



**June 18, 2022**

During the past couple of years, we have seen property values in our association skyrocket. We also have a lot more members utilize their residence year round. Most of our members make a great effort to keep the property they committed to in clean and attractive condition. As a board, we have received numerous complaints about the condition of several of the properties in our community and been asked to take action so that these properties that have been ignored or allowed to run down do not distract from the value/enjoyment of neighboring units. In order to make it clear to everyone, the Board has set down some fines for not complying with our rules regarding what can be on your property, and upkeep of your property.

Most of the rules and consequences for infractions are spelled out in our Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Sweetwater Park Trailer & Camper Park recorded in Rich County Utah, Article 4, Restrictions on use of Residential Lots and Common Areas. Major portions, but not all of Article 4 are quoted here for reference purposes. An entire copy of all of the governing documents is on the website, [sweetwaterpark.org](http://sweetwaterpark.org) to be viewed at any time. Additional sections of Article 4 are also subject to the fine schedule listed here. This document was adopted by majority vote at our annual home owners meeting July 25 2015 and recorded with Rich County on Aug 29 2016.

In accordance with this Declaration, this notice is being sent to all members as required by our governing documents. Those property owners who are in violation will be receiving this notice via registered mail with specific direction on what is to be accomplished on their property. Please bear with us as we try to respond to your requests to get people to care about not only their property but those around them.

#### **4.5 MAINTENANCE OF STRUCTURES AND GROUNDS.**

- a. **Responsibility of Owners.** Each Owner shall maintain his Lot and Improvements thereon in a clean and attractive condition, in good repair, and in such fashion as not to create a fire hazard. Such maintenance shall include, without limitation, painting, repair, replacement, and care for roofs, gutters, downspouts, exterior building surfaces, walks, and other exterior Improvements and glass surfaces. In addition,

each Owner shall keep all shrubs, trees, grass, and plantings of every kind on his Lot neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material.

- b. **Remodeling.** All exterior remodeling shall be subject to any guidelines or regulations adopted by the Architectural Control Committee relating to material requirements, or any additional requirements.
- c. **Violations.** If not regularly completed in accordance with the Rules of the Association, the Association may, but is not obligated to, enter the Lot, remove the trash, weeds, or other unsightly material; or perform any necessary exterior maintenance work and assess the costs against the Owner of the Lot, including vacant Lots or Lots under construction.

Notice will be given to correct the cited offence within 14 days. If no action within 14 days a \$500 fine will be assessed. If no action within 30 days an additional \$1000 fine will be assessed. If no action within 14 days a \$100 a day for 30 days fine will be assessed after which a lien will be placed on the property and the association will begin legal action to take property.

**4.7. VEHICLES IN DISREPAIR.** No Owner shall permit any vehicle which is in an extreme state of disrepair to be abandoned or to remain parked upon any Lot or on the Common Areas or on any street for more than twenty-four (24) hours. A vehicle shall be deemed in an "extreme state of disrepair" when the Board of Trustees reasonably determines that its presence offends the occupants of the neighborhood. Should any Owner fail to remove such vehicle, the Association may have the vehicle removed from the Property and charge the expense of such removal to the Owner.

Any vehicle/trailer/boats/boat trailers that are unlicensed or not in working order, a notice will be given allowing 14 days to remove or correct. If no action taken within those 14 days a \$500 fine will be assessed. If no action within 30 days an additional \$1000 fine will be assessed. If no action within 14 days a \$100 a day for 30 days fine will be assessed after which a lien will be placed on the property and the association will begin legal action to take property.

**4.9. RUBBISH AND TRASH.** No Lot or part of the Common Areas shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal and out of public view. Yard raking's, dirt, and other material resulting from landscaping work shall not be dumped onto streets, Common Areas, or on any Lots. Should any Owner fail to remove any trash, rubbish, garbage, yard raking's, or any such materials from any Lot, any streets or Common Areas where deposited by him within five (5) days following the date which notice is sent to him by the Board of Trustees of the Association, the Association may have such materials removed and charge the expense of such removal to the Owner. All appliances, furniture, construction materials, and the like shall be taken to the Rich County landfill at its owner's expense.

Notice will be given to remove offending material within 14 days to correct and remove. If no action within 14 days a \$500 fine will be assessed. If no action within 30 days an additional \$1000 fine will be assessed. If no action within 14 days a \$100 a day for 30 days fine will be assessed after which a lien will be placed on the property and the association will begin legal action to take property.

Weeds : The Spring Newsletter serves as the first notice to take care of your weeds and general cleanup of your property. Second notice: 2nd week in June. If not remedied within 14 days, the Association will have your property cleaned up and charge for the cost of the cleanup AND a \$100 fine.

In accordance with our Declarations and Covenants restated below, these fines will go into effect on 1 July 2022. This will give those that are currently in violation a chance to clean up their lots and get rid of any unlicensed or broken-down cars, trucks, campers, trailers or boats they may be hanging on to.

This will be posted on our website along with our governing documents.

#### **4.15. ASSOCIATION RULES.**

- a. **Additional Use Restrictions.** In addition, the Association, through the Board of Trustees, from time to time, may adopt, modify, or revoke Rules governing the conduct of persons and the operation and use of Lots and the Common Areas as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property.
- b. **Delivery of Rules.** A copy of the Rules, upon adoption, and a copy of each amendment, modification, or revocation thereof, shall be delivered by the Association Board of Trustees promptly to each Owner and shall be binding upon all Owners and occupants of all Lots ten (10) days after the date of sending notice. Association Rules may be modified, amended, or revoked through the Board of Trustees without the vote of the membership, but must not be inconsistent with this Declaration or the Bylaws.
- c. **Fines.** The Association may assess a fine against any Owner for violation of the Governing Documents. Any unpaid fines may be collected by the Association as an unpaid Assessment as provided in Article 8.