

**ASPEN COVE AT SCOFIELD HOMEOWNERS ASSOCIATION
RULES AND REGULATION
(As Amended July 28,2016)
(APPENDIX A OF BYLAWS)**

Aspen Cove is a multi-use recreational, residential area enjoyed by members and their guests for recreational activities. It is a place of residence (both seasonal and full-time) and a mountain retreat. In order for these diverse activities to be compatible and harmonious, we must all be aware of and be courteous and considerate of other's desires and needs. We ask your help in abiding by and supporting the foregoing rules that serve as practical, common-sense guidelines necessary for the present and future beauty, peace and safety of Aspen Cove at Scofield Subdivision. Any situation not addressed in these rules and regulations that may be objectional to other members should be brought to the attention of the Board of Directors.

Lot Owners are responsible for compliance with the rules. Lot Owners are responsible for the actions of their guests. Article VII of the Bylaws provides for the Board of Directors to impose penalties for violation of the rules. The following penalty schedule shall be levied for each offence.

First Violation:	\$75.00
Second Violation:	\$150.00
Third Violation	\$300.00
Subsequent Violations:	\$750.00

The fines may be imposed for violations after due and proper warnings have been given. Any fines not paid shall become a lien against the real property of the Lot Owners.

- HUNTING** or shooting are prohibited in Aspen Cove at Scofield Subdivision (carbon County Ordinance). Shooting of BB guns, air rifles or bows and arrows within an owner's property is permissible as long as a responsible adult is present. Member

and their quests shall not kill, pursue, or harass any wildlife (protected or not) within Aspen Cove. Killing of birds or other animal life is strictly prohibited.

2. **SPEED LIMITS-** Please drive slowly and safely. A maximum speed of twenty (20) miles per hour applies to **ALL** wheeled vehicles on all Aspen Cove property unless otherwise posted. Snowmobiles may travel twenty (20) miles per hour maximum and are restricted to designated Aspen Cove roads. All rules of the road must be obeyed. Drive on the right side of the road.
3. **TRESPASSING-** All Aspen Cove property is considered private and restricted access (guest and invited association member only). Trespassing on private property (lots other than the members) without invitation is strictly prohibited. Any person trespassing on private property by walking or riding an ATV, motorcycle, snowmobile, horse, or any conveyance may be fined upon verified complaint of the Lot Owner.
4. **MOTOR VEHICLES-** All recreational motor vehicles, i.e., ATV's motorcycles, snowmobiles, etc., will only be driven by qualified persons, properly trained, mentally and physically capable of operating the machine in a safe and proper manner to ensure their safety and the safety of others. The vehicles shall be maintained with all safety equipment working properly including lights, brakes and noise abatement, mufflers with spark arresters. ATV's are not allowed on Scofield State Park premises. Do not ride ATV's beyond the Aspen Cove main entrance gate.
5. **PARKING-** No vehicles are to be parked on Aspen Cove roads for more than twenty-four (24) hours. Every Lot Owner must provide off-road parking within their property to accommodate themselves and guests.
6. **GATES-**All entrance gates Aspen Cove shall be locked at all times. This includes the back gate of the subdivision providing access to the county road. Do not let vehicles enter unless you personally know the people. Members are responsible for their guests and employees. Each Lot Owner will be assigned a gat

access code. This code is for the convenience of the Lot owner and immediate family only. The code may be changed periodically by contacting the member responsible for programming the gate. A temporary code may be given to the Lot Owner's contractor during the construction phase, and it needs to be changed immediately after construction is completed. Lot Owners will be liable for any damages caused by their guests, contractors or suppliers.

7. COMMON AREA RULES:

- A. Hours 8:00 a.m. to 10:00 p.m.
- B. Soft-soled shoes only on tennis and basketball courts. No black-soled shoes.
- C. Don't Litter! Members and guests need to haul out their own trash.
- D. Group use of the Common Area needs to be scheduled with the Board Secretary or a designated member.

8. FIRE PROTECTION- It is recommended that lots be kept clean and clear of trash. Removal of dead trees is strongly encouraged. All garbage, concrete, metal, etc., must be hauled to a proper disposal facility or to the trash receptacle located at Scofield Stat Park. It is recommended that each Lot Owner have seventy-five (75) feet of garden hose 5/8" or greater in diameter with an attached nozzle conveniently accessible for fire protection.

9. FIRE AND FIREWORKS RESTRICTIONS-Open fires are prohibited in the Aspen Cove Subdivision and surrounding area. NO fireworks, including sparklers are permitted in the Aspen Cove Subdivision and surrounding area. All outside fires must be supervised at all times by an adult. Fire must be dead out at the conclusion use of the outdoor barbecuing activity so that it cannot reignite.

Gas or other commercial barbecues may be used provided they are on decks or concrete pads. A restricted area is considered a fire pit surrounded by twelve (12) feet of gravel. If State or Federal mandated regulations are stricter than that of Aspen Cove, then the stricter regulations will be followed.

10. **LITTERING-** No littering in or around Aspen Cove Subdivision. No dumping of garbage, concrete, metal or any non-combustible material in the Aspen Cove Subdivision.
11. **BUILDING RESTRICTIONS-** Every lot is considered as residential in use with only one (1) single story garage and /or one (1) small storage utility shed to be erected or placed upon the lot upon approval of the Architectural Control Committee. No garage or shed or any part thereof, shall be used as living quarter. Variance from this policy will be considered on an individual basis; however, in no case will any additional dwellings capable of being used as a self-sustaining residence be approved. Additional sleeping or group activity rooms may be incorporated into garages or bunkhouses, but these structures may to include a kitchen facility.
12. **BUILDING PLACEMENT-**No propane tank, dwelling, garage, or shed shall be placed on any residential lot nearer than thirty (30) feet from the exterior or the property line and from the road right-of-way line.
13. **Building Authorization-**No building shall be erected, placed, or altered on any residential lot until the building plans, specifications, and plat plans showing the location of the proposed building(s) on the Lot (including

distances from the property lines, road right-of-way line, and other structures to be placed on the property) have been approved in writing or approval stamped on plans by the architectural Control Committee and the securing of appropriate building permits from Carbon County. Approval shall also include the conformity and harmony of the external design to existing structures in the subdivision and also to the location of the building with respect to topography and finished ground elevation. All construction or placement of structures including decks and outbuildings, exterior remodeling etc., must be approved by the Architectural Control Committee in writing prior to the starting of exaction on the property and obtaining a building permit. This also includes proposed driveways, concrete slabs, gat posts, gates, fences and the location of propane tanks.

14. **PROPANE TANKS-** Are allowed at Aspen Cove either buried or above ground. Above ground propane tanks need to be behind visual screening approved by the Architectural Control Committee. The tank must be in compliance with the required setbacks as set forth in the CC&R's.

15. **RIGHT-OF-WAYS-** Each residential lot is subject to the right-of-way for roads and easements for utilities as presently established or as shown on the official recorded plot of the subdivision. No permanent obstructions, including gate posts, gates, etc., are to be placed in the road right-of-way without express approval of the Architectural Control Committee. The gate should swing into the property and not into the roadway. Chains or cables across driveways must be properly marked so they can be seen both day and night. Other than animal

enclosures, no wire or cable is to be used for fences on lots due to the extreme damage to people and wildlife. Lot Owners may have no more than one (1) driveway entrance to their property without Board of Director approved variance.

16. **EXCAVATION-** No unauthorized digging or excavations for buildings or installations of driveways, culverts etc., in the road rights-of-ways or other rights-of-way and easements without permission of the Architectural Control Committee.
17. **Drainage-** To insure proper drainage, Lot Owners may be required to install culverts for driveways at the curb line and elsewhere, if needed. When required, culverts must be of durable material, i.e. metal, concrete or plastic pipe (HDPE rated) of at least ten (10) inches in diameter.
18. **CAMPING-** No camper, trailer, motor home, tent, shack, garage, etc. shall be placed or erected on any residential lot for the use as a temporary or permanent residence or living quarter. Trailer, motor homes, campers or a small tent may be used for overnight sleeping on lots with occupied cabins on a day to day basis for no more than one (1) week per month and such camps shall not be left unattended overnight. Absolutely, no camping on lots in Aspen Cove unless you are the Lot Owner. Each phase of the Aspen Cove development allows Lot owners within each phase the opportunity for limited camping on their property prior to the construction of a permanent structure. After the designated periods noted in the CC&R's has passed, no camping in excess of that outlined above is allowed except as specified during the actual

construction of the cabin. In Phases I,II, III,IV and V this period has already expired.

- 19. CONSTRUCTION PARKING-** No prolonged parking/storage of campers, trailer, motor homes, recreational vehicles, commercial type vehicles and no trucks shall be stored or parked on any Lot except in a closed garage or hidden behind visual screening, nor parked on any street, road or Common Area except while engaged in transport to or from a dwelling or the Developed or Underdeveloped Common Area(s). Construction trailers and equipment are acceptable for temporary use during construction of main dwelling, but are not to be parked on the road. Subdivision lots are not storage yards or parking lots for vehicles for extended periods of time (refer to 19 above).
- 20. FENCES OR WALLS-**All fences shall be constructed of natural colored wood or of color or material of the house on that Lot. Wildlife safe fences shall be used. No barbed wire will be permitted. The entire perimeter of the Lot may be fenced using 2, 3 or 4 rail lodge pole fences only; or other fencing with permission to the Architectural Control Committee. Such fencing shall not exceed six (6) feet in height.
- 21. TREES-** All living trees, bushes, natural vegetation and soil should be left in place as much as possible except when removal is necessary for construction of approved structures, driveways and parking areas. It is recommended that a thirty (30) foot fire break be cleared around all structures. This is a Utah State Lands and Forestry recommendation.

22. **SINAGE**-No signs, billboards, etc., may be erected or displayed on lots except the following: Official Aspen Cove signs, no trespassing signs and one (1) sign not to exceed to (10) square feet in size advertising a lot or house for sale. Other than Developer signage, no real estate or other advertising signs are to be posted by the entrance gates or along roadways. A sign bearing the Lot Owner's name and Lot number is permitted and highly encouraged. This sign shall be located at the front of the property and be visible from the road. Overhead archway type signs are permitted but are not to be placed in the road right-of-way.
23. **ANNOYANCE**- No obnoxious or offensive activity, which may become an annoyance or a nuisance to others, shall be carried on in or about the subdivision.
24. **QUITE TIME** – Quiet Time is in effect between 11:00 p.m. and 7:00 a.m. please observe and instruct your families and guests to do the same.
25. **ANIMALS**- The keeping of animals shall be limited to two (2) domestic household pets per lot, provided that said animals are well kept and provided for and do not become a health hazard or nuisance to the neighborhood. Animals are not allowed to roam freely in the subdivision. Animals need to be confined to Lot Owners property; or if animals are on property other than the Lot Owner's property, they must be attached to a person by chain or leash. Barking dogs must be kept inside.!!
On lots of one(1) acre but less than two (2) acres, the Lot Owner may keep and graze two (2) horses. A special corral may be fenced with the perimeter of the lot for the

horses at the discretion of the Lot Owner. On lots of two (2) acres or more, four (4) horses may be kept and grazed.

26. USE OF COMMON AREA- On a one (1) day basis, use of the Common Area is to be by reservation only. Please contact the Secretary to the Board of Directors to reserve. A port-potty is located on the premises from Memorial Day to Labor Day weekend. Failure to clean up the area and the porta-potty after group use may result in a one hundred dollar (\$100) fine.

27. WEED CONTROL- Lot Owners are responsible for weed control on their property. i.e., thistle, fall rosette, hound tongue, etc. The first weekend of June, July and August are great time to police your property and spray for these weeks.

28. DRINKING WATER SAFETY – All members must comply with the provisions to protect our drinking water from contamination and pollution. This includes a prohibition on dumping, spilling or placing of toxic material, petroleum products, etc., on the roads or soil or dumping such substance down drains. Members may not flush drain lines and septic tanks or anti-freeze from motor vehicles. In order to prevent the backflow of contaminated material into the water system the use of garden hoses in the following manner is prohibited.

A. The use of a hose connected to sprayers for insecticides, pesticides, etc., is forbidden (Use independent pump-up sprayer).

B. Placing the open end of a garden hose that is connected to a yard hydrant or hose bibb into a pool or container of stagnant water or into a container of

any kind of chemicals which could accidentally be drawn back into the water system is forbidden.

29. CHILDREN- Parents are responsible for the conduct and safety of their children.

PARENTS, PLEASE WATCH YOUR CHILDREN!!