



## **MOOSE HOLLOW CONDOMINIUMS & CASCADE TOWNHOMES RULES AND REGULATIONS**

### **Quiet Enjoyment**

Moose Hollow quiet enjoyment hours for owners and guests are enforced from 10:00 p.m. until 8:00 a.m. Please be courteous of others and observe their right to privacy and to be undisturbed during these hours.

### **Pet Policy**

Owners are allowed to have pets, but renters and guests of owners are NOT allowed to have pets on the premises at any time.

If guests or renters are found to have pets on the premises, the OWNER of the unit in which the guests/renters are staying will be assessed a \$25 fine. The owner of the unit will be immediately notified if such a violation occurs. Failure of the pet owner to remove the pet within 24 hours will result in subsequent fines of \$100 per day (\$500 maximum fine/month) to the owner of the unit.

As a property owner authorized to have a pet on the premises, the following applies:

Each owner who has a pet at their unit shall register the pet with property management including type of pet and description. If the pet is not registered, the owner will be subject to a \$25 fine each month it is not registered.

Dogs must be on a leash at all times. If an owner has a dog, as soon as the dog leaves the unit it must be restrained on a leash. If a dog is not on a leash at all times (including in the building entry way), the owner will be assessed a \$25 fine. If the dog is seen unleashed a second time subsequent fines of \$100 per day, \$500 maximum fine/month, will be assessed.

Droppings MUST be picked up. Pet owners failing to immediately clean up after their pets will be assessed a \$25 fine. Likewise, this fine will increase to \$100 for subsequent offenses (\$500 maximum fine/month). Continued violations will result in revocation of permission to have pet on the premises.

NO pets are allowed in the pool area, clubhouse or exercise facility at any time.

If pet disturbs others by barking or in other ways becomes a disturbance, the management committee will send notice to the owner of pet and request that the annoyance to be discontinued. If such annoyance is not discontinued and corrected, the management committee may revoke permission to keep the pet at Moose Hollow Condominiums and Cascades and the pet must be removed from the property.

If a pet shows aggressive behavior or bites anyone, then permission to keep the pet shall be revoked and such pet shall be immediately removed from the property. The pet owner will bear sole responsibility for any liability from a bite, etc., and completely releases the HOA of all responsibility.

Each owner who keeps a pet in a unit shall hold all other owners harmless against any loss of liability of any kind or character or as a result of having such pet at Moose Hollow Condominiums and Cascades.

## **Vehicle & Recreational Vehicle Parking Policy**

Cascade Townhomes – Vehicles are not allowed to park in the courtyards at any time. If an owner or guest is parked in the courtyard, you will receive a warning from management. If the vehicle continues to park in courtyard, a \$25 fine will be assessed to the owner of that vehicle. This fine will increase to \$100 for subsequent offenses (\$500 maximum fine/month). Parking for the Cascades is allowed in stalls around the complex. The parking stalls in front of the Clubhouse may be used unless the Clubhouse is reserved. Reservations for the Clubhouse will be posted on the Clubhouse door.

Recreational Vehicles, boats and trailers should be parked at the bottom of the cul-de-sacs of Fox Run, Lakeview Drive and along Moose Hollow Drive. No vehicle, trailer or boat should be continuously parked on-site for more than 5 days without receiving permission from the management committee. No overnight camping is allowed in any vehicle, boat or trailer.

Only registered and working vehicles are allowed to be parked on the property. No tarps are allowed to cover any vehicles. All vehicles must be parked perpendicular to the sidewalk and should not block the sidewalk. A written notice will be placed on any vehicle in violation of the parking rules. If vehicle is not moved, then vehicle will be towed at owner's expense.

## **Access Cards to Fitness Room and Pool/Jacuzzi Areas**

Access to the fitness room and pool/Jacuzzi areas is by electronic cards. Each owner will receive 2 cards per unit. If additional cards are requested or cards are lost and need to be replaced, the fee is \$20.00 per card.

## **Pool and Spa Rules**

1. No pets allowed in the pool area (see Pet Policy, page 1).
2. The pool is private property and is for residents, authorized renters and accompanied guests only. NOTE: Authorities are called out for violations and trespassing charges are filed.

3. The Pool may be used between the hours of 8:00am and 10:00pm only. Violation of hours will also result in authorities being called out and trespassing charges filed.
4. SMOKING AND ALCOHOL IS PROHIBITED IN THE POOL AREA.
5. The Sauna and Jacuzzi may be used between the hours of 8:00am and 10:00pm and is for residents, authorized renters and accompanied guests only.
6. Keep noise to a minimum before 9:00am and after 9:00pm.
7. Please shower before use!
8. NO Children under age 14 allowed in the pool area without adult supervision; if you see unsupervised children under age 14, please ask them to leave the pool area and contact the management office.
9. WALK; don't run in the pool area.
10. No gum and no glass bottles within the fenced pool area.
11. Please be courteous with the number of guests you bring to the pool and spa.
12. No reservations. The pool and spa are not to be used exclusively for private use or parties.
13. DO NOT prop the pool gate open. (This is a huge liability issue as there are many kids playing nearby who could wander in without supervision).
14. Replace the Jacuzzi cover after usage.
15. Clean up after yourself and your guests.
16. Remember your belongings. A lost and found box is located in the management office, but there is no guarantee that your item will be turned in. Unclaimed items will be disposed of after 14 days.

## **Garbage**

Please remove all garbage from units and dispose of in large dumpsters located throughout the community.

## **Volleyball Court**

The volleyball court is for owners, renters and guests of owners only and may not be reserved. If others are waiting to use the court, please limit your time to one hour intervals.

The management company will keep a volleyball on hand and may be checked out when the management office is open.

A credit card will be kept on file when checking out the volleyball. Once the volleyball is returned, the credit card number will be destroyed. If the ball is not returned, the credit card will be charged \$40.00.

Do not hang on the volleyball net.

## **Picnic Area**

There are two separate picnic table areas located behind Moose Hollow Condominium Bldg 1 which may be reserved. Please contact the management office for reservations (801) 745-2009. Renters will be responsible to clean area up after their event or forfeit deposit. A credit card will be kept on file for a deposit if reserving the picnic area. If the area is not cleaned after use, the

card on file will be charged for the amount of time it took to clean the area at a rate of \$25 per hour.

## **Clubhouse**

The Clubhouse may be used between the hours of 8:00am and 10:00pm and is for residents, authorized renters and accompanied guests only. Extended hours may be granted with the permission of management.

The garage located in the basement of the clubhouse is for HOA maintenance only and is off limits for access.

Moose Hollow and Cascade owners may reserve the clubhouse by contacting the Management Company at (801) 745-2009 and is reserved on a first come basis. The Management Company will have details regarding fees and rates.

Payment in full is required at the time the Clubhouse is reserved. A credit card is required to be held for a cleaning/security deposit. Required cleaning will be charged at a rate of \$30/hour but no charges will be billed if there are no damages and the Clubhouse is thoroughly cleaned in compliance with Clubhouse check list after private use. Checklist will be posted in the Clubhouse.

A reservation form must be completed to reserve the clubhouse. The reservation form is available in the management office or on the HOA website.

Do not enter the clubhouse during a scheduled event unless you are invited. Let's give all owners common courtesy and privacy. If you believe any owner is taking advantage of the reservation privilege, please report it to an HOA board member or the management company.

If you have an important event, please make sure you schedule it in advance. Whenever there is not a scheduled event, owners are welcome to use the clubhouse during hours of operation. Owners must coordinate the use of the clubhouse with the management office and notify management when they will be finished, so an inspection can be completed.

There is a camera within the clubhouse. Do not tamper with the cameras. The cameras are there to help protect the homeowner's interest. Tampering with cameras will result in forfeiting your right to use the clubhouse and your reservation deposit.

Access to the clubhouse is by key code. Please obtain code from the management office or from the Moose Hollow website under the owner's tab.

Smoking is prohibited in the Clubhouse.

## **Exercise Equipment & Room Rules**

Use of exercise equipment is at your own risk and use thereof constitutes release of liability to the HOA.

NO Children under age 16 unless under adult supervision.

Absolutely NO horseplay or use of equipment for which it is not specifically intended.

The Exercise room is available for owners and their guests. Access to facility is through the back doors on the ground floor of the Clubhouse. Lock code is available from the management company and posted on the Moose Hollow website under the owner's tab.

The exercise room may not be reserved.

Wipe the equipment before and after use with the towels and disinfectant spray provided.

If other homeowners are waiting to use the equipment, limit your usage to one-hour intervals.

Be courteous of others.

Smoking and Alcohol are prohibited in the Exercise Room.

## **Motorized Kids Toys, Bikes and Skateboards**

Child motorized/electric ride on vehicles such as 4 wheelers, Barbie jeeps, motorized scooters, etc are prohibited inside of Moose Hollow or Cascades except on sidewalks and trails. Bikes and skateboards are allowed on the paved roads and trails. Please be courteous of others on trail system. Please use extreme caution and watch for vehicles at all times. Use of these child vehicles will be at your own risk and by so using, you agree to release Moose Hollow of all liability.

## **Barbecuing**

Barbecue grills are NOT allowed on the decks of the condominiums or the townhome units because of fire hazard. Barbecue grills are only allowed on patios or in the designated grilling areas in the common area. Barbecue grills may not be reserved.

The barbecue grills located around the common grounds are for the owners and guests of owners use. After barbecuing please clean out the grill and pick up all trash.

## **Fireworks**

Because of fire hazards, fireworks are NOT allowed in the complex at any time.

## Smoking Policy

Due to the known adverse health effects of secondhand smoke, and the fact that secondhand smoke has been defined as a nuisance by the Utah State Legislature, the Committee hereby declares that tobacco smoking, to include e-cigarettes, shall be prohibited inside any “Condominium Unit” and/or in the “Common and Limited Common Areas” out to a distance of 25 feet from the “Building” as defined in the Declaration of the Moose Hollow Condominium Project. These prohibited areas include the condominium unit patios and decks, stairs (indoor and outdoor), stairwells, common entrance areas, the swimming pool area to include both Jacuzzi areas, and the “Clubhouse” and its associated deck and fitness/recreation room. Smoking will not be prohibited when at a minimum of 25 feet away from the areas listed above or when in a designated smoking area which is identified by signage and contains a cigarette butt trash receptacle.

- First Violation: Written notice of violation
- Second Violation: \$50.00 fine
- Subsequent Violations: \$100.00 fine

Fines will be collected in accordance with the Rules and Regulations as determined by the Management Committee.

## Fair and Reasonable Notice to Homeowners

Per the Utah Condominium Act, under Title 16, Chapter 6a, Moose Hollow constitutes fair and reasonable notice to owners by method of electronic means, including text message, Email or the Association’s website. Notwithstanding, an owner may, by written demand, require the Association to provide notices to the owner by mail.

\*\*Moose Hollow Rules and Regulations are subject to change at any time based at the Board’s discretion.



**MOOSE HOLLOW CLUBHOUSE  
CLEANING CHECKLIST**

	<b>Satisfactory</b>	<b>Unsatisfactory</b>
All trash cans emptied and bags replaced (including bathrooms). Trash bags are under the counter.	_____	_____
All counters are clean.	_____	_____
All dirty tablecloths are placed in bag and left by counter.	_____	_____
All glass doors are clean.	_____	_____
Bathrooms are thoroughly clean.	_____	_____
All carpets have been vacuumed Upstairs and downstairs if both areas were used.	_____	_____
All folding tables and chairs are clean and put away.	_____	_____
All tile floors, including clubhouse entrance, have been swept & mopped, if needed.	_____	_____
Deck is clean and any furniture that belongs inside has been brought in.	_____	_____
If furniture was moved by someone other than Management Company, it must be placed back in its original location.	_____	_____

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If additional cleaning was required:

Area(s): \_\_\_\_\_ Hours: \_\_\_\_\_

Area(s): \_\_\_\_\_ Hours: \_\_\_\_\_

Area(s): \_\_\_\_\_ Hours: \_\_\_\_\_

**Total Time:** \_\_\_\_\_ **x \$30.00 per hour = Total Cleaning Fee Due: \$** \_\_\_\_\_

Name: \_\_\_\_\_

Date of Reservation: \_\_\_\_\_

If none of these items are completed you will forfeit your entire deposit. Thank you for your efforts to keep the clubhouse looking nice for all homeowners and residents to enjoy.

**\*\*Moose Hollow Rules and Regulations are subject to change at any time based at the Board's discretion.**