



MOOSE HOLLOW CONDOMINIUMS & CASCADE TOWNHOMES RULES AND REGULATIONS

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.

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.

Pets must be on a leash at all times.

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 guests 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 Drive, Lakeview Drive and Moose Hollow Dr. or across from Buildings 12 and 13 on Moose Hollow Drive in front of the foundation of Building 14. Once Building 14 is constructed, parking in front of this building will be for owners, renters and guests of owners only, and no recreational vehicle parking. No vehicle, trailer or boat should be continuously parked on-site for more than 5 days without receiving permission from the management committee.

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. 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.
5. Keep noise to a minimum before 9:00am and after 9:00pm.
6. Please shower before use!
7. **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.**
8. WALK; don't run in the pool area.
9. No gum and no glass bottles within the fenced pool area.
10. Please be courteous with the number of guests you bring to the pool and spa.
11. No reservations. The pool and spa are not to be used exclusively for private use or parties.
12. **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).
13. Replace the Jacuzzi cover after usage.
14. Clean up after yourself and your guests.
15. 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 and Recycling

Please remove all garbage from units and dispose of in large dumpsters located throughout the community. Recycling is available only in the large container located near the corner of Moose Hollow Drive and Huntsman Path. Only the following items are to be placed in the recycling container: Cardboard, paper, plastic and aluminum. **NO GLASS** of any kind.

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 Tables & Canopy Rentals

There are two separate picnic table areas located behind Moose Hollow Condominium Bldg 1 which may be reserved. Four (4) canopies are also available to rent for \$25 each ~ renter is responsible for set-up and take-down of canopies. **Please contact the management office for reservations and rental inquiries, (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.

A credit card will be kept on file as a deposit when reserving a canopy. If the canopy is returned in good condition the card will not be charged. If the canopy is not returned or is returned in poor condition, the credit card on file will be charged \$150.00 per canopy.

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. 50% down will be required to confirm the reservation and is refundable up until 30 days before arrival. The final payment is due the day of the event and a credit card is required to be held for a cleaning/security deposit. Required cleaning will



Clubhouse Continued

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.

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.



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.

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



Clubhouse Checkout Checklist

In order to receive a full refund of your clubhouse reservation deposit, the following Checkout Checklist must be followed. The dollar amounts following each item

- ___ Empty all trash cans in common area
- ___ Vacuum floor in common areas
- ___ Wipe off counters
- ___ Remove all of your decorations from inside the clubhouse
- ___ Restrooms same condition as prior to your reservation
- ___ Tampering with security cameras
- ___ Loud music heard outside the clubhouse

**Please note that this list is not all inclusive and if there are other items which must be cleaned or repaired as related to your use of the clubhouse, there could be deductions for those items as well. Further, if cleaning or damages exceed the \$100 deposit, additional charges will be assessed.

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.

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