

# DIXIE DOWNS HOMEOWNERS ASSOCIATION RULES, REGULATIONS, AND GUIDELINES

Approved March 2018

## **TO PROVIDE FOR THE PRESERVATION AND ENHANCEMENT OF PROPERTY VALUES, THE FOLLOWING RULES, REGULATIONS AND STANDARDS HAVE BEEN DEVELOPED.**

**MEMBER:** Members are the lot owners. The **LEGAL OWNER** is the one whose name is on the county records. The **Legal Owner** will be held responsible for the actions of any occupant on their lot. There shall be only one vote allowed per lot with full member status.

**TENANTS:** Owners may lease/rent their property for any period of time. Said tenant must abide by the same rules and regulations as the Legal owner. The Legal Owner will be responsible for the actions of their tenants/renters. All owners must **CERTIFY THAT THEY HAVE DONE A CRIMINAL BACKGROUND CHECK AND THAT THE PROPOSED RENTER MEETS THEIR APPROVAL CRITERIA.** All renters, **BEFORE OCCUPANCY**, must have filled out the **Association Membership Application and submitted it to the Board.** The application is required **PRIOR** to their moving into the resort. **A homeowner that allows a renter to move in prior to the registration being completed will receive a fine.** It is the responsibility of the Lot Owner to inform the tenant of all the rules. If a property Management Company controls and rents their lot, that company will/must assume this responsibility. Legal lot owners forfeit their use of the common areas to renters for the duration of the lease/rental.

**VISITORS: ANY OVERNIGHT OR DAY VISITOR TO A MEMBER OF OUR PARK** must have filled out a **Guest Registration form** which shall be deposited through the door slot of the clubhouse office **PRIOR** to their use of **ANY** of the park facilities. **Guest Registration forms** are available by the back gate at the upper clubhouse. Any visitors who cause damage or litter when in the park will be asked to leave. Repeat offenders will not be able to use any of the park facilities.

**LIFEGUARDS:** We do not have lifeguards, since the cost would be prohibitive, so an adult member or an adult guest, 16 years of age or older, who is properly **REGISTERED, SIGNED IN** for pool use, must be with children and visitors at all times when they use the pool area. Please inform your tenants, guests and visitors that this ruling will NOT be overlooked. This will save you and the persons responsible for enforcing this rule any embarrassment. Do not make it necessary for them to be evicted. The Board of Directors will not expose the other lot owners to a possible lawsuit because of the actions of your tenants, guests or visitors. **Not complying with this rule will cause both parties', the owner/tenant and the visitor to be evicted from the pool and have future use restricted. Repeat offenders will be fined.**

**COMMON AREA USE:** The Clubhouses are for the use of everyone. Please be mindful and treat it as you would treat your own homes. Reservations for either clubhouse can be made through the activity committee. No owner, guest or invitee may play with the controls to the equipment or pound on the piano. Children must be supervised by an adult when using any such amenities. Your Dues are what is used to provide and maintain everything. We don't want to have to raise your dues.

**EVICTIONS:** Should a tenant/owner be deemed by the board to be inappropriate for occupancy through their actions, illegal activity, disturbances of other residents' or any other reason, the Board shall give notice to the lot owner and indicate the nature of the violation. If such violations(s) do not cease, and a/the tenant continues

to disrupt the community, the Board will seek all legal remedies available to it, including but not limited to, seeking an order from the court for the owners to evict their tenant.

**NEAT AND ORDERLY:** This means we want to display pride in our community and do not want to see your “stuff” piled on the porch or in your driveway. We expect you to take pride in your ownership within this park and to keep your home, sheds and driveways in a presentable manner. This means that if something needs painted, paint it. If you need replacement carpet, replace it. Keep weeds pulled and replace or update artificial flowers to show the pride in your home and community. Residents will be given a warning letter for any offense and thereafter a fine will be assessed in accordance to the schedule on page 3 of this notice.

Material should not be stored on a lot or under an RV/ park model/stick built home that is visible from the street or adjacent lots. Storage sheds are encouraged for the containment of personal items. We want to display pride in our resort not embarrassment.

**PERMANENT OR TEMPORARY:** RV’s that have been on a lot for over five years without being moved and does not have a current year license plate will be considered to be permanent. Therefore, skirting will be required.

**ARCHITECTURAL:** Any additions or building plans has to be submitted to the Board **PRIOR** to construction. **Building permits will need to be obtained from the City of St. George.**

### **GENERAL PARK RULES**

- Quiet time is from 8 P.M. to 8 A. M. This is a retirement community. Most of our residents are retired and conduct work during the daytime hours and retire by late evening.
- No one may sleep in the clubhouse or on the lawns at night. If the property owners who they are visiting do not have room for them to sleep, they are to obtain other lodging.
- Dixie Downs Resort is not responsible for loss or damage to property of members or their guests.
- **All** residents are responsible to maintain **A CLEAN AND UNCLUTTERED LOT, PORCH AND DRIVEWAY**. Remember, your neighbors can see your mess in the back, so please be considerate and show your pride in your home and yard. Those who do not comply will receive a written notice as a first warning and then a fine will be assessed until the problem is corrected. The fine assessment schedule is listed on page three of this notice. Those residents who are in the middle lots need to remember that just because you have a shed behind your home and you store “stuff” behind the shed, your backdoor neighbor can still see your junk and collectibles.
- Only commercially built recreational vehicles (RV’s, including park models), no more than ten (10) years old at the time of their first use on the lot will be used on the lot. Exceptions to the age limit can be granted by the Board of Directors upon showing that the RV is in a “good and sightly” condition. Stick built park models, meeting city and park standards may also be constructed.
- Skirting for park models are mandatory and awnings for park models are encouraged. If you have an RV that you have not licensed for more than five years you are **REQUIRED** to have your residence skirted. **If you don’t want to skirt it you must have a current license plate and registration in place. The RV has to be within the ten year age limit to be able to stay permanent and be grandfathered in.**
- **No more than one (1) recreational vehicle (park model or RV), plus two (2) other vehicles will be permitted or maintained on any lot.**
- Areas not covered by concrete should be landscaped by lawns and shrubs, or by desert landscaping which will include coverage with appropriate colored rock or crushed gravel. When you want to plant a tree, please contact the board for approval prior to doing so.

- No lot shall be used for any commercial or manufacturing purposes or for storing or vending purposes. This is not saying you cannot work on a hobby or craft on your property, then take it elsewhere to sell.
- No noxious, offensive or illegal trade or activity shall be carried on in the park.
- **If you have loud vehicles, do not leave them idling for extended periods of time, or drive through the park. No generators or any other loud engines may be used except during emergencies. Remember to be considerate of your neighbors.**
- The park has set the limit of **TWO (2) PETS** per household. Dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes, or kept in unreasonable numbers. No animals or fowl may be kept which result in an annoyance or nuisance by noise, or otherwise, to other lot owners. All pets must be kept in the recreational vehicle or park home, or on a leash attended by an owner. Owners letting pets run without leashes will be fined. The park does not provide a walking or exercise area for pets. The area in front of the upper clubhouse is **not for pet use**. Pet owners shall be responsible for the clean- up of pet waste. If pet owners fail to clean up after their pet they will be assessed a fine from our park, as well as a potential fine from the city. Pets are not allowed to eliminate their waste on other lot owners' property. The grass areas at the front of Dixie Downs and by the lower clubhouse are for community use and for pets. Stepping in pet waste is not welcomed. It may be used to exercise your pet but if the inevitable happens, **CLEAN IT UP**.
- Signs or billboards of units for sale may only be displayed 5 feet from the road or on the home itself.
- There will be no overnight parking of cars or RV's on the streets of the park.
- Tenants or owners that cause distress within our park by not following the rules will be considered for eviction.
- Residents are not allowed to dump "**remodel garbage**" into the dumpster. That refuse is your responsibility to take to the city dump. Only during clean up week, twice a year, are residents allowed to dump **ANYTHING** as they are cleaning up around the park or their individual homes.
- Residents can hold meetings in the clubhouses, but cannot sell items within the premises. If you have something to sell that is legal, it will have to be done in your home or elsewhere.
- All vehicles must have current state registration.

In the Event of any violation of the CC&Rs, By-Laws, or Rules, Regulations and Guidelines, the Board of Directors reserves the right to pursue any and all legal remedies to compel enforcement, legal and equitable. Any and all costs and attorney's fees shall be assessed back to the account of Dixie Downs RV Resort.

## **LIST OF FINES**

Dogs not on a leash: \$25.00

Failure to clean up after your pet: \$25.00

Failure to comply with a first offence letter of warning: - \$50.00

Failure to comply with second letter of offense: \$100.00

Failure to comply with the third letter of offense: \$100.00 per day

**Contact Preferred Property Management, 47 South 400 East, St. George, Utah 84770, 435-673-5000 or the park Board of Directors to report problems. DIXIE DOWNS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**