

SPRING VALLEY AT UTE CREEK HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
UPDATED January 2017

1. Architectural Improvements:
 - a. Houses repainted the same as the original colors of the domicile (unit) DO require a Design Review Request form submitted and an architectural committee approval.
 - b. Houses painted a different color require architectural approval and must be submitted on a sample board at least 2' x 2' for each color being approved.

2. Temporary Structures:
 - a. Temporary Structures (shed) - Sheds will be allowed if attached to the home or if they are permanently affixed to the Property by means of cement slab or caissons (in accordance with any and all city, county or state building codes/permits) and with, paint, siding and roofing consistent with the home. Homeowners will receive temporary approval of the design and placement but must provide a copy of permits before building to ensure compliance with local building codes.
 - b. No more than one (1) shed shall be permitted on any Property. No shed may exceed 8 feet in height. The dimensions of any shed shall not exceed 10 feet wide by 12 feet long or any different configuration cannot exceed 120 square feet of floor space and 8 foot ceiling and must pass architecture review for appearance and Balance to the area. No shed will be approved if it can be fully viewed from the front of the lot. All sheds must be within the character of the neighborhood as determined by the Architectural Review Committee in their sole discretion.
 - c. All sheds must be completed within 90 days of the approval from the Architectural Review Committee.

3. Miscellaneous Improvements:
 - a. Political signs are permitted from the period from 30 days prior to electionday and must be removed no later than 3 days following the election date.
 - b. Split rail fences installed by the developer can not be removed or replaced without specific approval or waiver from the architectural committee.

- c. Christmas lights can not be displayed earlier than November 15 and must be removed by January 30 of the following year.

4. Vehicular Storage:

- a. In accordance with city ordinance, recreational vehicles must be moved within 72 hours and may only be parked temporarily within that period for the purpose of loading and unloading. Homeowners must contact the management company of the temporary period during which loading and unloading will take place.

5. Restriction on Trash and Materials

- a. Garbage and recycling receptacles and must be removed within 24 hours of pickup and placed within the garage or behind a privacy fence.

6. Fines:

The Board will enforce penalties for infractions of the provisions of this Declaration, any Rules or architectural guidelines, including without limitation, the levying and collecting of fines for the violation of any of such Rules in compliance with the Act. Fines will be assessed for violation of the Rules, Regulations, and Bylaws of the Spring Valley at Ute Creek, based upon the HOA's Covenant Enforcement Policy.

- a. First violation: Courtesy Letter
- b. Second violation (if not corrected within 15 days of first notice: \$25.00
- c. Third violation of each subsequent violation (if not corrected within 30 days for first notice): \$50.00
- d. Every recurring violation thereafter: \$100.00

The failure to pay fines may also result in the establishment of a lien against the owner of a lot.

Nonpayment of assessments/dues:

- a. Any assessment not paid within 45 days of the due date shall be subject to fees of \$25.00.