

9306743
 02/24/2005 12:48 PM \$55.00
 Book - 9097 Pg - 6855-6860
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 PROPERTY MANAGEMENT SYSTEMS
 262 E 3900 S STE. 200
 SLC UT 84107-1550
 84106M, DEPUTY - WI 6 P.

ZJM

GRAYSTONE PINES

Homeowners Association

2728 Highland Drive Salt Lake City, Utah 84106

Graystone Pines

Homeowners Association

2708 to 2728 Highland Drive Salt Lake City, Utah 84106

House Rules and Regulations

Feb. 7, 05

Page 1 of 5

The following House Rules and Regulations have been in effect with some changes and additions since the Graystone Pines Homeowners Association was established. This was done to assure our mutual protection and to promote a gracious living environment.

1. The lobbies, stairways, elevators and garage areas of the building shall not be obstructed or used for any purpose other than ingress or egress from the homeowners unit.
2. Visiting children shall not play in the elevators, lobbies, stairways garages, or on the lawn areas to avoid damage and homeowner expense to repair sprinkler heads, etc.
3. Smoking is prohibited in halls, garages, elevators and foyers
4. No article or decoration shall be place in the lobbies, elevators, or stairways without prior consent of the Graystone Pines Board of Managers.
5. No owner shall make or permit any noises that will disturb or annoy occupants of the building, or to permit anything to be done which interferes with the rights, comfort or convenience of other homeowners.
6. Each homeowner shall keep his or her unit in a good state of preservation and cleanliness including the door and framework into the condominium.

7. No shades, awnings, window guards, ventilators, fans, or other objects shall be placed on the outside of the buildings without prior consent of the Board of Managers.

8. No sign, notice, or advertisement shall be inscribed or exposed on any window or other parts of the building with out prior consent of the Board of Managers.

9. Wet garbage shall be disposed of in disposals. Dry refuse shall be deposited with care in receptacles provided for such purposes. This refuse shall be wrapped, sacked or tied in such a manner it will not scatter when removed.

10. Water closets and other water apparatus in buildings shall not be used for any purpose other than those for which they were constructed. Any damage resulting from a water closet or other water apparatus shall be paid for by the Homeowner in whose condominium it was caused.

11. No animals of any kind shall be kept, harbored, or permitted in any area of the buildings and grounds. There will be an exception that will allow for service animals (i.e.seeing eye dogs.) The animals are, however, subject to the following provisions.

- a. Documentation from a medical doctor that details the reason
The animal is required by the Homeowner.
- b. The Homeowner, will assure when the animal is outside
the Homeowner's unit it will be kept on a lease at all times
- c. Any "deposits" made by the animal on Graystone Pines must be
immediately cleaned up by whoever is in charge of the animal.
Any damage to Graystone Pines properties will be the
responsibility of the animal's owner.

If compliance with the above is not adhered to the following penalties will be enforced.

- a. The first offense a written warning will be sent by the property
managers to the unit owner of the offending animal.
- b. On subsequent offences a monetary assessment of fifty dollars
\$50.00 shall be levied for each offence against the Homeowner
of the offending animal.

- c. The Homeowner cannot keep the service animal at Graystone Pines if the Homeowner does take care of the animals damage and waste in the building common areas or grounds.

12. No radio or television aerial shall be attached to or hung from the exterior of the building with out prior written approval from the Board of Managers.

13. No vehicle belonging to an owner or guest shall be parked in such a manner as to impede or prevent ready access to another owner's parking space. Owners and their guests shall obey parking regulations and all other restrictions established for the safety, comfort and convenience of the owners.

14. All vehicles must be parked immediately in assigned stalls when driven into the garage.

15. Each owner shall use the parking spaces and storage lockers assigned to him or her unless given permission by another owner to use such a space. The Board of Managers is not responsible for damage to or loss from automobiles or lockers. **PLEASE KEEP AUTOMOBILES AND LOCKERS LOCKED AT ALL TIMES.** For security reasons parking space cannot be rented or leased to anyone not living in our three buildings.

16. **NO PARKING** is allowed west of the garage entrance to Building One or a distance of 12 feet on either side of the garage entrance.

17 All garage areas are to be kept free of everything except automobiles or other vehicles. No storage of items such as lumber, ladders, carpet or any other material of supplies including furniture is permitted except in the Homeowners locker.

18. No overnight parking of campers, boats, trailers, trucks or other such vehicles will be allowed in the parking space south of the Graystone Manor.

19. Monthly dues are payable the first of each month. A late charge of ten dollars, \$10.00, will be made if payments are received after the tenth of the month. **NO EXCEPTIONS WILL BE ALLOWED.**

20 A ten dollar, \$10.00, service charge will be assessed for every monthly dues coupons not properly made out and accompanied with each payment.

21. A monthly charge of ten dollars, \$10.00, will be made for each additional regular sized storage locker and four dollars, \$4.00, for each small storage locker. Each Homeowner is assigned one regular sized locker. Extra lockers are turned back to the Association when you sell your unit. New Homeowners do not automatically inherit the extra locker and should not be led to believe they do. Extra lockers will be assigned on a first request basis.

22. If a refrigerator unit or other electrical appliance is used in any locker a monthly charge will be assessed. An average amount to be determined by the Board o Managers will apply.

23. When delivery people, sales personnel, etc. or other visitors are given permission to enter any of our buildings, the Homeowner granting this privilege is also liable and responsible for seeing that they leave the building and the door is completely closed and secured. This is essential to maintain tight security for all Homeowners.

24. The patio between building two and three is for the use by all Homeowners. The following guidelines should be observed.


- A. No cooking or barbecuing
- B. User must clean up patio after use
- C. Patio is closed after 10:00 PM
- D. The large umbrellas are to be closed before leaving the patio

25. Any Homeowner may use the patio area for a private party however the patio should be reserved for a private party at least three days before the event. Reservations should be made with the Association Secretary.

26. Any Homeowner renting his or her unit will have the responsibility of seeing that those who rent observe the House Rules and Regulations

27. The following fines are to be levied for violations or the R&R's and By-Laws.

1. A written warning will be sent to the Homeowner for the first offense by PMS.
2. A second offense will be cause for a monetary charge of fifty dollars, \$50.00 to the offending Homeowner.
3. The third offense will result in an assessment of five hundred, \$500.00 to the offending Homeowner and will continue for each month until corrected
4. The Homeowner may request a hearing with the Board of Managers within a two week period prior to the actual fine.
5. The offense will be resolved with no fine if corrected within 48 hours of the notice.



Veroy J. Sauter
Graystone Pines
its President

2-22-05

Date

16-20-481-

INDIVIDUAL ACKNOWLEDGMENT

State of Utah
County of Salt Lake } ss.

On this the 22nd day of February 2005, before me,

Karyn Lael Walters

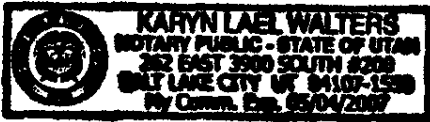
the undersigned Notary Public, personally appeared

LeRoy J. Sauter

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) LeRoy J. Sauter subscribed to the within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.



Karyn Lael Walters
Notary's Signature

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document House Rules & Regulation

Number of Pages 5 Date of Document February 7, 2005

Signer(s) Other Than Named Above _____