

WATCHWOOD HOMEOWNERS ASSOCIATION
P.O. BOX 20242
WEST VALLEY CITY, UTAH 84120

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28 AUGUST 87 03:14 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WATCHWOOD HOMEOWNERS ASSOCIATION
REC BY: EVELYN FROGGET, DEPUTY

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RULES OF WATCHWOOD PLANNED UNIT DEVELOPMENT

ADOPTED AND RECORDED BY WATCHWOOD HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE ENABLING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. LOT OWNERS SHALL, AT ALL TIMES, OBEY SUCH RULES AND SEE THAT THEY ARE FAITHFULLY OBSERVED BY THOSE PERSONS OVER WHOM THEY HAVE OR MAY EXERCISE CONTROL AND SUPERVISION, IT BEING UNDERSTOOD THAT SUCH RULES SHALL APPLY AND BE BINDING UPON ALL LOT OWNERS AND/OR OCCUPANTS OF THE PROJECT. THESE RULES ARE MADE AND EXECUTED THIS 28TH DAY OF AUGUST, 1987.

1. APPEARANCE AND MAINTENANCE STANDARDS.

A. Required Paint Colors.

1. Olympic Weatherscreen Solid/Opaque CEDAR.
 - a. Unit siding.
 - b. Fences and gates.
2. Olympic Weatherscreen Solid/Opaque OXFORD BROWN.
 - a. carports - trim and interior surfaces.
 - b. Existing garage doors - to be entirely painted a Solid Oxford Brown.
 - c. Trim of units, fences and gates.
 - d. Screendoors and stormdoors, to be painted Oxford Brown.

B. Exterior Siding and Trim, Gates and Fences.

1. Painting Schedule.
 - a. Every three (3) years. Owners have three (3) options:
 1. To paint the unit themselves every three (3) years.
 2. Elect to make regular payments to the Association and said payments will be held in an escrow account until repainting time.
 3. Hire a contractor to complete the work according to schedule.
2. Siding.
 - a. Siding which is missing, split or broken must be replaced or repaired to maintain a pleasing uniform appearance.
3. Fences and Gates.
 - a. Structures that face the street are to be maintained regularly.
 1. Missing slats replaced.
 2. Sagging or broken gate to be hung to square.
 3. Painting to be performed on schedule.
 - b. Interior fences are to be maintained and stained.
 1. Missing and broken slats to be replaced.
 2. Broken posts to be replaced.
 3. Painting to be performed on schedule.

C. Garage Doors and the Enclosing of Carports.

1. Future additions of garage doors are to be metal and Solid Oxford Brown.
2. Existing garage doors - to be entirely painted a Solid Oxford Brown.
3. The enclosing of open carports is to be structurally compatible with existing architecture, as to materials and color.

D. Exterior Lighting and Fixtures.

1. Must be maintained in a manner which is compatible to existing architecture.
2. Lights must be functional.

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E. Flowerbeds and Front Yard.

1. Flowerbeds, lawns, shrubs and trees are to be maintained in a pleasing manner.
2. Weeds and litter in the beds, in front of and at the side of carports are not acceptable.
3. Lawns are to be watered and mowed regularly.
4. Flowers and shrubs are encouraged to be planted.

F. Storage.

1. Storage of materials in an open carport is to be in an enclosed area, out of sight of the public. Enclosure materials of canvas, plastic or fabric materials are not acceptable. Enclosures are to be painted Oxford Brown, i.e., garage doors, cabinets, cupboards, etc.
2. Firewood must be stacked neatly.
3. Storage of large appliances in open carports is not permitted. These items may be stored in the interior yard, behind the gates.
4. Household items are not to be stored in an open carport.
5. Boxes of items are not permitted to be stored in open carports. Garages may be added to increase storage space.
6. Hazardous, dangerous materials, substances, or conditions will not be permitted.

G. Vehicles.

1. Auto Repairs.
 - a. Minor repairs may be performed on sight.
 - b. Extensive repairs are not permitted in the complex.
 - c. Disabled vehicles are not to be parked in the complex.
2. Unlicensed and/or unregistered vehicles may not be parked in the complex. Vehicles are to be operational at all times.
3. Recreational vehicles are not to be parked in front of any unit. These items may be stored in the secured parking if available. Some vehicles may be parked behind front fences and gates or in spare parking as long as it does not extend into the street.

H. Sale Signs and Tent Signs.

1. Signs that are placed on units for sale or rent are to be limited to a standard size.
2. The sign may be posted in lower window only.
3. The use of posts to mount signs on is prohibited.
4. The posting of auction and open house signs is prohibited.

I. Alterations or Additions.

1. All exterior alterations or improvements to any unit of the complex, must have prior written approval of the Management Committee.

2. PARK USAGE.

A. Park Hours.

1. Summer - Daylight to 10:00 PM - April 30 to October 31.
2. Winter - Daylight to 8:00 PM - November 1 to April 29.

B. Prohibited Activities.

1. Sleigh riding and tubing allowed only on hills and slopes that face the interior of the park. Activities that take a person into the street are prohibited. This includes skateboards, bikes, etc.
2. Animals are not allowed in the park. A \$25.00 fine will be issued to residents who use the park to walk their pets. This includes any part of the common area.
3. NO LITTERING!

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3. ANIMALS.

A. Livestock, Poultry and Pets.

1. No livestock, poultry or animals may be raised, kept or bred on any lot or common area for commercial purposes.
2. Personal pets may be kept, provided that they:
 - a. Do not become an annoyance or nuisance.
 - b. Must be confined to your property.
 - c. Must be kept in compliance with county ordinances and regulations.

4. PARKING.

A. Designated Areas.

1. Parking permitted in designated area only. (See enclosed map of complex.)
2. No Parking:
 - a. In front of units or fire hydrants, as per the Salt Lake County Fire Dept. Ordinance. (See map.)
 - b. Around park area, except on the west side of 2305 West between 4220 South and 4175 South. (See map.)
 - c. Around units that are adjacent to cross traffic, i.e., corners.
 - d. In trash pick-up area.
 - e. NO OVERNIGHT PARKING ON 2200 WEST.

B. Large Trucks.

1. No trucks over one ton are allowed in Watchwood unless it is for moving or deliveries.
2. They are not to be parked in the complex.
3. City ordinance prohibits overnight parking on 2200 West in front of the complex.

5. SPEED LIMIT.

A. Maximum speed limit.

1. Ten (10) M.P.H. when conditions permit.

6. VANDALISM.

A. Responsibility.

1. Vandals and parents or guardians of minor children caught vandalising will be held financially responsible for damages.

B. Action.

1. The Salt Lake County Sherriff's Department will be notified.

7. WATCHWOOD HOMEOWNERS ASSOCIATION FEES.

A. Payment of Expenses.

1. Each lot owner shall pay to the Management Committee his portion of the costs and expenses required and deemed necessary by the Management Committee in connection with water and sewer services to the lots in the Project and costs and expenses deemed necessary to manage, maintain and operate the common areas and facilities of the Project. The payments to be made hereunder shall include (in regular periodic payments, and not by special assessment) an adequate reserved fund for maintenance, repairs and replacement of all elements of the common areas and facilities that must be replaced on a periodic basis. The assessment may also include among other things the cost of management, taxes, special assessments, fire, casualty and public liability insurance premiums of common area, common lighting, landscaping and the care of grounds, repairs, garbage collection, snow removal, wages, water and charges, legal and accounting fees, sewer charges, costs of operating all gas fired equipment and

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the cost of electricity, expenses and liabilities incurred by the Management Committee under or by reason of this Declaration, the payment of any deficit remaining from a previous period, the creation of a reasonable contingency or other reserve or surplus fund, as well as all other costs and expenses of any nature relating to this project.

B. Payment Amount and Schedule.

1. Fees will be \$78.00 per month with a \$25.00 discount if received in our P.O. Box by the 15th of each month. (\$53.00)
2. If the 15th falls on a Sunday or holiday, then the following day, the 16th will be the cutoff day.
3. There will be no additional discounts given to annual or semi-annual payments.
4. Fees are due and payable on the 1st day of each month.
5. Delinquent balance must be paid in full to qualify for discount.

C. Late Fees.

1. Owners of units will be charged interest at 1 1/2% per month on balances that are thirty (30) days past due.
2. Legal action will be taken.
 - a. Liens/promissory notes.
 - b. Collection agency.
 - c. Small claims court.
 - d. Foreclosure.
3. Renter Occupied Units.
 - a. Covenants permit legal collection on demand of late fees by the Management Committee from the renters.
 - b. Legal action against landlord.

8. FINES.

A. Assessment.

1. Twenty-five dollar (\$25.00) fines will be assessed monthly to the owner after written warning for repeated non-compliance with the Association's Rules.
2. Repeated vehicle violations will constitute the towing off of vehicle at vehicle owner's expense.

9. These Rules shall become effective upon recording with the Salt Lake County Recorder's Office.

DATED this 28th day of August, 1987.

WATCHWOOD PLANNED UNIT DEVELOPMENT
HOMEOWNERS ASSOCIATION.

BY John T. Bateman
TITLE President

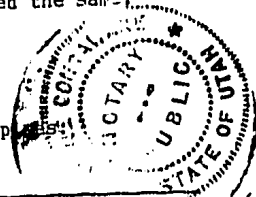
BY [Signature]
TITLE VICE-PRESIDENT

BY [Signature]
TITLE Secretary

STATE OF UTAH
COUNTY OF SALT LAKE

On the 28th day of August A.D., 1987, personally appeared before me, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My commission expires
04/13/91



[Signature]
NOTARY PUBLIC
Residing in: Salt Lake City, Utah

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