

Bridges at Wolf Creek

Rules and Regulations

Pursuant to Section 217 of the Utah Community Association Act, the Bridges Homeowners Association has adopted the following Rules and Regulations, including associated fines for violations of the Rules and Regulations and any provisions of the Amended and Restated Declaration of CC&Rs for The Bridges at Wolf Creek dated January 22, 2020.

- The speed limit on all streets within the Bridges community is 20 MPH.
- Fireworks are a safety and fire hazard and are not to be used in any part of the community any time of the year.
- Discharge of firearms is not permitted anywhere in the community.
- To protect the safety, privacy and quiet enjoyment of others, drones or similar devices may not be operated in or around the community's airspace.
- Long-term parking or storing of recreational vehicles, motor homes, boats, commercial vehicles, trailers, camper shells, detached campers, all-terrain vehicles or off-road vehicles is prohibited, including on driveways or streets. Long-term is defined as three consecutive days or longer, or more than three days during any given 90-day period.
- Motor homes, campers and other vehicles may not be used as accommodations (living, sleeping, or cooking) while parked in driveways or on streets.
- Only registered and operating vehicles and equipment may be parked within the community. No tarps are allowed to cover any vehicles or equipment.
- No vehicles or equipment of any kind may be parked or stored on any Common Area at any time.
- Motorized recreational vehicles (e.g. snowmobiles, ATV's, dirt bikes) may not be operated within the community, including on trails, Common Area or any Lot.
- Lighting must be "dark sky" compliant and is subject to Board approval. Outdoor lighting must aim downward and limit the field of light to prevent excessive lighting or glare into surrounding homes or lots or beyond the boundaries of the community. Please see Section 14.12 of the CC&Rs for more information regarding lighting.
- Quiet hours are from 10:00 PM to 8:00 AM, but residents have a right to quiet enjoyment regardless of the time of day. Excessive or disturbing noise is prohibited, including continuously barking dogs, loud speakers, or any other noise that disturbs others. Please be considerate of your neighbors when enjoying your patio or hot tub.

- Dogs must at all times be on a leash or under the owner's immediate control. Owners must pick up after their dog and are responsible to prevent all forms of misbehavior including trespassing, excessive barking and aggressiveness.
- Trash cans must be stored along the side of homes, and are not to be kept in driveways or along the street more than one day ahead of pick-up or left out more than one day after pick-up. All garbage and household refuse must be stored in covered containers. To prevent trash from littering the community, overflowing trash cans are prohibited. Thank you for keeping the community clean by picking up any blown or scattered trash.
- If any Owner or their family members, tenants, guests or invitees intentionally or unintentionally damages any part of the community's Irrigation/Sprinkler System (including sprinkler heads) the cost of repairing or replacing such damage will be charged to the Owner as a Reimbursement Assessment.
- Violations of these Rules and Regulations or any provisions of the CC&Rs may result in the following fines:
 - ◆ Initial Fine: \$50
 - ◆ Second Fine: \$100
 - ◆ Recurring Fine: \$150

The above fines will be administered and imposed under the process set forth under the Article 16 of the CC&Rs and Section 208 of Utah Community Association Act.

Written warnings or violation notices will delivered as set forth under Section 27.3 of the CC&Rs. Written warnings or violation notices will typically include the required time to correct the violation as determined by the Board of Directors or Design Review Board.

These Rules and Regulations are subject to change by the Board of Directors. Capitalized terms set forth under these Rules and Regulations are as defined under the CC&Rs.

If you have any questions regarding any of the above Rules and Regulations, please call Peak 2 Peak Management at 801-745-2009 Ext 3.