

RED MOUNTAIN HOMEOWNERS ASSOCIATION
Rules & Regulations

These ***Rules & Regulations*** have been adopted to enhance the quality of life at ***Red Mountain***. Most are found in our CC&R's. Your cooperation is greatly appreciated.

PARKING: Street parking is limited to 48 hours. The street should not be used as a resident's permanent parking spot. No parking on any part of landscaped areas including rock.

VEHICLES: Commercial and Recreational vehicles are not allowed at any time. Fluid (oil, etc.) discharge from any vehicle must be immediately cleaned up so as not to create a stain or other damage. Vehicle repair is not allowed on Red Mountain Property. No Trailers are allowed at anytime.

HARASSMENT- No resident should be contacting another resident about rules and regulations. All violations must go thru the proper channels and be reported to the management company for proper processing. WARNINGS WILL NOT BE ISSUED CONCERNING HARASSMENT MATTERS. IF A VIOLATION OF THIS RULE OCCURS YOU WILL BE ISSUED A \$50.00 FINE, IF A 2ND VIOLATION NOTICE MUST BE SENT YOU WILL BE ASSESSED A \$100.00 FINE AND INDICATION THAT IF A 3RD NOTICE IS NECESSARY \$150.00 FINE WILL BE ASSESSED. IF THERE IS A 4TH NOTICE GIVEN IT WILL BE IN THE AMOUNT OF \$200.00. FURTHER VIOLATIONS WILL RESULT IN A ADDITIONAL \$100.00 FINE PER OCCURRENCE

PETS: Pets are to be kept on a leash and must be immediately cleaned up after. Failure to comply to above pet rule will result in fines to the owner. Any damage to lawn or property is the responsibility of the pet owner.

COMMON AREAS: Common areas are those areas in front and along side your home. These areas are to be kept neat and free from toys, furniture, trash and trash receptacles (except on trash day). As rear yards (patios) must be kept clean and free from unsightly and visually offensive items. Owners are responsible for weed control in back yards.

ARCHITECTURAL CONTROL: Any changes, improvements, addition or alterations to the exterior of your unit or grounds must have prior written approval from the Architectural Control Committee.

TRASH RECEPTACLES: Trash receptacles are only to be put out by Sunday night, and put away by Monday by Midnight. Put receptacles back in the appropriate area, off the street or front yards. Residents are required to put their receptacle out and replace back to the designated area.

QUIET HOURS: No resident shall disturb the quiet enjoyment of any other resident AT ANY TIME! No loud music, TV, radios, loud parties, loud and noisy late night coming and going. Quiet Hours are after 10:00 pm and before 7:00 am. Call the police on 'disturbing the peace' issues.

SPEED LIMIT: The speed limit on association property is 15 MPH.

VIOLATION PROCEDURE: Pursuant to the Supplemental Fine Collection Procedures adopted by the Board of Directors on November 2011; the following violation procedure will be used as a guideline for enforcement of the stated Rules and Regulation for Red Mountain Homeowner Association.

First Violation: 25.00. **Second Violation:** 50.00.
Third Violation: 75.00. Should any violation of these Rules and Regulations cause aggravate grief, annoyance and/or concern of the Board and/or residents, or if such violation endangers residents or are a safety concern, the Board of Directors may assess a fine in an amount not to exceed **\$500.00** per month until such violation is cured. . **Unpaid fines may generally be treated as unpaid assessments, for which the association has the right to file a lien against the lot or unit. In extreme situations, the board may seek to foreclose its lien or obtain a money judgment against the owner. Please update your records to include the following changes. Violators have 15 days to appeal a fine with the board.**

**** PLEASE RETAIN AS A QUICK REFERENCE ****

Scott Walker - Attorney

RED MOUNTAIN HOA

C/O Monarch Property Management
1240 East 100 South #10
St. George, UT 84790
Phone: (435)628-3950 Fax: (435)674-0240

801-355-9594

(A1 for)

Date: November 26th 2018

To: All Homeowners

From: Lucy Aguilar *ya*
Executive Assistant

Re: Irrigation Clocks, Outlets and Front Yard Trees

IMPORTANT NOTICE

Maintaining our aging property is getting costly, and unless we raise our monthly dues higher, we have no other choice but to reduce the cost of our landscaping services.

However, please be advised effective immediately, the homeowners will be responsible for any and all items concerning irrigation clocks, outlets and flow valves, and other items that are cost prohibitive, in relation to maintaining proper landscape. If an outlet is required to be installed, you will be informed and it will be your responsibility to contact a certified electrician for the installation. The landscape company will still continue to maintain the community landscaping and repair leaks and other problems.

In addition, a recent walk through the community was conducted and it has been determined that many front yard trees show roots that are exposed. The Board has the right to cut and/or remove trees in order to prevent damage to the landscape area, sidewalks, streets and possibly homes. Trees that will be removed will possibly be replaced with another type of tree. If you should choose to have the trees remain in your front yard, you must sign and return the attached waiver removing the Board from any responsibility due to any damage caused by your tree(s), by no later than December 10th 2018.

If you have any questions regarding this notice, please feel free to contact Lucy Aguilar by email at lucy@monarchpm.net or at 435-628-3950. Thank you.