



Pages Place Home Owners Association
PO BOX 223
Bountiful, UT 84010
pageshoa@gmail.com
www.pagesplacehoa.org

RENTAL ACKNOWLEDGEMENT SHEET
SUMMARY of COVENANTS, RESTRICTIONS & RULES

These are not to be used in place of the Association Documents. You are required to read and observe all Rules and Regulations as stipulated in the Rental Policy. If a copy of the documents is needed, they can be viewed or downloaded at www.pagesplacehoa.org.

2.02 Use of Units. Absent written consent from the Board approving a different use, the use of Units shall be for residential purposes only.

2.05 Modification to Units. Without prior, written approval from the Board, an Owner may not make any repairs, modifications or alterations to any part of the exterior of a Unit or building. The Board may require that such modifications or repairs be made in a particular manner and with qualified persons to maintain conformity within the Project.

7.02 Maintenance of Limited Common Areas. The Limited Common Areas within the Property are comprised of private decks or concrete areas appurtenant to one or more Unit(s). Accordingly, the maintenance of the Limited Common Areas is the responsibility of the Unit(s) appurtenant to said Limited Common Areas.

7.03 Snow Removal. The Association shall make reasonable and prudent efforts to remove snow from sidewalks and other relevant Common Areas within the Project. Owners shall be responsible for removing snow from entryways, stairs, porches, decks and patio areas appurtenant to their Unit(s).

7.05 Owner's Responsibility for Maintenance of Units.

- (a) Each Owner, at such Owner's sole cost and expense, shall maintain and/or replace such Owner's Unit and the improvements constituting a part thereof, in good order and repair, including:
- i. Entryways, decks, patios, balconies, porches and gates;
 - ii. All interior and exterior doors, including frames, locks, hinges, door jams and garage doors;
 - iii. Finished interior flooring, tiles, wallpaper, paint, carpet, wood, fireplaces, other material comprising finished interior floors, walls or ceilings;
 - iv. Framing and insulation associated within interior walls;
 - v. Drywall and similar materials within a Unit;
 - vi. Skylights, windows, window sills, window frames, glass, screens, and patio doors;
 - vii. Sewer and drainage pipes, wiring, power, water and other utility lines to the extent located within an Owner's Unit;
 - viii. Concrete pads within and Owner's Unit(s) or garage(s); and

- ix. Plumbing fixtures, fans, stoves, refrigerators, appliances, heaters, furnaces, fireplaces, vents, chimneys, HVAC systems, compressors, condensers, ducting, air conditioning, water spigots, lighting fixtures, pipes, and similar appliances, fixtures and pipes that exclusively serve an Owner's Unit(s)
- (b) If, in the reasonable judgment of the Association, an Owner fails to maintain the Owner's Unit, or the exterior of any improvements constituting a part thereof in good order and repair, and such failure remains uncured for more than thirty days after the Association's delivery of written notice thereof to such Owner, the Association may enter upon such Unit and perform such maintenance or repair as the Association deems necessary or advisable and charge all costs and expenses incurred by the Association in connection therewith to the Owner.

8.01 Exterior Antennas and Satellite Dishes. An Owner is first required to utilize existing cables, satellite dishes, antennas and related structures before installing any new hardware to the exterior of the Unit or building. Prior approval from the Board as to the location of new satellite dishes, antennas, cables and related hardware is required.

8.02 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Unit. And no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such Unit or surrounding Common or Limited Common Areas in the vicinity thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other Unit or Common or Limited Common Areas, or to the occupants or users thereof.

8.03 Trash and Rubbish. The burning of rubbish, leaves or trash on the Property is prohibited. Trash containers shall be covered. No Owner. Shall permit anything or condition to exist in or about his Unit which may induce, breed or harbor infectious plant diseases or noxious insects.

8.04 Animals. No animal, bird, fowl, livestock of any kind shall be raised, bred or kept in or about any Unit except that domestic dogs and cats (maximum of three) and other household pets may be permitted by the Association so long as they are kept within the Unit at all times, except when on a leash and under the direct control of the Owner. Pet owners shall promptly remove and dispose of all excrement emitted by their pets in any Common or Limited Common Area. No pet runs, kennels or houses shall be allowed outside the Units, within the Limited Common Areas or Common Areas. The Board may adopt Rules and Regulations with respect to the size and type of permitted pets, as well as other Rules and Regulations governing permitted pets.

10.02 Hazard Insurance. The Association shall maintain a blanket policy of property insurance covering the entire Project, including all buildings, Units, improvements, fixtures, equipment, Common Area and Limited Common Area. The policy shall be in an amount not less than 100% of current replacement cost of all covered property. The deductible for the Association's policy may not be in excess of \$10,000.00.

- (a) Owners' Responsibility for Payment of the Deductible. If a covered loss occurs under the Association's insurance policy, the Association's policy provides primary coverage, and the Owner is responsible to pay the Association's policy deductible. An Owner's insurance policy, if any, applies to that portion of the loss attributable to the Association's policy deductible. If an owner fails to pay said portion, the Association may levy an assessment or fine against the Owner for said amount.

(b) Association's Right to Not Tender Claims that are Under the Deductible. The Board may, through exercising its business judgment, determine that a claim is likely not to exceed the deductible and decide not to tender the claim.

Rules Violations:

Homeowner who rents or leases shall be responsible for the conduct of his tenants. Upon written notice from the Board, the homeowner shall be responsible for correcting violations. If homeowner fails to correct any such violations by the tenants within 72 hours of such notice, the cost of such action will be assessed to the Owner and payable within thirty (30) days of the assessment. Such costs shall be collected and enforced in the same manner as assessments in the Declaration.

Homeowner, by act of renting or leasing his Unit shall be deemed to have consented to these procedures and shall indemnify and save harmless the Board against any and all liability therefor.

It is expressly understood that the remedies available to the Board shall include, but not be limited to, the right to seek eviction of the tenant.

Tenant Communications:

Homeowner (landlord) is responsible to relay all communications from the HOA to their tenants and are responsible to assure that their tenants comply with said communications.

Tenants may not directly contact Pages Place Home Owners Association or the Board of Directors or any other representative of the Association for resolution of problems, issues or concerns. All Tenant Communication must be directed to their landlords.

Enforcement:

The Home Owner Association will strictly enforce the Rental Policy. Failure of any homeowner (landlord) or tenant to follow this policy will be considered in violation of the rules.

Non-compliance with any of the provisions of this rental policy will result in an assessment of \$15 per day for the number of days in non-compliance.

Failure to submit the required information shall mean assessment of a \$200 non-compliance fine.

Acknowledgment:

I/we have read, understand, and agree to comply with the Pages Place Home Owners Association Rental Acknowledgement Sheet.

Tenant Signature(s): _____

Date Signed: _____

Unit Number: _____