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BLOOMINGTON KNOLLS ASSOCIATION

1050 EAST BRIGHAM ROAD - ST. GEORGE, UTAH 84770

RULES AND REGULATIONS

REVISED

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BLOOMINGTON KNOLLS ASSOCIATION - RULES AND REGULATIONS

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BLOOMINGTON KNOLLS ASSOCIATION

RULES AND REGULATIONS

GENERAL PROVISIONS

1. Rules and Regulations are necessary to maintain the appearance of Bloomington Knolls Townhomes; to maintain property resale values and for the peaceable enjoyment of the facilities, primarily for the benefit of the owners. Observance of these Rules and Regulations will permit harmonious enjoyment of the amenities by all who have the privilege of using them.

2. These Rules and Regulations were recommended by the Rules Committee. They were reviewed, approved and adopted by the Board of Directors on the date shown on the cover and become effective as of that date.

3. Article II, Section 2 (b) of the Covenants, Conditions and Restrictions gives the Association the authority to take disciplinary action against members of the Association for infraction of Rules and Regulations approved and published by the Board of Directors. In addition to the action prescribed in Article II, Section 2 (b) of the CC&R's for suspension of voting rights, the Board of Directors may impose disciplinary actions as follow:

- a. For a first offense: A written warning.
- b. For a second offense: A fine of twenty five dollars (\$25.00)
- c. For a third offense: A fine of fifty dollars (\$50.00) and suspension of amenity privileges for thirty (30) days.
- d. For a fourth offense: A fine of one hundred dollars (\$100.00) and suspension of amenity privileges for sixty (60) days.

4. Each owner has the responsibility of complying with these Rules and Regulations, advising guests of their provisions and insuring their compliance therewith and taking reasonable action to see that these Rules and Regulations are enforced.

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PART 1

USE OF THE SWIMMING POOL AND HYDRA-SPA

ARTICLE 1

WHO MAY USE SWIMMING POOL AND HYDRA-SPA

Section 1. Use of the enclosed pool area will be limited to the following persons:

- a. Owners and their children, parents, grandparents and grandchildren residing or staying in the owner's unit.
- b. Non-member guests who are staying in an owner's unit. Such non-member guests MAY NOT invite other guests.
- c. Tenants or lessees as provided in Article II, Section 5 and Article VIII, Section 5 of the CC&R's. Such tenants or lessees MAY NOT invite non-member guests. Owners, leasing their units, transfer use rights to the tenants or lessees and are not entitled to use privileges.
- d. Owners may invite up to four (4) guests who are not residing or staying in their units and must accompany them when such guests are using the enclosed pool area. The same guests may not be invited by the owner more than once each week.
- e. Owners may not invite school, church, social or similar groups to use these facilities except as provided in Section 2, "Reserving the Pool Area."

Section 2. Reserving the Pool Area. The pool area may be reserved by an owner for use on occasions such as birthday parties, reunions, anniversaries or other approved activities on the following conditions:

- a. Reservation may be made for a maximum period of two (2) hours between the hours of 10:00 A. M. and 8:00 P. M. on days other than Holidays or Holiday weekends.
- b. A charge of twenty five (\$25.00) will be made.
- c. Reserving party will insure that the pool area is left clean after its use.

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d. Reservations may be made with the President or Secretary.

Section 3. Pool area security keys will not be given to nor loaned to anyone other than family or guests staying in the owner's unit.

Section 4. Persons using the enclosed pool area will sign the guest register providing the information requested. (See Inclosure 1)

ARTICLE II GENERAL CONDITIONS OF USE

Section 1. NO LIFE GUARD IS PROVIDED. OWNERS AND GUESTS USE THE POOL AND THE HYDRA-SPA AT THEIR OWN RISK.

Section 2. Season, Hours and Water Temperatures:

a. The pool will be open, normally, from 1 May through 30 September, or as otherwise determined by the Board of Directors.

b. Hours of use will be from 10:00 A. M. to 10:00 P. M. Hours from 8:00 P. M. to 10:00 P. M. will be reserved for adults, eighteen (18) years of age or older.

c. Water will be maintained at the following temperature

(1) Pool - 78 degrees Fahrenheit or over.

(2) Hydra-Spa - Between 102 and 104 degrees Fahrenheit.

ARTICLE III RULES APPLYING TO HEALTH CONSIDERATIONS

Section 1. Users must take a shower before entering pool or hydra-spa.

Section 2. Individuals having an infectious disease of the skin, eyes, or respiratory tract MAY NOT USE THE SWIMMING POOL OR HYDRA- SPA.

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Section 3. Children in diapers or not toilet trained are not allowed in the swimming pool or hydra-spa.

Section 4. No pets are allowed in the pool area.

Section 5. Food, drink or tobacco are not allowed in the pool or hydra-spa.

Section 6. Smoking is not permitted in the pool area. Smokers leaving the pool area to smoke will provide their own ash trays or containers.

Section 7. Only conventional swimming attire may be worn in the water. No "cut offs" are allowed.

ARTICLE IV

RULES APPLYING TO SAFETY CONSIDERATIONS

Section 1. NO DIVING IS ALLOWED.

Section 2. There will be no running nor rough-housing in the enclosed pool area.

Section 3. Children under fourteen (14) years of age must be accompanied and controlled at all times by an adult eighteen (18) years or older.

Section 4. Individuals will not climb walls or fences to enter or exit the enclosed pool area.

Section 5. Items made of glass are not allowed in the enclosed pool area. Please use paper, plastic or metal utensils and containers.

ARTICLE V

RULES APPLYING TO ENJOYMENT OF USERS

Section 1. Floatation devices, other than swimming aids, will not be used in

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the hydra-spa and only in the pool when they do not interfere with the peaceable enjoyment of others.

Section 2. There will be no loud noises, including radios and cassette players in the enclosed pool area.

Section 3. Games involving any thrown or batted objects will not be played when such activities will interfere with the use of the pool by others.

ARTICLE VI CARE OF EQUIPMENT IN THE POOL AREA

Section 1. The equipment and storage room facility is "OFF LIMITS" to other than authorized maintenance personnel.

Section 2. The life preserver and wand are for EMERGENCY OR RESCUE USE ONLY.

Section 3. To extend the life of pool area furniture and equipment, please observe the following:

- a. Chairs and lounges are not allowed in the water.
- b. Please use a towel to protect lounge pads after applying oil or lotion.
- c. Return umbrellas to the bath house after use.

Section 4. Owners will be held responsible for damage due to misuse of equipment by family members and their guests.

ARTICLE VII USE OF HYDRA-SPA

Section 1. The hydra-spa is primarily for use of older adults who have priority for its use.

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Section 2. Children under fourteen (14) years of age can not enter the hydra-spa but may sit on the edge of it with their legs in the water when supervised by an adult eighteen (18) years of age or older.

Section 3. Do not use soap or shampoo in the hydra-spa.

Section 4. Shower with soap and water if tanning oil or lotion has been applied while out of the water.

Section 5. Do not leave hydra-spa without turning jets off.

Section 6. A maximum time of fifteen (15) minutes for each period of use is recommended because of the elevated water temperature.

Section 7. If no one else is in the enclosed area when leaving the hydra-spa without plans for re-entry, please replace the cover. The last person to leave the enclosed pool area will make sure the hydra-spa cover is in place.

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PART 2

USE OF TENNIS COURTS

ARTICLE 1

WHO MAY USE TENNIS COURTS

Section 1. Use of the tennis courts will be limited to the same categories of individuals listed in Part 1, Article 1, Section 1, Page 2 of these rules and regulations.

ARTICLE II

USE OF THE TENNIS COURTS

Section 1. Tennis courts are primarily for use of owners and for adult guests as outlined in Section 1, Article 1, above.

Section 2. Courts are to be used only for tennis.

Section 3. Fenced area is reserved for a maximum of four (4) players. Spectators will remain outside the fence.

Section 4. Children, under fourteen (14) years of age, must be accompanied and supervised by an adult, eighteen (18) years of age or older when using the courts.

Section 5. A one (1) hour time limit of use will be observed when others are waiting to use the court.

Section 6. Proper tennis footwear is required.

Section 7. There will be no sitting or jumping on the nets nor climbing on fences.

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PART 3

PARKING FOR RECREATION VEHICLES

ARTICLE 1

PARKING SPACES FOR RECREATION VEHICLES

Section 1. The limited parking spaces will be assigned as available upon a written, dated request submitted to the Board of Directors.

Section 2. Parking will be limited to one space per unit owner except when spaces are not fully assigned. A car dolly may be included in the allocated space.

Section 3. Assigned spaces do not pass to a buyer of an owner's unit.

Section 4. Users will be liable for damage they cause to other vehicles or to the security fencing.

Section 5. Maintaining proper appearance of the assigned space is required. When vacating an assigned space for any length of time, blocks, chaulks and other boards must be neatly stacked.

Section 6. If removal of a vehicle from the RV area will be for an extended period of time, two (2) weeks or more, the RV Parking Coordinator will be notified.

Section 7. Assigned spaces may be cancelled for non-compliance with rules, for not properly maintaining the appearance of the parking space and for termination of residence.

Section 8. If all available spaces are assigned, a waiting list will be maintained by the RV Parking Coordinator.

Section 9. Visitors may use the RV parking area for short term parking,

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When space is available, with the permission of one of the RV Parking Coordinators, or, in their absence, from a Director.

ARTICLE II

PARKING OUTSIDE OF THE RV STORAGE AREA

Section I. There will be no RV parking on streets, in visitors' parking areas or in driveways, except that owners may park in the driveway or in front of their units for not to exceed twenty four (24) hours when loading, unloading or for travel preparation.

ARTICLE III

OCCUPANCY OF RECREATION VEHICLES

Section I. Overnight occupancy of RV's anywhere on Bloomington Knolls property is not allowed.

ARTICLE IV

LIMITATION OF USE OF THE RV STORAGE AREA

Section I. The RV storage area will not be used for the following purposes:

a. For walking pets.

b. For storage of vehicles other than those used for recreation. The Board of Directors will make the final decision as to what types of vehicles are approved for parking in the RV storage area.

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PART 4

LANDSCAPING AND MAINTENANCE OF TOWNHOME LIMITED- COMMON AREAS

ARTICLE I

RESPONSIBILITY FOR CARE OF TOWNHOME LIMITED-COMMON AREAS

Section 1. The Association will provide for cutting and trimming of lawn in the front, rear and sides of townhome limited-common areas. It will maintain the planting areas in front of townhomes which have been converted to the "back to basics" program with gravel.

Section 2. Owners are responsible for care of planting areas in the back yard and for planting areas in the front yard that do not conform to the approved "back to basics" program with gravel.

Section 3. Owners who desire major changes for planting shrubs or trees in the front planting area, will submit a proposal, in writing, to the Board of Directors for approval before such planting.

Section 4. If owners do not satisfactorily maintain planting areas for which they are responsible, the Board may take the following action with costs resulting therefrom charged to the owner:

- a. Have such areas weeded and cleaned up.
- b. Convert front planting to a "back to basics" planting area with gravel.

ARTICLE II

FERTILIZING AND WATERING LAWNS

Section 1. Owners will not fertilize any portion of their lawn. This will be done by the gardener.

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Section 2. Owners will not change programming of lawn watering timers as set by the gardener.

ARTICLE III SERVICES OF THE GARDENER

Section 1. Owners will notify the gardener of the following and other yard problems so that he can take care of them. Notification will be given to him by leaving a note on the bulletin board on the south side of the swimming pool storage and maintenance building:

- a. Sprinklers or lawn watering timers that are not working properly.
- b. Lawn areas that appear to need more water. Owners will water lawns with a hose only when directed to do so by the gardener.

Section 2. Owners, who plant shrubs or bushes that obstruct sprinklers, will be responsible for modifying their sprinkling system to ensure adequate water coverage of lawn areas.

Section 3. Owners may arrange with the gardener for services, other than lawn care, in their back yards at their own expense.

Section 4. Gardener will not mow lawns if owners do not remove pet waste.

ARTICLE IV DISPOSAL OF CONTAMINANTS

Section 1. Contaminants such as paint, paint thinner, concentrated insecticides or similar substances will not be disposed of in yards or on adjacent public lands.

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PART 5

MISCELLANEOUS

ARTICLE I

STREETS AND PARKING

Section 1. Streets are private property. No overnight parking is permitted on the streets. Parking areas fronting tennis courts and Brigham Road will be used for guest parking. Unit occupants may not utilize more than one space in those parking areas for other than visiting guest parking.

Section 2. Use of streets:

- a. Maximum speed allowed is fifteen (15) miles per hour.
- b. Riding of motorbikes, motorcycles and ATU's on streets is prohibited.
- c. Children will not play on streets nor leave tricycles, bicycles or toys on or near the streets.
- d. Parking of recreational vehicles is governed by provisions of Part 3 of these Rules and Regulations.
- e. Towed trailers or machines used for construction will not be parked on Association property.

Section 3. Unit occupants repairing inoperable vehicles must complete repairs within three (3) days or remove them from the premises.

ARTICLE II

HOUSE PETS

Section 1. There is a limit of two dogs or cats or other house pets per unit.

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Section 2. When outside an owner's fenced area, dogs must be on a hand held leash.

Section 3. Owners must clean up their pets' waste on and off their property daily. Lawns will not be mowed if there is pet waste in a yard.

Section 4. Owners are responsible to control dogs to avoid offensive barking.

ARTICLE III USE OF GARBAGE DUMPSTERS

Section 1. All refuse will be placed inside a dumpster. It will be bagged and tied or boxed to prevent scattering when the dumpster is emptied.

Section 2. Trees, shrubs and other such materials will be cut in short lengths before being placed in a dumpster.

Section 3. Please do not block access to dumpsters.

ARTICLE IV GOLFING

Section 1. The putting green is for putting only and will not be used as a play area.

Section 2. Children must be under the direct supervision of an adult, eighteen (18) years of age or older, when on the putting green.

Section 3. Golfing is prohibited in the common areas.

ARTICLE V

Section 1. Screen, Storm or security doors to be installed on a front entryway must be approved by the Board of Directors before installation.