U.S. flags not larger than 3 feet by 5 feet may be displayed at any time on a ground pole in the planter area or on a pole attached to one side of the garage door. Other seasonal displays should be kept within reasonable aesthetic taste and standards.

13. NO TRESPASSING OR SOLICITING

Entrances to Santa Fe are posted "NO TRESPASSING OR SOLICITING". Anyone going door-to-door soliciting should be asked to leave. If they refuse, call the St. George police (627-4031, **NOT 911**) and report them as trespassers.

14. LANDLORDS

Due to the Associations restrictions on renting, a limit of 10% or 14 homes, homeowners must first request, in writing, permission from the Board of Trustees. Anyone renting without permission will be fined 10% of the annual assessment. If this should cause rentals to go over fourteen (14) the homeowner would have to ask renter to leave within a reasonable time.

Landlords are responsible for their tenants. Lease agreements are to be written for at least six months. The tenant is subject to the association's CC&R'S and Rules and Regulations. Please see that your tenant has copies of those documents. Homeowners must secure a City of St. George business license,

which must be renewed annually. A copy of this license is to be forwarded to the Property Management Company upon issuance and renewal.

In all fairness to each homeowner in the community, in the event that you do not re-rent within a 60 day period, your unit will automatically go to the bottom of the waiting list and the next person waiting to rent their unit will have a chance to do so. The same process will apply to them.

15. EXTERIOR OF HOME: APPEARANCE/ADDITIONS/MODIFICATIONS

No lot owner shall cause or permit anything of a permanent nature (including, without limitation, awnings, canopies, shutters, security doors, window screens, storage sheds) to hang, be displayed, or otherwise affixed on the exterior walls or roof, or on the outside of windows or doors or in the limited common areas without an approved **APPLICATION FOR MODIFICATION FORM**. (Available in the clubhouse). A limit of three (3) wall ornaments are allowed on the front area of the home.

Failure to obtain an approved Application for Modification form for additions or modification to the existing unit may result in fines/penalties. The Board of Trustees may elect to have the homeowner remove the unapproved addition or modification at the homeowner's expense.

Trash, rubbish, discarded items, etc. cannot be left on the front porch, rear patio, or sidewalks for more than 48 hours.

The lining portion of any blind or drape as seen from the outside must be white.

Satellite dishes are permitted but an Application for Modification form must be submitted to the Architectural Control Committee for approving the least obtrusive location on the house.

16. HOA PROPERTY

Damage to HOA property (landscape, trees, walls fences, tables, chairs, pool or clubhouse, etc.) by homeowners, their guests or renters, will be repaired or replaced at the homeowner's expense.

17. NO COMMERCIAL ACTIVITY SHALL BE CONDUCTED IN OR FROM ANY HOME.

18. PROBLEMS, COMPLAINTS, VIOLATIONS ARE TO BE REPORTED IN WRITING TO THE PROPERTY MANAGEMENT COMPANY OR THE BOARD OF TRUSTEES THROUGH THE PROPERTY MANAGEMENT COMPANY.