

Saratoga Springs Homeowners Association
SSOA Rules & Regulations Abbreviated Version

(This is the abbreviated version of the SSOA Rules & Regulations and Standards & Guidelines.)

General Information

Refer to the complete “SSOA Rules & Regulations and Standards & Guidelines” document for a deeper understanding of these rules including: Definitions, Interpretations, Standards & Guidelines, and Recommendations.

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1.0 Alternative Energy Systems and Electrical Devices Rules

(Violations are subject to modification or removal)

- 1.1 Permanent (non-solar) external generators designed for emergency power may be installed outside the home on the ground. Noise levels when the generator is running must be specified at less than 70dB SPL. Like all high-voltage power, electrical connections outside the home must be in conduit and should be placed against or inside the home with minimum visual impact.
- 1.2 Testing of generators is limited to once a week and for no more than 30 minutes. Testing times must be after 8:00am and before 8:00pm.
- 1.3 Wind turbines, radio, TV antennas, and large satellite dishes are not permitted outside the home.
- 1.4 Any fixed location, installed alternative energy systems outside the home require approval of the ACC.

2.0 Animal Rules

- 2.1 No animals, livestock, birds, insects, or poultry of any kind shall be raised or bred on any Lot. (Violations are subject to a \$50 fine)
- 2.2. No more than two (2) domesticated dogs and/or cats or other small household pets may be kept on any Lot. (Violations are subject to a \$50 fine)
- 2.3 Dogs, cats, or other small household pets may not be kept if they are an unreasonable nuisance to others. (Violations are subject to a \$50 fine)
- 2.4 Dogs, cats, or other small household pets may not be kept, bred, or maintained for any commercial purpose. (Violations are subject to a \$500 fine)
- 2.5 Dogs and other similar pets shall be on a leash when not confined to an Owner's Lot. (Violations are subject to a \$50 fine)
- 2.6 Owners shall be responsible to clean up after their animals both on private Lots and Common Areas. (Violations are subject to a \$100 fine)

3.0 Assessments and Collection Policy

- 3.1 Monthly assessments are due on the first of each month and are considered late if not received by close of business on the fifteenth (15) day of each month.
- 3.2 Each month, a late fee in the amount of \$25.00 and interest will be charged to all owners who have a balance of at least \$50.00 on the sixteenth (16) day of the month. Interest will be charged at a rate of 18% per annum.
- 3.3 When an assessment becomes ninety (90) days delinquent and payment arrangements have not been made, the account will be forwarded to an attorney for collection and a certified pay or lien letter will be sent to the owner and a \$100 charge will be assessed.
- 3.4 Once your account is at the attorney's office, all payments must be sent to the attorney until the balance is paid in full. All Key FOBs will be deactivated and the amenities will not be allowed to be rented.

3.0 Assessments and Collection Policy (Continued)

Legal proceedings may include one or more of the following:

- 3.5 A lien is placed against the property when assessments are 30 days past due
- 3.6 A non-judicial foreclosure will be initiated when assessments become 90 days past due
- 3.7 A foreclosure by private power of sale
- 3.8 A personal action filed against the owner
- 3.9 A combination of any of the above actions

After a lien is filed, the Association shall recover from the owner, in addition to all assessments, attorney fees, all collection costs, interest, late charges, and all court costs.

Any payment is applied first to the oldest outstanding assessment and collection fees, interest, lien letter fees, lien fees, and any other fees related to the collection of an account. Any remaining funds are to be applied to fines.

4.0 Clubhouses Policy

- 4.1 The north and south Clubhouses (which do not include the pool, pavilion, park, or harbor area) are available for rent. To reserve, you must register in advance with the SSOA office.
- 4.2 Rentals are on a first come first serve basis with a deposit in place to reserve the date and time.
- 4.3 Rentals may begin as early as 8:00 a.m. and must terminate by 11:00 p.m. in the summer (which is from Memorial Day to Labor Day) and 10:00 p.m. in the winter (which is from the day after Labor Day to the day before Memorial Day).
- 4.4 The maximum number of guest parking passes issued will be 16, good for that day only. Rental Fees and Security Deposits are posted in the schedule of charges information sheet available from the SSOA office or requested via email at office@ssoautah.com
- 4.5. SSOA and its Sub-Associations may hold meetings as necessary to do Association business and are not subject to rental fees.
- 4.6 Failure to be cleaned up and out of the clubhouse by closing time will result in a complete forfeit of the cleaning deposit.
- 4.7 A **\$500 cleaning deposit** is required for any and all clubhouse rentals and events.
- 4.8 Neighborhood Events & Functions must meet the following criteria:
 - a. Only one “free” event per month not subject to rental fees will be allowed.
 - b. The event provides a benefit to the SSOA homeowners.
 - c. The event is open to all interested SSOA members.
 - e. The event must be approved by the SSOA board.
 - g. The event must be scheduled at least 30 days in advance.
- 4.9 It is not permitted to sell products, use for political purposes, attempt to obtain or promote business in any way when using either the clubhouses, pavilions, parks, or common areas without prior unanimous approval of the Board of Directors.

(Violation will be subject to a \$500.00 fine to the homeowner making the reservation and the deposit will be forfeited.)

5.0 Conduct Rules

SSOA reserves the right to fine and/or ban any member, guest, or visitor from SSOA common area facilities or property for violating SSOA Guidelines and Standards of Conduct.

(Violations are subject to a fine of \$100 and/or key FOB suspension)

Should SSOA staff or board members be threatened with either verbal abuse or mental/physical harm, law enforcement shall be contacted and a report filed with said agency. Civil standby shall be used when determined appropriate by the SSOA staff. Further legal remedies shall be used when determined appropriate and necessary by the SSOA Board or management.

While on SSOA common area property, SSOA members, management, employees, or guests shall:

- 5.1 Avoid personal confrontation, attacks, slurs, and profanity in their interactions with other SSOA members, management, employees, or guests;
- 5.2 Treat others with respect and do not threaten, harass, stalk, or abuse other SSOA members, management, employees, or guests;
- 5.3 Adhere to all local and state laws;
- 5.4 Be responsible for their actions.

While on SSOA common area property, SSOA members, management, employees, or guests shall not:

- 5.5 Litter, dump garbage, liquids, or other matter, create a nuisance, hazard, or unsanitary condition (including, but not limited to, spitting, or urinating, except in facilities provided).
- 5.6 Remove trash and other waste materials contained in waste receptacles, except by persons duly authorized by SSOA management;
- 5.7 Engage in any form of illegal gambling;
- 5.8 Create excessive sound through the use of any sound production device, except as specifically authorized by SSOA management;
- 5.9 Throw, drop, or cause to be propelled any stone, projectile, or other article at, from, in, or on a facility or conveyance;
- 5.10 Drink any alcoholic beverage or possess any opened or unsealed container of alcoholic beverage;
- 5.11 Enter or remain in any SSOA facility or SSOA common area property while his or her ability to function safely in the environment is impaired by the consumption of alcohol or by the taking of any drugs; impersonate a SSOA Board member, manager, or employee;
- 5.12 Conduct himself or herself in any manner which may cause or tend to cause annoyance, alarm, or inconvenience to a reasonable person or create a breach of the peace;
- 5.13 Commit any act which causes or may tend to cause harm to oneself or to any other person (speeding, reckless driving, driving without a license, etc)
- 5.14 Destroy, mark, soil or paint, or draw, inscribe, write, spray paint, or place graffiti upon, or remove, injure, or tamper with any facility, conveyance, sign, advertisement, notice, or other SSOA property, or attempt to commit any of the aforementioned acts;
- 5.15 Engage in behavior related to illegal activities;
- 5.16 Disseminate defamatory, infringing, obscene, or other unlawful material or discussion, including, but is not limited to, child pornography, bestiality, incest, illegal drugs, and harassment;

5.0 Conduct Rules (Continued)

- 5.17 Use fireworks at any time on any SSOA common area property.
- 5.18 It is not permitted to sell products, use for political purposes, attempt to obtain or promote business in any way when using either the clubhouses, pavilions, parks, or common areas without prior unanimous approval of the Board of Directors.

(Violation will be subject to a \$500.00 fine and the deposit will be forfeited.)

Enforcement of the Governing Documents of SSOA shall be in concert with the above listed Code of Conduct. When direct communication between parties has occurred and if, after being advised of a violation of an SSOA Rule and Regulation, a SSOA member, guest, or visitor chooses to continue their prohibited activity, the proper law enforcement agency shall be contacted.

6.0 Fencing Rules (Violations are subject to Modification, Removal, and/or a fine of \$100)

- 6.1 Fences shall not be installed without approval by the ACC.
- 6.2 Fences may only be erected within or on the property line of a homeowner's lot, and not on SSOA common areas.
- 6.3 Fences shall not project beyond the front of the principal home or building on the lot.
(Master CC&Rs 5.24.a)
- 6.4 Fences shall not exceed 6 feet in height. (Master CC&Rs 5.24.a)
- 6.5 Fences on the Street Side Yard may be placed within the homeowner's property, or on the property line, but shall not be closer than 10 feet from the home-side edge of the curb. (Master CC&Rs 5.24(b)).
- 6.6 Fences shall not be chain link, except for a limited interior space (such as a dog run)
(City Ordinance 19.06.09.4, Master CC&Rs 5.24.i). Interior fencing which may be visible from an adjoining Lot or from a street within the Subdivision is subject to prior approval by the ACC
(Master CC&Rs 5.24.f).
- 6.7 Fences used for privacy for pools, hot tubs, patios, etc. may be allowed if attached to the house and made of materials and colors as approved by the ACC and covering no more area than 30% of the ground floor area of the house. (Master CC&Rs 5.24.g)
- 6.8 Fences installed by the owners of lake, green space, or golf-course bordered Lots shall erect only such Lot border fencing as is required for safety purposes, with the objective of preserving adjoining Lot views and vistas. (see Master CC&Rs 5.24.e).
- 6.9 Fences shall not interfere with the use and enjoyment of any easement reserved in the Master CC&Rs (Master CC&Rs 5.24(d)).
- 6.10 Fences which run parallel to existing fences are prohibited by state law and the Master CC&Rs.
(Utah State 19.95.040.E, and Master CC&Rs 5.24.h) An animal guard that blends in with the existing fence architecture is allowed.
- 6.11 Fences must not impede traffic visibility (City Ordinance 19.06.11).
- 6.12 Common-area fences may have gates added provided that the gate is made of the same material, color, and quality as the fence itself, and that the gate has a sturdy, high-quality design. ACC approval is required.
- 6.13 Fences should be maintained in good appearance and condition at the expense of the homeowner.. Repairs are to be made within 60 days of notification and according to the style and color of fencing approved by the ACC. (Violations are subject to a \$100 fine)

7.0 Fines Appeal Process Policy

- 7.1 All appeals of levied fines must be in writing and received by the SSOA Office within fourteen (14) working days after the issue date of the SSOA Notice of Fine.
- 7.2 As requested by the Homeowner, a fine appeal hearing before the Saratoga Springs Owners Association (SSOA) Board of Directors will normally be held within forty-five (45) working days of receipt of written notice of violation appeal to the office.
- 7.3 Appellant will be notified in writing; of the date, time, and place of an appeal hearing with the Board of Directors no later than ten (10) working days prior to the appeal hearing.
- 7.4 Appellant or their designee should arrive on time and be prepared to present their appeal to the Board with any documentation or evidence needed. The appellant will have ten minutes to make their presentation.
- 7.5 The appeal hearing will be conducted in a private meeting with the Board of Directors. The meeting will be conducted in a respectful manner, concentrating on the issues at hand. The appeal hearing will take this general format:
 - a) SSOA staff will present the case for upholding the violation before the Board.
 - b) Appellant or their designee will present their case for revocation of the fine.
 - c) The SSOA board will ask questions of either SSOA staff, the appellant, or their designee that it feels pertinent to the case.
- 7.6 A written decision from the Board of Directors will be sent to the appellant following the appeal hearing.

8.0 Fines - Excessive Violations Policy

- 8.1 A homeowner that has received three valid notices of a like violation of a governing document within a six (6) month period will have their **Key FOBs deactivated for a period of 6 months.**
- 8.2 Each six (6) month period will begin upon the date of the first notice of fine .
- 8.3 A notice of fine of a governing document is one that has not been appealed to the SSOA Board within the allotted appeal period OR one that has been upheld by the SSOA Board.
- 8.4 A homeowner may have their Key FOB(s) reactivated when the outstanding violation(s) are remedied.
- 8.5 If an owner's account remains unpaid for any infraction of published rules and regulations of the Association, The Association may suspend the homeowners right to use SSOA amenities until the account becomes current.

9.0 Fines - Policy

- 9.1 Fines are recurring. Fines for violations not corrected are charged the same amount each month until they are resolved.
- 9.2 Fines for violations are listed under each rule in this document.
- 9.3 Some rule violations may be subject to suspension of Key FOB privileges where noted.

Please note:

When a potential non-compliance issue is brought to the attention of CSS (the SSOA contracted management company), the following process is followed:

- a) A Courtesy Notice is sent via email to the homeowner. They are also notified by text.
 - b) Unless remedied, a Notice of Non-Compliance is sent out (via email and notified by text) ten days following the Courtesy Notice.
 - c) Unless remedied, a Notice of a Fine Assessment is emailed and mailed out ten days following the Notice of Non-Compliance and a fine is added to the Homeowners account.
- 9.4. Fines are subject to an interest charge of 18% per annum commencing on the due date.
 - 9.5 If a fine is not paid within 30 days of its due date, the Association shall prepare a Notice of Assessment (Lien) to be recorded in the office of the Utah County Recorder. (Per CC&R Section 9.03 Notice of Assessment).
 - 9.6 Once fines are not paid within 180 days of the due date, the matter will be turned over to the SSOA attorney in order to process a non-judicial foreclosure on the property.

10.0 Flags, Banners, and Signs Rules

The consideration of neighbors should be exercised when considering a flag, banner, or sign for any occasion.

10.1 FLAGS

- 10.1.1 A maximum of two (2) flags (no longer than 6' in length) may be displayed by each home. Any exceptions require pre-approval by the Board. (Violations are subject to a \$50 fine)
- 10.1.2 Political Flags may be placed on Lots up to 30 days before an election and must be removed within 15 days after the election. (Violations are subject to a \$50 fine)

10.2 BANNERS

- 10.2.1 Banners may be displayed up to 30 days before a specific event (e.g. graduation, birth, mission, welcome home) and must be removed within 15 days after the specific event. (Violations are subject to a \$50 fine)

10.0 Flags, Banners, and Signs Rules (Continued)

10.3 SIGNS

- 10.3.1 Owners may advertise a dwelling or Lot for rent or for sale by displaying one (1) single, neat, non-illuminated, non-fluorescent, non-reflective 'for rent' or 'for sale' sign. These signs can be no larger than 3' x 3'. (Violations are subject to a \$50 fine)
- 10.3.2 Exterior signs related to a commercial or business activity may not be displayed. (Violations are subject to a \$50 fine)
- 10.3.3 A non-illuminated, non-Day-Glo, non-reflective, sign no larger than one (1) square foot in a window may be permitted (on the inside of the house) upon approval by the ACC. (Violations are subject to a \$50 fine)
- 10.3.4 Lighted, moving, or flashing signs for any purposes may not be displayed. (Violations are subject to a \$50 fine)
- 10.3.5 Political Signs related to an election may be placed on Lots up to 30 days before an election and must be removed within 15 days after the election. Such Political Signs must be less than ten (10) square feet in size. (Violations are subject to a \$50 fine)
- 10.3.6 No political signs are permitted on Common Area Properties. (Subject to removal)
- 10.3.7 Holiday Signs may be installed 30 days before a holiday and must be removed within 15 days after the holiday. (Violations are subject to a \$50 fine)
- 10.3.8 Signs may be displayed up to 30 days before a specific event (e.g. graduation, birth, mission, welcome home) and must be removed within 15 days after the specific event. (Violations are subject to a \$50 fine)
- 10.3.9 No commercial signs or advertising shall be displayed to the public view on or from any Lot or common area. (Violations are subject to a \$100 fine)

11.0 Garbage Can Rules (Violations are subject to a \$50 fine)

- 11.1 Garbage cans are allowed at the curb 24 hours before pick up and 24 hours after pick up.
- 11.2 Garbage cans must be stored out of view from the street and not in front of the house.

12.0 Gym Rules (Violations* are subject to Key FOB suspension)

- 12.1 Throw your trash away before leaving.
- 12.2 Everyone must exit the gym at close.
- 12.3 Those damaging the building or equipment will be subject to fines, repair, or replacement and the suspension of Key FOBs
- 12.4 Appropriate workout attire is required. Shirts (or sports top), closed toed shoes, and shorts/pants must be worn at all times.

12.0 Gym Rules (Continued)

- 12.5 Residents ages 12-15 must work out with a parent or legal guardian. Residents between the ages of 16-17 may work out unaccompanied, but a parent or guardian will need to sign as the responsible party on the release form. This form can be obtained at the office.
- 12.6 Clean language is required. Harassment, threatening or foul language is not permitted.
- 12.7 Residents must be 18 years or older to have guests and be responsible for them.
- 12.8 Two guests max per household.
- 12.9 Children under 12 must be supervised by a parent or guardian and may NOT use or play with any equipment.

* Violations to these rules will lead to loss of HOA privileges and/or fines as follows:

1st offense - warning

2nd offense - Key FOBs turned off for 2 weeks

3rd offense - Key FOBs turned off for 4 weeks and possible \$100 fine

4th offense - Key FOBs turned off for 3 months and possible \$150 fine

5th offense - Key FOBs turned off for 6 months or more and possible fine up to \$500

(Depending on the offense, any of the above can be enforced)

*SSOA is not responsible for lost or stolen items.

* Please report any damages or concerns to office@ssoautha.com

13.0 Harbor & Marina Rules (Violations are subject to tow)

- 13.1 Vehicles and trailers must have a valid and approved parking pass.
- 13.2 Watercraft to be launched in the SSOA gated marina area must be registered with the SSOA and have a SSOA trailer sticker affixed to the left side of the tongue of the trailer.
- 13.3 Overnight stays are not permitted for any vehicle, trailer, or boat.

14.0 Harbor Parking Rules (Violations may result in Key FOB suspension)

- 14.1 Only homeowners, lessees, or guests who have a valid parking permit may park in the harbor parking lot. (Violations are subject to tow)
- 14.2 Homeowners and lessees shall use their own Key FOB to open the harbor gate.
- 14.3 Only one vehicle may enter the harbor gate at a time.
- 14.4 Homeowners, lessees or guests shall maintain at least eight (8) feet behind the vehicle in front, allowing the gate to cycle closed before reactivating the harbor gate with a Key FOB. Vehicles entering the harbor parking area should stop and allow the gate to close after them to prevent trespassers from entering. This will also prevent damage to the harbor gate motor.

NOTE: Please be careful and follow the procedures listed above to help prevent expensive maintenance repairs

15.0 Holiday Decoration and Lighting Rules

- 15.1 Holiday decorations may be installed 30 days before a holiday and must be removed within 15 days after the holiday. (Violations are subject to a \$50 fine)
- 15.2 Temporary Holiday lighting may be installed up to 30 days before a holiday and must be removed within 15 days after the holiday. (Violations are subject to a \$50 fine)
- 15.3 Lights may only be turned on up to 30 days prior to the holiday and must be turned off within 15 days after the holiday. (Violations are subject to a \$50 fine)
- 15.4 No strobe or flashing lights of any kind are allowed. (Violations are subject to a \$50 fine)

16.0 House and Lot Modification Rules

- 16.1 When a homeowner desires to modify the exterior of their home or lot, they are required to submit their proposal to the Architectural Review Committee (referred to as ACC in the Master CC&Rs.) via Townsquare,

(Absence of an approval for any modification is subject to re-modification and/or removal)

17.0 In Home Business Rules

- 17.1 No Lot shall be used for commercial or business activity except home occupations that deal with children's activities including schooling, instruction, care, lessons, or similar activities. These will not be regulated and considered as "commercial" so long as there are no more than eight (8) children (in addition to the resident occupants' children) partaking in such activities and that, other than the resident owner, there are no employees." See CCRs 5.1.2 (Violations are subject to a \$500 fine)
- 17.2 Working from home (meaning working remotely from a main place of business) is permitted.
- 17.3 Any ambiguity that may develop between 17.1 and 17.2 above needs to be resolved by the SSOA Board of Directors.

18.0 Key FOB Rules

- 18.1 Key FOBs may not be loaned to persons not of the owner or lessee's immediate household, permanently residing in the unit. (Violations are subject to key FOB suspension)
- 18.2 Key FOBs may be utilized by either the tenant, or the owner (**but not both**).
(Violations are subject to a \$100 fine)

(Violations that are subject to Key FOB suspension will receive a notification of the action with a request to respond within ten days. Without a response the Key FOBs will be suspended.)

19.0 Landscaping Rules

- 19.1 At least two trees of at least a 2-inch diameter (measured 12 inches above the root ball) are required in the front yard. In addition, two trees of at least 2-inch diameter are required in the back yard. (See Master CC&Rs 5.25(c)(ii)). (Violations are subject to a \$100 fine)
- 19.2 The homeowner shall prepare AND SUBMIT a landscape plan to the ACC. The plans can be submitted electronically via Townsquare or via email to office@ssoautah.com (Violations subject to modification or removal)
- 19.3 If artificial turf is used, it must have at least a 15-year no-fade guarantee, have a multi-color blend to mimic real grass, and be maintained in a way that meets the standard for green and growing. Note that artificial turf requires a building permit by the City of Saratoga Springs. (See City Municipal Code Title 19.06.08f (f) for additional requirements). Note that artificial trees and bushes are not allowed by the city. (Violations subject to modification or removal)
- 19.4 All yards are to be irrigated with functioning underground drip or sprinkler systems. Automatic sprinkler zone control systems are the standard. (Violations are subject to a \$100 fine)
- 19.5 All required landscaping on a lot shall be installed within 180 days after substantial completion of the building on the lot, or the occupancy by an occupant. Extensions are given during winter months and for extenuating circumstances (See Master CC&Rs 5.25(d)). (Violations are subject to a \$500 fine)
- 19.6 Driveways and Sidewalks and gravel/rock areas on the lot must be weed free. (Violations subject to a \$50 fine)

20.0 Lighting - Exterior Rules

- 20.1. Raised pole lighting such as for sport courts or other yard lighting is not permitted. Yard lighting mounted on the home is acceptable. (Violations are subject to removal and fine of \$100)
- 20.2 Permanent accent lighting shall be white except during holidays. See Holiday Lighting. No accent lighting can strobe, flash, or blink. (Violations are subject to a fine of \$50)
- 20.3 High-wattage lights, including motion security lighting must be directed within the homeowner's own lot and must avoid light spillage into neighboring lots. (Violations are subject to removal and fine of \$100)
- 20.4. Flag lighting must be directed only at the flag, and with minimum light spillage. (Violations are subject to a fine of \$50)

21.0 Paint - Exterior Colors and Finishes Rules

- 21.1 All exterior finishes and/or colors shall be earth tone. Subtle blue and gray tones may also be permitted as approved by the ACC. (See Master CC&Rs 5.17). (Violations are subject to modification)

22.0 Parking and Vehicle Storage Rules

- 22.1 The primary purpose of the garage required on each Lot is for the parking and storage of automobiles and other vehicles. No other use of a garage or conversion of a garage, which prohibits or limits the use of a garage for the parking or storage of the number of automobiles for which it is designed, shall be permitted. (See Master CC&Rs 5.15).
(Violations are subject to a \$100 fine)
- 22.2 Driveway Parking is for vehicles that are currently registered and is limited to the space directly in front of the garage. (See Master CC&Rs 5.15). (Violations are subject to a \$100 fine)
- 22.3 Parking on the lawn or any unpaved (including gravel) portion of the lot is prohibited, except for temporary project, development, or construction on the lot. (Violations are subject to a \$100 fine)
- 22.4 Motorhomes, trailers, trucks larger than standard pickups, boats, tractors, campers, side-by-sides, 4 wheelers, motorcycles, and other RVs, when not in actual use, shall be stored in an enclosed structure (approved by the ACC) or in a Vehicle Storage Area.
(Violations are subject to a \$500 fine)
- 22.5 RV's and Motorhomes must not extend from the driveway into the road.
(Violations are subject to \$50)
- 22.6 Street Parking of homeowners' cars, motorhomes and RVs anywhere in the Subdivision (except for next to color painted curbs) is considered Temporary Parking and is limited to 72 hours in a week. (Violations are subject to a \$100 fine and/or towing)
- 22.7 Outbuildings, including motorhomes and travel trailers may not be used for temporary or permanent residence on the lot. (Violations are subject to a \$500 fine)
- 22.8 Vehicles that are inoperable or without current registration shall not be parked or stored at any time on a lot unless wholly within an enclosed structure or garage. Street parking of inoperable or unregistered vehicles is not permitted. (Violations are subject to towing and a \$100 fine)
- 22.9 The parking or storage of commercial equipment, including, but not limited to; vans, truck trailers, cabs, construction or excavation equipment, snowplows, etc., is prohibited, except temporarily for work being done within the lot. If such equipment or vehicles are to be on location for more than one week, an extended parking permit is required to be displayed on the dash or on the equipment. (Violations are subject to a \$100 fine)
- 22.10 Side Yard Storage Areas and Side Yard Storage Access ways are to be paved with materials of sufficient tension, density, and thickness to support the weight of the vehicles. A cohesive look that matches or blends with the driveway is required. Most often, the best material for these areas is high-quality concrete. Gravel Side Yard Storage Areas are not permitted.
(Violations are subject to a \$100 fine)
- 22.11 Vehicle Storage Areas, Driveways, and Vehicle Storage Access ways are to remain well maintained and weed free. (Violations are subject to a \$50 fine)
- 22.12 Carports are prohibited. (Violations are subject to removal)

23.0 Park Strips Rules

‘Park Strip’ means the strip of land located between the edge of a lot or parcel and the curb and gutter.

- 23.1 Park strips shall be landscaped and shall thereafter be perpetually maintained by the property owner who abuts the park strip. (Violations are subject to a \$50 fine)

24.0 Pavilion Rules

- 24.1 The responsible homeowner must be present with guests at all times.
(Violations are subject to a \$100 fine)
- 24.2 A valid Saratoga Springs Owners Association parking permit is needed for parking.
(Note: visitor one-day permits are available from the SSOA office during business hours when renting the Pavilion or Clubhouse.) (Violations are subject to tow)
- 24.3. Do not use staples or nails on wood structures or tables. Use only tape for signs and cloths.
(Violations are subject to a \$100 fine)

25.0 Playground Equipment Rules

- 25.1 The only playground/sports equipment which may be placed or installed on or next to a driveway is a basketball standard. (Violations are subject to a fine of \$50)
- 25.2 Playground/sports equipment may not be placed in the front yard or on the road in the front of the lot. (Violations are subject to a fine of \$50)
- 25.3 All playground/sports equipment must be located within the city setback requirements as described in Minimum Setbacks for Accessory Structures. (See City Ordinance 19.04.07, and Sheds and Outbuildings Rules in this Rule & Regulations document for more details).
(Violations are subject to a fine of \$50)
- 25.4 In-ground trampolines that do not impede golf course, lake, or green space views are permitted.
(Violations are subject to removal)
- 25.5 Above ground trampolines and “other outdoor erected equipment” may not be visible from the golf course. (See supplemental CC&Rs for plats 12-29) (Violations are subject to a fine of \$50)

26.0 Pool Rules (Violations are subject to Key FOB suspension)

Use of a pool area is at your own risk. There will be no lifeguard on duty.

IN ACCORDANCE WITH THE UTAH COUNTY HEALTH DEPARTMENT:

The facility operator and staff are responsible for the enforcement of the following personal hygiene and behavior rules:

- 26.1 A patron using the facility must take a cleansing shower before entering the pool or spa. A patron leaving the pool to use the toilet must take a second cleansing shower before returning to the pool.
- 26.2 Patrons having a communicable disease transmissible by water, open blisters, cuts, other lesions, or who has had diarrhea within the last two weeks caused by an unknown source or from any communicable or fecal- borne disease may not enter any pool.
- 26.3 Any patron under the age of three years old, not toilet trained, or lacking bowel control will wear a water-resistant swim diaper and waterproof swimwear. Swim diapers and waterproof swimwear must have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference. Diapers must be changed only in restrooms, not at the poolside. The person who changes a diaper must wash their hands thoroughly with soap before returning to the pool.
- 26.4 Running, boisterous, or rough play (except supervised water sports), foul language, or inappropriate behaviors are prohibited.
- 26.5 No pets are allowed (except for the planned dog swim day).
- 26.6 Food or drink is prohibited within ten feet (3.05 meters) of the pool. Food must be consumed at the provided tables. Beverages must be served in sealable, non-breakable containers. Alcoholic beverages, smoking, vaping, and other drug use are prohibited. Trash containers are provided and patrons are required to use them to keep the pool area clean, sanitary, and free of litter.
- 26.7 Children 14 and under cannot use a pool without responsible adult supervision. Children under the age of 14 can bring responsible adult caretakers (18 or older) as guests to the pool. A child 16 years or older may bring guests who are also 16 years old or older. SSOA recreational technicians may request identification from these guests to verify compliance with this section.
- 26.8 Toys and floats designed for use in pools may be used for their intended purpose. If the pool is being heavily used, a swimmer may be asked to remove large floats and toys for safety reasons until occupancy decreases.
- 26.9 Do not use the diving board if you are over 250 pounds.
- 26.10 Only SSOA residents with appropriate information on file, who have a Key FOB and are in good standing, may access a pool area.
- 26.11 SSOA residents and their extended family members are welcome to use our amenities. Residents are permitted to bring up to 8 non-member guests per unit and must be present with their guests at all times. The resident will be responsible for their guest's actions. If a member would like to bring more guests, they can get a permit from the office allowing up to 15 guests. The permit will be issued for a specific day and time (excluding holidays) and it is good for a 3 hour period as stated on the permit. If no other group with a permit arrives after the 3 hour limit, then the guests may remain at the pool until another group with a permit issued for that day arrives.

26.0 Pool Rules (Continued) (Violations are subject to key FOB suspension)

- 26.12 In accordance with the Saratoga Springs City Ordinance (Title 10 Section 7), as well as, the Utah Code (Title 76, Chapter 9, Part 7 Section 702 also known as the “Criminal Lewdness Law”), sufficient clothing must be worn at all times in the pool area. Therefore, thong bikinis, lewd, see-thru, or provocative swimwear are prohibited. Appropriate clothing designed for swimming must be worn in the pool. T-shirts, shorts and hats may also be worn in the pool. Other types of shoes and street clothing and apparel cannot be worn in the pool.
- 26.13 The safety and enjoyment of all patrons is a priority. Any unsafe activities or conduct that limits or reduces others’ enjoyment of the amenities is prohibited. Recreational Technicians have the sole discretion to limit any activity they deem inconsistent with these priorities.
- 26.14 Swimmers must exit the pool when asked or by closing time. They must be out of the SSOA pool area/facility no later than ten minutes after being prompted or it will be considered trespassing, and authorities may be called.
- 26.15 Be respectful to patrons and staff so ALL can enjoy the pool.
- 26.16 Follow all rules in accordance with the Utah County Health Department.
- 26.17 More detailed rules can be found online or at the recreation technician’s station.
- 26.18 No children requiring flotation devices are permitted in the deep end of the pool.

Posted Rules at the Pool Entrances:

- 26.9 No lifeguard on duty. Use the pool at your own risk.
- 26.10 Always shower before entering the pool.
- 26.11 Do not use the pool if you have been communicably ill within the past two weeks.
- 26.12 Swim diapers and waterproof swimwear are required under the age of 3 or those not potty trained.
- 26.13 Children under 14 must be supervised by an adult.
- 26.14 No alcoholic beverages, smoking, vaping, and other drug use.
- 26.15 Food or drink in designated areas only.
- 26.16 No pets.
- 26.17 Only toys intended for pool use are allowed.
- 26.18 Be respectful to all SSOA residents, guests, and staff.
- 26.19 No boisterous, rough play, foul language, or running.
- 26.20 Appropriate clothing must be worn. City and State laws regarding lewdness apply
- 26.21 The safety and enjoyment of all patrons is a priority. Any unsafe activities or conduct that limit or reduces others’ enjoyment of the amenities is prohibited. Recreational technicians have the sole discretion to limit any activity they deem to be inconsistent with these priorities.

SWIM ATTIRE POLICY

For a safe and enjoyable experience at pools, please follow these guidelines for appropriate swim attire. Improper attire can contaminate the pool, colored material not made for swimming can bleed into the pool, and cotton fibers can clog filters, cloud the water and lead to chemical imbalances.

ALLOWED

Proper swim attire with nylon, spandex or lycra material. Shorts are required to have netting.



2-piece Tankinis



Swim/Surf Shirts



2-piece Swimsuits (No Thongs)



1-piece Swimsuits



Swim Trunks



Swimmers Diapers



Long Swim Briefs



Short Swim Briefs



Religious Swimwear



Basketball Shorts



Swim Jammers



Board Shorts



Short-Sleeve Rash Guards



Long-Sleeve Rash Guards

NOT ALLOWED

No cotton clothing including white and colored shirts.
No socks.
No jeans or cut-off shorts.
No halter tops or leotards.
No regular diapers.

No sports bras, thongs (swimsuits or underwear), compression shorts or boxers.
No khaki shorts or pants.
No street or non-swim clothing.
No see-through or transparent clothing including swimsuits.

27.0 Renting and Leasing Rules (See CC&Rs 5.28)

- 27.1 Any agreement for the leasing, rental, or occupancy of a Unit (hereinafter referred to as a “lease”) shall be in writing and a copy thereof shall be delivered to the Association before the term of the lease commences. A fifty dollar (\$50.00) late fee will be assessed should a copy of the lease not be delivered to the Association before the term of the lease commences.
- 27.2 An Owner of a Lot that is being leased shall pay a \$100.00 setup fee and a \$1000.00 security deposit to the Association before occupancy. The security deposit is refundable to the owner when the Lot is no longer leased. The minimum lease term shall be twelve (12) months. The security deposit shall be applied to any accrued assessments, fines, and/or charges before a refund occurs. The security deposit will be forfeited for early termination. A fifty dollar (\$50.00) late fee will be assessed should the security deposit not be delivered to the Association before occupancy takes place. If the deposit is late, then the security deposit, set up fee, and the late fee will be added to the Unit’s billing.
- 27.3 Key FOBs will be issued to either the tenant, or the owner (but not both).
(Violations are subject to a \$100 fine)
- 27.4 No Owner shall be permitted to lease his/her Unit for transient, hotel, seasonal, rental pool or corporate executive use purposes. Leases shall have an initial term of no less than twelve (12) months and shall not be transferrable. Daily or weekly rentals are prohibited.
(Violations are subject to a \$500 fine)
- 27.5 No Owner may lease individual rooms to separate persons or lease less than his/her entire Unit.
(Violations are subject to a \$500 fine)

28.0 Road Safety Rules (Violations are subject to a fine of \$500)

- 28.1 No motor vehicles are permitted on any SSOA common areas or trails (with the exception of those with disabilities that require it)
- 28.2 The Speed in the community is 25 miles an hour on all roads. Exceeding the limit is not permitted.
- 28.3 Motorized vehicles producing objectionable noise are not permitted
- 28.4 Reckless driving is not permitted on any community roads, trails, or common areas.
- 28.5 All licensed vehicles belonging to a household within the SSOA must be registered with the SSOA office.
- 28.6 If parents allow their children or any individual without a driver’s license to drive OHVs [Off-Highway Vehicles] (e.g. ATVs, UTVs, ROVs, RZR’s, side by sides, and motorcycles) on our community roads, it must be under the parent’s direct supervision. (Golf Carts are not considered OHVs)

29.0 Roofing Rules

- 29.1 The ACC must approve roof materials and colors. Roofs shall be tile, architectural shingles (grays, black, or browns) including asphalt shingles, wood shingles, metal shingles (no metal panels), or any other modern shingle material. Roof shingles of primary colors shall be prohibited. No gravel roofs shall be permitted. (See Master CC&Rs 5.17). Metal roof accents are permitted with approval of the ACC.
(Violations are subject to modification or replacement)
- 29.2 Roof Replacement that includes any changes from the original roofing materials and/or colors requires ACC approval. (Violations subject to modification)

30.0 Sheds and Outbuildings Rules (Violations are subject to modification or removal)

- 30.1 Sheds and Outbuildings, and their location on the lot, must each be approved by the ACC.
- 30.2 Sheds and other outbuildings must meet the city setback requirements as described in Minimum Setbacks for Accessory Structures. (See City Ordinance 19.04.07):
Front or Street Side Yard: same as principal structure.
Interior side yard: 5' if over 200 sq ft, 2' if under 200 sq ft.
Rear yard: 5' if over 200 sq ft, 2' if under 200 sq ft.
- 30.3 No outbuilding (including trailers or other vehicle, tent, or shack) shall be used as a residence.
- 30.4 Sheds or outbuildings must be constructed on a concrete pad foundation.
- 30.5 Sheds or outbuildings are not to be larger than 144 square feet (example: 12 feet by 12 feet) and must not be higher than 9 feet from the pad to the beginning of the roof line.
- 30.6 Sheds or outbuildings must not block or impede homeowner or neighbor views of the lake, golf course, or any other greenspace.
- 30.7 Carports and chicken coops are not approved.
- 30.8 Greenhouses are subject to ACC approval before installation.

31.0 Spa Pool Rules (Violations are subject to key FOB suspension)

- 31.1 Those with a communicable disease transmissible via water may not use the spa pools.
- 31.2 Those under the influence of alcohol or other impairing substances may not use the spa pools.
- 31.3 Those who are under the age of five may not use the spa pools.
- 31.4 Those running or engaging in unsafe activities or horseplay, are not allowed near or around the spa pools.
- 31.5 A patron using the facility must take a cleansing shower before entering a spa. A patron leaving the spa to use the toilet must take a second cleansing shower before returning to the spa.
- 31.6 The spa should not be used alone or for longer than 15 minutes in any one session
- 31.7 The maximum occupancy at one time is 9 patrons at the Hot Springs (North) spa and 12 patrons at the south clubhouse spa.
- 31.8 Do not enter any taped off area.

32.0 Tree Rules

- 32.1 Owners or residents may not prune, plant, spray, remove, relocate, or top common area trees.
(Violations are subject to a \$500 fine)

33.0 Yard Care Rules (Violations are subject to a \$100 fine)

- 33.1 Lawns should be cut as needed to maintain a manicured appearance. Lawns shall be less than 8” in height.
- 33.2 Edging around fences, foundations, and borders shall be done as needed to maintain a manicured appearance.
- 33.3 Lawns must be kept green in color.
- 33.4 Lots (front, back, and sides) must be weed free, including the crack joints in driveways and along sidewalks and curbs.