



**NOTICE: RULES AND REGULATIONS  
Country Crossing Neighborhood  
Stansbury Park, Utah**

**September 2009**

This set of Rules and Regulations are established in accordance with the provisions of the Conditions, Covenants and Restrictions for the Country Crossing Neighborhood, a Master Planned Community, recorded entry NO.150033, on July 17, 2000, in the office of the County Recorder, Tooele County, Utah. These Rules and Regulations have been established as a basis for a successful community and an enjoyable lifestyle.

At The Village at Country Crossing Neighborhood Phase 2A, Plat 4 lots 76-87 and lots 154-162;

The Village at Country Crossing Neighborhood Phase A, Plat 2 lots 127-134 and lots 177-179 and lots 145-150 and lots 171-174;

The Village at Country Crossing Neighborhood Phase A, Plat 1 lots 64-75 and lots 114-126 and lots 151-153 and lots 175-176;

The Village at Country Crossing Neighborhood Phase 2A, Plat 3 lots 98-113 and lots 135-139 and lots 180-194;

The Village at Country Crossing Neighborhood Phase A, Plat A lots 1-10;

The Village at Country Crossing Neighborhood P.U.D. Phase 2A, Plat 5 lots 88-97 and lots 140-144 and lots 163-170;

The Cottages at Country Crossing Neighborhood Phase A, Plat 1 lots 47-63 and lots 226-233;

Picket Lane at Country Crossing Neighborhood Phase 2A, Plat 5B lots 18-29 and lot 284 and lots 375-382;

Picket Lane at Country Crossing Neighborhood Phase 2A, Plat 5A lots 11-17 and lots 271-283;

Picket Lane at Country Crossing Neighborhood Phase 2A, Plat 4, Final Plat lots 30-46 and lots 195-198 and lots 234-238;

Picket Lane at Country Crossing Neighborhood Phase 2A, Plat 6 lots 285-289 and lots 353-357 and lots 372-374;

Picket Lane at Country Crossing Neighborhood Phase A, Plat 2 lots 213-225 and lots 243-255 and lots 264-270;

Picket Lane at Country Crossing Neighborhood Phase A, Plat 3 lots 199-212 and lots 239-242 and lots 256-263;

Lakeside No. 11 PUD lots 1101-1125;

Lakeside No. 12 PUD lots 1201-1225;

Lakeside Subdivision No. 13 P.U.D. lots 1301-1321;

Lakeside No. 6 PUD lots 601-628;

Lakeside No. 9 P.U.D. lots 901-931;

Lakeside Subdivision No. 10 lots 1001-1025;

Lakeside Subdivision No. 3 lots 1-29 and lots 31-32 and lots 42-43 and lots 66-113;

Lakeside Subdivision No. 4A lots 1-22;

Lakeside Subdivision No. 4B lots 301-308;

Lakeside Subdivision No. 5 Final Plat lots 501-533;

Lakeside Subdivision No. 7 lots 701-729;

Lakeside Subdivision No. 8 lots 801-831,

the residents share a common interest in the community, and because of this common shared interest, community Rules and Regulations are deemed as not only worthwhile, but as a necessity.

All present and future homeowners, mortgagees, lessees, tenants, residents and occupants of any lot or home within the community are subject to the recorded CC&R's, and will be subject to these Rules and Regulations .

#### HOMEOWNERS' RESPONSIBILITIES:

1. Homeowners shall be liable when their guests, tenant, or occupants are found in violation of any rule governing the Association.
2. The liability for damage, harm to, or trash in any common area, pedestrian trail, vacant lot, or neighbor's property resulting from the negligence or carelessness of a resident, family member, friend, pet or animal, or any business contracted by a homeowner shall be the sole responsibility of the homeowner. Residents are encouraged to report any damage that is observed to the Country Crossing Homeowners Association Board of Directors:  
Country Crossing HOA  
PO Box 360  
Tooele, UT 84074  
435-579-1850.
3. All homeowners are advised that all streets within the neighborhood are public roads, maintained by Tooele County, or their duly authorized agents. Each owner is responsible for obeying all posted traffic controls and speed limits.

4. All pedestrian trails and sidewalks are designed for use by people. No motorized vehicles, motorcycles, three- and four-wheel, off-road type vehicles, or motorized bikes or scooters are permitted on any paved or City sidewalk. Use of any loud, noisy or obnoxious motor vehicles within the community between the hours of 10:00 p.m. and 8:00 a.m. is discouraged. Violations should be reported to the Tooele County Sheriff's office at 435-882-3734, and/or to the HOA Board. Repeat violators will be subject to a fine. Each homeowner is responsible for keeping clear all sidewalks across and adjacent to his property, including snow removal.
5. Trash and garbage is to be deposited in enclosed trash containers provided by the refuse collection company. They shall be kept from public view at all times and returned to their inconspicuous location the same day after trash pick-up has occurred. If you are going to be away from your home on trash day, please arrange with a neighbor to put away your trash containers.
6. Fences are to be installed in accordance with the following guidelines. However, in no event shall they be installed without approval of the HOA Board.
7. All front, rear and side yard fencing shall be installed per the requirements of the CC&R's.
8. Double fencing of established, community fences shall not be permitted, unless a small, inconspicuous wire mesh fabric (welded wire, 14-gauge galvanized utility fence, no higher than the top rail of the adjacent fence) is installed to keep yard and domestic animals contained within the property. Wire fabric shall not be permitted as a stand-alone fence.
9. Chain link, wire cattle fencing, including barbed wire, shall not be allowed on any residential lot, except as permitted by specific approval of the HOA Board, and as defined in the CC&R's. Also prohibited is the use of cedar tree posts, "T-posts," scrap lumber, scrap or sheet metal, or other unsightly materials, that in the sole judgment of the HOA Board would detract from the community appearance.
10. Electric livestock fencing shall be permitted on equestrian lots, so long as it is not closer than three feet from the property owner's exterior lot lines. Any electrical fencing shall be low voltage (24 volt), designed for use with livestock and shall be concealed from external view from the street.
11. White vinyl fencing, as established throughout the community, is the fence of choice for the community. Other fencing materials such as split wood-rail fence, solid vinyl, cedar, block wall, privacy-type fencing will be permitted within the guidelines of the CC&R's. All fencing shall be uniform in style, design and color. All fences shall be kept in good repair and appearance at all times. Horse and/or livestock corrals, exercise arenas and stable enclosures shall be constructed of like materials, and of a like nature and color as the balance of the property fencing or buildings. Use of pre-manufactured pipe-rail corrals is allowed; however, they are not to be used as a perimeter or boundary fencing, and shall be painted a standard green or gray color.
12. No fence on the side or rear of a lot shall exceed six feet in height.
13. No fence, wall or hedge running from the building setback to the street right-of-way shall exceed three feet in height and none shall obscure the view of passing drivers.
14. No fence, wall or hedge shall be permitted within three feet of any fire hydrant, utility box or transformer.
15. All property-line fencing and/or deviations from these standards shall be submitted for review and approval by the HOA Board prior to ordering materials or installing any fence.
16. Any additions or changes to existing structures, construction of secondary structures, barns, enclosed stables, hay sheds, and outbuildings must first be reviewed and approved, in writing, by the HOA board.
17. No trailer, camper, motor home, vehicle, tent, shack, barn, garage, accessory building or out-building shall be used as a temporary or permanent residence.
18. Exterior television, radio, short-wave antennae and satellite dishes larger than 24 inches in diameter shall not be permitted without specific written approval by the HOA Board.

19. Animals, as permitted by Tooele County and the CC&R's for the neighborhood, shall be maintained in a clean, healthful and sanitary environment, so as not to become a nuisance to neighbors. Each resident maintaining any domestic animal, fowl or livestock, shall be responsible for any nuisance created as a result of keeping said animals in the neighborhood. Commercial breeding of fowl, reptiles, domestic or stock animals is not allowed within the neighborhood.
20. All animals shall be corralled, tethered, on a leash, or otherwise under the continual control of the owner. Any stray animal found running loose will be picked up by County animal control services.
21. Animal owners shall pick up or clean up after their animals and properly dispose of all wastes, should their animals relieve themselves on others' property, on public property, or in common areas.
22. Animal owners are fully responsible for any property damage or personal injury to others caused by their animals. Any resident whose animals and/or pets are declared a nuisance by written notice from the HOA Board, may be subject to a fine.
23. Each lot or parcel has been encumbered by utility and drainage easements. It is the homeowner's responsibility to maintain, in good repair, and keep clear any obstructions from all easements in order that their intended use will not be restricted.
24. Any commercial use on any lot or within any residence within the neighborhood is not permitted, except as allowed by the CC&R's.
25. All residents, tenants and lot owners are responsible for keeping their properties maintained, structures and fences painted, lawns cut, trash cleaned up, and otherwise in a neat and pleasing condition. All articles, goods, machinery or materials shall be stored, kept and/or maintained behind a view-obscuring fence or enclosure.
26. Boats, trailers (open or enclosed), mobile homes, vehicles larger than a standard pick-up, construction and farm tractors, campers, recreational vehicles, motorcycles, garden and maintenance equipment and vehicles other than standard automobiles shall be kept in a garage or screened area in a side or rear yard. At no time shall any of said vehicles or equipment be parked or stored on any lot or public street or private right-of-way. All automobiles shall be parked in their respective garages or on the driveways. All other vehicles shall be parked behind the front building setback and shall be screened from public view. The parking or storage of commercial equipment, including, but not limited to, all vehicles which are or could be used for commercial purposes, including, but not limited to, truck trailers with or without cabs, semi trucks and semi trailers, tractors, construction trailers, excavation equipment, etc. is prohibited on all lots, driveways, side yards and streets within the Country Crossing Homeowners Association boundaries. Construction equipment used for the specific purpose of completing board-approved improvements is allowed on the property for a maximum of 30 days. Violators will be given written notice, in accordance with the "Violation Procedures" section of this document, sent via U.S. mail to the property address where the violation is occurring. Violators will be expected to remove the said item(s) within 24 hours of receiving the violation notice. If violators fail to remove the item(s), fines will accrue on a daily basis until item(s) are removed.
27. All required landscaping for each lot shall be completed within two years after the original occupancy of the Building by an Occupant. Front yard landscaping (to the front of the dwelling unit) shall be completed within one year of original occupancy.
28. Open spaces, parks, tot-lots, community pedestrian and equestrian trails, tennis courts, and all other recreational facilities are owned and maintained by the Stansbury Service Agency, except any improvements under the Developer's warranty. Stansbury Service Agency, 435-882-6188, should be the first party contacted in the event of a problem with the common area landscaping. In an emergency (i.e. a broken irrigation main, flooding from sprinklers in the common areas, etc.) please contact the Stansbury Service Agency immediately.
29. Garage doors shall be kept closed except when open for a temporary purpose.

30. These Rules and Regulations may be modified at any time by a majority action of the HOA Board of Directors.

**VIOLATION PROCEDURES:**

1. Should any violation occur or be observed, a written notice should be filed immediately with the HOA Board by writing to:
  - Via U.S. Mail:  
Country Crossing HOA  
PO Box 360  
Tooele, UT 84074
  - Via Email:  
countrycrossing@gmail.com
2. Notices of violation should include the following:
  - The nature of the violation
  - The location of the violation
  - The offending party, if known, or their address
  - The date the violation was observed
3. The HOA Board of Directors cannot respond to verbal notices of any rule violation unless it is apparent that an emergency is occurring and an immediate response is mandated, due to threatening circumstances (i.e. a water line break, etc.). All notices or complaints received will be held in strict confidence. A person reporting a violation will remain anonymous.
4. Any infraction, or violation of any of these Rules and Regulations, or of the CC&R's, will result in the following action:
  - First Offense: written warning
  - Second Offense: \$25.00 fine
  - Third Offense: \$50.00 fine
  - Fourth Offense: \$100.00 fine
  - Fifth Offense: An additional \$100.00 fine and legal action

All fine enforcement will be executed as provided in the CC&R's.

These Rules and Regulations are hereby adopted this \_\_\_\_ day of \_\_\_\_\_, 2009 by official action of the Board of Directors of the Country Crossing Neighborhood Owners Association, also known as the Country Crossing Homeowners Association and the Country Crossing HOA.

By: Jeff Thacker  
Jeff Thacker, Board Member

By: Tim Start  
Tim Start, Board Member

By: Deborah Allen  
Deborah Allen, Board Member

State of Utah

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County of Tooele

Subscribed and sworn / affirmed to before me  
this 2 day of October 2009  
Mandy Erickson  
Notary Public

