

Stonebridge Homeowners Association

Rules & Regulations

2023

1. CONTACTING MANAGEMENT: For concerns, questions, or for copies of CC&R's, Bylaws, Rules & Regulations, contact Teresa Sagers at stonebridgenibley@gmail.com.

2. PAYMENT OF DUES: Homeowner Association Dues are due by the 31st day of January each year. To make payment arrangements contact the management at stonebridgenibley@gmail.com. There is a grace period provided to allow for unexpected delays, or other unforeseen circumstances. After the 30th of September, past due accounts will be subject to a late penalty and interest. HOA fees for the year are \$180. Payments can be made by mail. Please send payments to: Stonebridge HOA 1370 W 2930 S Nibley, UT 84321. Online payment options are available but subject to additional fees.

3. NOISE: Between the hours of 10:00 pm and 7:00am loud or unnecessary noise is prohibited. Excessive noise is prohibited at all times per Nibley City Ordinance.

4. PARKING: No vehicles including trailers or recreational vehicles may be parked on the road for more than 72 consecutive hours per Nibley City Ordinance. No blocking of any sidewalks or driveway. Violations will be subject to fines. Please be courteous to your neighbors in regards to where you choose to park your vehicle. Please limit street parking as much as possible to help increase visibility on the streets and keep our children safer. During the winter, no vehicles may be parked on the street overnight in accordance with Nibley City ordinance.

5. PETS AND ANIMALS must be kept in compliance with current city laws. Pets/animals may not run free in the subdivision. Owners/residents are responsible for keeping pets/animals in a secured area or under control at all times. Pets must be on a leash at all times when in the common areas. Owners/residents are responsible for cleaning up after their pets in all parts of the Subdivision.

6. HOME APPEARANCE/LANDSCAPING:

The outsides of homes must be in compliance with the CC&Rs and in accordance with Nibley City laws.

Front Yards: Trees must be pruned and trimmed so as to not block walking on the sidewalk. Weeds are to be kept under 12" tall. Yard debris, grass clippings must be disposed of in a trash bin or bags. **DO NOT dump yard waste on vacant lots, common areas or on streets/property outside the subdivision.**

7. TRASH: Residences are responsible for contracting, paying for and managing their own trash bins. No trash or unwanted items of any kind are to be placed around the bins. No littering allowed at any time. Please **properly dispose of all waste** and **DO NOT** dump on vacant lots or common areas.

8. VACANT LOTS: *No dumping* of rubbish, yard debris, construction trash or cement is allowed on vacant lots. Weeds must be kept under 12" high. Sidewalks are to be kept clean and free of overgrown weeds. Lot owners will be issued one warning letter upon violation. **If not corrected within 30 days, owner will be fined \$50 for every month of non-compliance.** After continued violation, lot may be cleaned by the HOA with cost billed to lot owner.

9. ENTRANCE LANDSCAPE: **No one is allowed to play on or around the Stonebridge entrance, signs or lighting.** Homeowners will be responsible to pay any costs incurred to repair damage done by their children, guests or residents.

10. NON-RESIDENT HOMEOWNERS: Homeowners who are non-residents are responsible to disclose to their renters/residents any Stonebridge HOA rules and regulations that may apply to all residents who reside within Stonebridge Subdivision. Such non- resident homeowners may be held liable for violations and/or damage caused by their respective renters/residents.

11. ANTI DISCRIMINATION: Management, Property Owners, and Residents of Stonebridge Homeowners Association and their representatives agree that there shall be no discrimination of any person based on Familial Status, Race, Sexual Orientation, Disability, Religion, National Origin or Source of Income.

Fines will be assessed as follows unless otherwise stated:

1st Offence: 1 Written Warning

2nd Offence: \$25.00 Fine

All Offences there after \$50.00