

South Rim Town Homes

southrimmore@yahoo.com • P.O. Box 970866, Orem, UT 84097

Rules of the Community

Common areas

1. South Rim Town Homes enforces a strict **no smoking policy** pursuant to the Utah Clean air Act of 1995, §57-8-16-7(a)(b). Specifically smoking is prohibited in all common areas of the development including parking lots, grassy open spaces, balconies, patios, and porches. Within the development, smoking is permitted only inside individual units with owner approval. Violating units will be fined \$75 for the first offense, \$150 for subsequent offenses and may be deemed a nuisance under the law. Further, individual homeowners may seek injunctive relief and/or damages if exposed to nuisance tobacco smoke under the law §78-38-1(3) provided they are able to establish that any tobacco smoke drifts into their unit more than once each of two or more consecutive seven-day periods.
2. The **curfew** of the common areas is 11:00 pm weekdays and 12:00 am weekends and holidays. However any noise, disturbance, or other activity which would likely annoy or disturb other residents is prohibited.
3. Please do not **litter**. Fines will be issued
4. Residents are responsible for keeping all patios and balconies clean and presentable.
5. Either clean up after your **pets** or take them off the property or outside the gate of the back hillside fence – violators will be fined without warning. **Any occupant (an owner, tenant, or any person responsible for guests) of a unit at the South Rim Townhomes who permits a pet to defecate on the premises and fails to remove the feces shall be fined \$25.00 for the first offense and \$50.00 for any subsequent offense. If the offense is committed by a non-owning tenant, the tenant, the owner, or both may be fined.**
6. Orem City ordinance requires **pets** in common areas **must be on a leash**.
7. “For Sale” or “For Rent” signs are prohibited along the street near 750 East or 1700 South. Please post them in the window(s) of your town home only.
8. **Front doors and porches** are considered common areas. Therefore, trash bags are prohibited on porches, patios, or balconies. Please discard immediately.
9. Altering the appearance of the buildings in any way is a violation of the by-laws. This includes installing screen doors, painting the exterior or in any other way altering the general appearance or aesthetic quality of our community.
10. **Porch lights** are illuminated at night in the interest of security and are the responsibility of the Home Owner’s Association. Please **do not unscrew light bulbs**. They are on a common power meter paid for by the HOA. Replacement bulbs are provided by the HOA.
11. There is **no soliciting** at South Rim, including door-to-door contact or the posting of outside flyers on doors
12. **Exterior Christmas lights** and other decorations are restricted to the period between Thanksgiving Day and January 7 only.
13. No outside television or radio aerial or antenna, satellite dish or other similar device for reception or transmission shall be permitted on any lot or the exterior of any unit except by written approval of the management committee.
14. **Fireworks may not be ignited** on South Rim Town Home premises, which includes all common areas, limited common areas, and unit owned property. Violating units will be fined \$75 for the first offense and \$150 for each offense thereafter.

Parking Lot

1. **No parking in the red fire lanes. Violators will be towed without warning at owner’s expense.**
2. All vehicles must be in properly marked stalls; not along curbs or sidewalks.
3. Double parking behind other cars is prohibited. Parking is permitted in designated stalls only.
4. South Rim’s posted **parking policy** states that all numbered parking spaces (both covered and uncovered) are for residents only. Residents have the right to have violators towed from their parking spaces at the vehicle owner’s expense. Residents must use our towing service, K.P.E. Express towing in Provo, 377-6202
5. For safety purposes, the **speed limit** at South Rim is 10 mph. There are children on bikes and blind corners, so please use caution.
6. **“Dead” cars** are prohibited. All cars parked on the premises must be currently registered.
7. No vehicle may occupy any stall continually for more than seven (7) days. This helps deter theft and vandalism and prevents “dead” cars from taking up valuable visitor parking. Residents who leave the property for more than seven days should contact a member of the management board. Violators will be towed within 72 hours.
8. Major **car repairs** lasting more than 24 hours are prohibited.

(Continued on reverse side)

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9. **RV parking** is permitted on the street only and not within the South Rim lot.

Violators to the above parking policy may be towed without warning at the owner's expense. Towing fee estimate is \$214.50; Booting fee is \$65.

Trash

1. **Dumpsters** are for HOUSEHOLD TRASH ONLY. Items such as furniture, old barbecues, mattresses, Christmas trees, lumber or any other items larger than the dumpster or otherwise not considered household trash is prohibited. Owners are responsible for hauling off large, unwanted items and violators will be fined \$150 for each violation.
2. All trash thrown into the dumpster **must be bagged** and **boxes collapsed**. Collapsed boxes increase the trash bin capacity and save money.
3. Residents are expected to **close the lid on the dumpster** and **close and latch the gate** after discarding trash to contain the smell and potential scavengers.
4. Dumpsters are for resident use only. Please notify a member of the management board immediately if you see anyone that doesn't live here disposing of trash. Violators will be fined up to \$500 by Waste Management.
5. Take care to ensure your trash ends up inside the dumpster and take pride in your community by picking up trash that may have overflowed or missed its mark.
6. "Dumpster Diving" or rummaging through dumpsters or other trash receptacles is against Orem City ordinances. Call the police immediately if you witness any such suspicious behavior.
7. **Porches, patios and balconies** must be free of trash at all times. Please discard immediately.
8. Presently our trash is picked up twice a week. Please notify a member of the HOA Board of Directors immediately if any problems in or around the trash arise.

Patios and Balconies

1. Residents are responsible for keeping all patios and balconies clean and presentable. Patios and balconies are not to be used for storage of any kind except for outdoor furniture, grills, bicycles, and flower planters.
2. Approved white vinyl privacy fences may be installed to the end of a resident's concrete patio slab except for residents in building 6 (units 812, 814, 816, and 818). Due to the proximity of Building 6 to the hill and back fence, privacy fences are prohibited to allow residents free access when moving furniture to their basement back doors.
3. **Trash bags and diapers are prohibited** on patios and balconies at all times.
4. **Balcony railings** are not to be used to dry clothes, nor drape any sign, banner or flag of any kind.

Miscellaneous

1. ARTICLE IV (4.02) and ARTICLE VII (8.07) of the Bylaws require Owners to obtain condominium-type insurance for hazard, personal contents and liability. The policy held by the Association covers only the replacement of the buildings themselves and not the contents. South Rim Home Owners' Association will not be responsible for loss or damage (i.e., burglary, vandalism, fire, smoke, etc.) to resident's personal property or belongings.
2. Renters are encouraged to obtain **renters insurance**. South Rim Home Owners' Association will not be responsible for loss or damage to resident's personal property or belongings. Rental insurance is relatively inexpensive and discounts are available from your auto insurer.
3. Any **damage to community property** from water, fire, smoke, vandalism, or any violation of these rules as set forth herein caused by an owner's neglect shall be the responsibility of the owner to remedy to the satisfaction of the HOA.
4. Violation of any of the Rules of the Community will result in a fine of \$50.00 for the first offense and \$75.00 for subsequent offenses, unless otherwise provided in these rules. Such fines will be levied against unit owners. While the Board has a policy of providing written notice of violations to owners prior to levying the fine, lack of providing such notice is not a defense to the violation nor defense for payment of the fine.