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RICHARD T. MAUGHAN  
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DEP RTT REC'D FOR PEACEFIELD HOA

WHEN RECORDED, RETURN TO:  
Attn: Darrin Pasco  
Peacefield Homeowners Association  
1686 East Ridge Road  
Layton, Utah 84040

## **Rules and Regulations for the Peacefield Planned Residential Unit Development (PUD)**

These Rules and Regulations (these "Rules") for the Peacefield Planned Residential Unit Development ("Peacefield") have been adopted by Peacefield Homeowners Association ("HOA") by a vote of the HOA Board of Directors pursuant to the Declaration of Covenants, Conditions, and Restrictions of Peacefield Planned Unit Development recorded on July 12, 1999 as entry 1530975 at book 2531, pages 77-94 of the official records of the Davis County Recorder, as may be amended or restated from time to time (the "CC&Rs").

### **Property Description**

The real property subject to these Rules is all of Peacefield PUD Phases 1-6 as defined by the CC&Rs, which property is designated by the official Plats for Peacefield as recorded in the official records of the Davis County Recorder

### **Introduction**

These Rules are established as a basis for a successful community and an enjoyable lifestyle. Living in a Planned Residential Unit Development and having a homeowners association is different than living in a traditional neighborhood. Here in Peacefield, having community rules and regulations is essential to fair and consistent administration of Peacefield by the HOA. Rules are promulgated by the HOA Board of Directors for the benefit of the members of the HOA and for the protection of their property. These rules and regulations are authorized by and are a supplemental addition to the CC&Rs that pertain to Peacefield.

Owners are responsible for compliance; therefore, residents are encouraged to assist in the enforcement of the Rules by (i) admonishing violators to comply and (ii) reporting violators to any HOA Board Member or Managing Agent designated by the HOA Board. All HOA members should contribute to the enforcement of the Rules. Unless disclosure is required pursuant to a valid subpoena, discovery request, court order or other legal procedure, all complaints by HOA members will be held confidential. All complaints must be in writing and signed by the complainant.

### **Enforcement Fines**

At the sole but reasonable discretion of the HOA Board violations of the CC&Rs or the following Rules and Regulations may subject the violator to monetary fines as follows:

**First Offense** - A written notice will be delivered to the owner and/or resident committing the violation requesting that the violation be stopped or cured. If the offense is not corrected within 3 days, then the offender will be fined as follows: \$25/week for the first two weeks the violation continues; \$50/week for the next 2 weeks; and \$100/week thereafter.

**Second Offense** – For the second offense of the *same violation*, a **\$25.00** fine will be assessed to the *home owner*, along with any additional expenses (i.e. Repairs, Towing). In addition, if the offense is not corrected within 3 days, then the offender will be fined: \$25/week for the first two weeks the violation continues; \$50/week for the next 2 weeks; and \$100/week thereafter.

**Third Offense** - For the third offense of the *same violation*, a **\$50.00** fine will be assessed to the *home owner*, along with any additional expenses (i.e. Repairs, Towing). In addition, if the offense is not corrected within 3 days, then the offender will be fined: \$25/week for the first two weeks the violation continues; \$50/week for the next 2 weeks; and \$100/week thereafter.

**Additional Offenses** - For any additional offenses of the *same violation*, a **\$100.00** fine will be assessed to the *home owner*, along with any additional expenses (i.e. Repairs, Towing). In addition, if the offense is not corrected within 3 days, then the offender will be fined: \$25/week for the first two weeks the violation continues; \$50/week for the next 2 weeks; and \$100/week thereafter.

The Association may enforce payment of these fines through court proceedings and/or your lot may incur a lien and be sold through the exercise of a power sale. Please treat them seriously. The fines are not exclusive of other remedies available to the HOA and may be levied and enforced in addition to other remedies, including injunctive relief or other causes of action. The HOA shall have the right to seek an injunction to enjoin any violations of the CC&Rs or these rules. Any person who violates the CC&Rs or these rules shall be liable for all reasonable costs of the HOA in attempting to enforce the CC&Rs or these rules, including without limitation reasonable attorneys' fees.

### **Rules and Regulations**

#### **Parking and Vehicle Rules:**

1. Residents should park their motor vehicles within their garage or driveways. All vehicles parked on the street must be driven away at least once within each 24 hour period and cannot occupy the same street location for more than 24 hours at a time.

2. Recreational vehicles, including without limitation trailers, boats, motor homes, RVs, PWCs, ATVs, and other vehicles used primarily for recreation, must be stored within an enclosed garage. Parking or storing such vehicles on the street or at the side of the house is prohibited. Residents may have a period of up to 48 hours to load and un-load their recreational vehicles as needed. Commercial vehicles may not be parked or stored on the street or at the side of the house.
3. No resident shall repair or restore any vehicle of any kind, except for minor repairs completed inside an enclosed garage or bona fide emergency repairs to the extent necessary to enable movement to a proper repair facility.
4. Storing or parking vehicles of any kind on the common areas is prohibited. Vehicles parked in violation may be immobilized, impounded and towed without additional notice and at the owner's sole expense.
5. Driving motor-powered vehicles of any kind (including without limitation mini-bikes, motorcycles, go-carts, or similar vehicles, whether electric or fuel operated) on the sidewalks, landscaped areas, or common areas is prohibited.

**Nuisance Rules:**

6. It is the responsibility of each owner and resident to prevent the creation or maintenance of a nuisance in, on or about their property. The following are prohibited:
  - a. Any unclean, unhealthy, unsightly or unkempt condition on, in or about the home that may unreasonably interfere with the use and enjoyment of Peacefield by other members of the HOA.
  - b. The storage of any item, object or property that will cause the home or common area to appear to be unclean or untidy, or that will be noxious to the senses.
7. Excessive or unreasonable noise in, on or about any home or in the common area that may unreasonably interfere with the use and enjoyment of Peacefield by other members of the HOA, especially after 10:00 P.M. and before 8:00 A.M., is prohibited.
8. Garbage and Debris - All garbage, trash, waste, or other debris shall be regularly removed from the home or yard, and shall not be allowed to accumulate thereon or to be stored in such a manner that it is visible from the street. Garbage cans should be promptly removed from the curb after trash pick-up and stored in such a way that they are not visible from neighboring lots. Fines may result from garbage cans left on the street for periods greater than 24 hours.

**Construction, Landscaping and Appearance rules:**

9. **Construction or Structural Alterations:** No construction of any kind, nor structural alterations (including any exterior color change when repainting, or replacing siding or shingles) to a home or unit is allowed without prior written consent from the Architectural Control Committee (ACC). Please see Peacefield CC&Rs for complete requirements.
10. **Landscaping:** The front yard of a home must be completed within 150 days of occupancy and rear yards within one (1) year. All landscaping plans must be approved by the Peacefield ACC. This includes the type and location of any and all fencing. All homes must have a minimal amount of landscaping to conform to the generally prevailing standards of surrounding homes. This may include, but is not limited to, a lawn and sprinkling system and foundation planting such as shrubs, bushes and flowers. Please see the HOA CC&Rs for complete requirements.
11. **Common Area:** No homeowner shall add any lawn feature, decorations, structures, or item(s) of any kind to any common area; nor delete, add, or alter the common area landscaping in any way.
12. **Business Use -** No commercial trade or business may be conducted in or from any home unless: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the residence And (b) the business activity does not involve persons coming into the community who do not reside there or door-to-door solicitation.
13. **Satellite dishes** of any kind may not be installed on the front of any home unless (a) the homeowner can show by clear and convincing evidence that the front of the home is the only area on the property reasonably suitable for satellite reception and (b) obtain the approval of the ACC for a location and dish that does not detract from the appearance of the home and neighborhood.
14. **Window Coverings -** No aluminum foil, newspapers, reflective film coatings, blankets or similar materials may be used to cover the exterior windows of any home.
15. **No window air conditioners or portable units shall be installed on any home. Nor shall any heating, cooling or air conditioner be installed on the roof.**
16. **No signs or banners are allowed without written consent from the ACC. Temporary welcome signs and signs for political candidates (no larger than 9 sq.ft) are allowed. Signs for political candidates must be removed in a timely fashion after the election.**

**Pet Rules:**

17. **Household pets are allowed provided that they are not kept, bred or maintained for commercial purpose. Pet enclosures must be approved by the Peacefield ACC, may**

consist of chain link, shall be no higher than 6 feet, and shall be contained within a portion of the rear yard that does not detract from the appearance of the neighborhood. Enclosures must be kept clean.

18. All pets must be on a leash at all times that such pets are outside of the home or an approved backyard enclosure. Pets may not be tied or tethered in common areas.
19. Pets are not allowed to relieve themselves in the common area. Pet owners are responsible to clean up after their pet. Pet owners must keep their property clear of pet feces.
20. All pets that may pose a threat or create an unreasonable risk of harm, fear, or nuisance to the community in the sole but reasonable opinion of the HOA Board are not allowed, including without limitation Doberman Pincers, Pit Bulls, Rottweilers, snakes, or other animals generally regarded as wild rather than domestic. It is the responsibility of the homeowner to obtain HOA approval for any pet that may conceivably be regarded as dangerous or a nuisance.

**Swimming Pool Rules: These rules apply to all residents, their immediate family members and all invited guests. HOA members are responsible to ensure that their guests and invitees comply with these rules.**

21. Children under 14 years of age are not permitted in the pool area unless under the direct supervision of a responsible resident adult of at least 18 years of age. (This is a Utah State Regulation.)
22. The pool is intended to be used by Peacefield homeowners, residents, and invited guests. GUESTS MUST BE ACCOMPANIED BY A PEACEFIELD HOMEOWNER OR RESIDENT OF AT LEAST 18 YEARS OF AGE, except that a Peacefield resident who is between 14 and 17 years of age may bring up to 2 guests who must each be at least 14 years of age.
23. One key will be issued to each Peacefield household. A replacement key will be re-issued at a price determined by the Board.
24. ANY RESIDENTS LENDING THEIR POOL KEY TO FRIENDS OR RELATIVES WILL LOSE THE KEY AND ACCESS TO THE POOL.
25. Residents are responsible for the conduct of their guests and their compliance with the pool rules. The number of invited guests should be kept to a reasonable number.
26. The pool may not be reserved.
27. Non-swimmers or others unlikely to exercise mature judgment in safety and health issues are not permitted within the facilities unless accompanied by a responsible

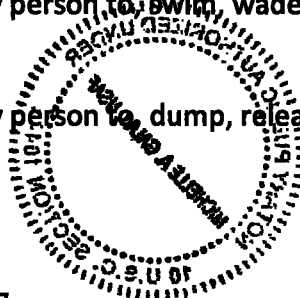
resident adult of at least 18 years of age who is charged with responsibility for their safety and conduct and must be present at all times.

28. Use of the facility is always at your own risk.
29. For personal safety, solo swimming is highly discouraged. It is recommended that someone else be present when swimming.
30. If lightning is sighted, evacuate the pool immediately.
31. Pool gates shall remain closed and locked at all times. Do not prop open the gate.
32. Life preserver rings and life saving devices displayed in the pool area, including the first aid kit, should be used only in the event of an emergency. They are not toys.
33. Please use the shower facilities before entering the pool.
34. Proper swimming attire is required when using the pool. Cut-offs, shorts, jeans, or other similar attire are not allowed.
35. Please remove hairpins, clips, or rubber bands before entering the pool. These items will cause damage to the filter system. Other small objects such as rocks and coins are also not permitted.
36. Please use the restroom as needed - **DO NOT USE THE POOL!** Help us maintain a clean and sanitary pool. Children who are not toilet trained must wear swimming-approved diapers at all times. No regular diapers are allowed in the pool. Any pool accidents will require the closure of the pool until further notice. The homeowner will be responsible for the costs associated with cleaning the pool.
37. Please turn off the lights in the restrooms when not in use.
38. Any person having a skin disease, an open wound or sore, nasal or ear discharge, or any communicable disease will not be allowed in the pool.
39. Rafts, large pool toys or devices, water guns, and other objects posing a hazard or hindrance to the efficient use of the pool are not permitted. Swim aids such as styrofoam noodles are allowed, provided that they are designed for pool use and are in good condition.
40. The following items are strictly prohibited in the pool or on the surrounding pool deck area:
  - a. Gum, food, or drink (other than water)
  - b. Glass or breakable objects

- c. Items such as skateboards, roller blades, and bicycles
- d. Pets or animals of any kind
- 41. The common and pool areas are considered to be a **NO SMOKING** area. Please do not litter cigarette butts on the property.
- 42. Alcoholic beverages are not allowed in the common and pool areas. Persons under the influence of alcohol or other intoxicants will be denied access to the facilities.
- 43. Battery powered radios may be taken into the pool area as long as they are kept at a low level of sound and do not disturb other pool patrons and those living in close proximity to the facility. Please use headphones when possible and be considerate of others.
- 44. Screaming, offensive conduct, profanity or foul language, or inappropriate behavior will not be tolerated. Running, pushing, shoving, rough play, diving into the pool, or other accident-prone or disruptive activities are prohibited
- 45. Please be courteous and pick up after yourself, keep the pool area clean, and use trash containers. This is your facility, so please treat it with the care and respect you have for your own property.
- 46. **ADDITIONAL POOL RULES MAY APPLY TO THE USE AND OPERATION OF THE POOL. THE BOARD RESERVES THE RIGHT TO IMPOSE OTHER RULES AND REGULATIONS REGARDING POOL MANAGEMENT AS THE SITUATION DICTATES. REMEMBER, THE POOL IS FOR THE EXCLUSIVE USE OF HOA HOMEOWNERS, RESIDENTS, AND THEIR INVITED GUESTS.**

**Water Feature Rules: The Peacefield water features are common areas installed for the purpose of providing pleasant sounds and views within Peacefield and not for recreational purposes. HOA members are responsible to ensure that their guests and invitees comply with the following rules regarding the Water Features.**

- 47. No HOA member shall, or shall allow any person to, change, alter or revise the direction or rate of flow of any HOA water feature or take any other action that materially affects a water feature without the express written consent of the HOA Board.
- 48. No HOA member shall, or shall allow any person to, swim, wade, walk, or play in any Peacefield water feature.
- 49. No HOA member shall, or shall allow any person to, dump, release, or discard any substance into the water features.







11-458-0101 thru 0125, 0127 thru 0130

11-459-0201 thru 0205, 0208, 0215 thru 0215, 0220, 0222

11-556-0301 thru 0317

11-480-0401 thru 0410, 0413

11-569-0501 thru 0505, 0507 thru 0515.  
[Legal Description On Front Page]

11-630-0601 thru 0613