



Rules & Regulations

SSOA, CC&R, Article IV, Section 6.07 gives the Association Board “The power to adopt, amend, and repeal such rules and regulations (including appropriate fines for violations thereof) as the Association deems reasonable.

Saratoga Springs Owners Association 625 S. Saratoga Drive Saratoga Springs, UT 84045-8203

Saratoga Springs Owners Association Inc.

Rules and Regulations

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PREFACE

Adopted 3-22-2007

The following rules and regulations are established for the benefit of the Saratoga Springs property owners and for the protection of their property and property values.

These rules and regulations governing the use of the common areas and the personal conduct of the property owners, tenants, and their guests, including penalties for violation of rules, are established by the Board of Directors as provided for in the Saratoga Springs By-Laws and Article V, Section 6.07, of the Declaration of Covenants, Conditions and Restrictions (CC&R's) and Easements (Declaration).

In the event of any conflict between a Rule and Regulation of the Saratoga Springs Owners Association Inc. or any provision of the Articles, By-Laws or the Amended and Restated Master Declaration, the conflicting provisions of the Saratoga Springs Owners Association Inc. Rules and Regulations shall be deemed superseded to the extent of any such inconsistency.

Homeowners benefit from belonging to a Homeowner's Association (HOA) because it creates and maintains a predetermined style, look and quality within the community. It is the responsibility of the Homeowner's Association to enforce community architectural guideline standards and rules, as outlined in the CC&R's for the benefit of Saratoga Springs homeowners and residents.

Property owners, including absentee owners, are responsible for compliance with the rules and regulations, including compliance by the property owner, tenants, and guests. Residents are encouraged to assist in the protection of the property and property values by becoming familiar with the Saratoga Springs Owner's Association Rules and Regulations and by encouraging compliance by all residents and guests.

Suggestions that will improve these rules and regulations should be brought to the attention of the Board of Directors for consideration.

Adoption, Amendment, and Repeal of Rules and Regulations

Adopted 3-22-2007

The Board of Directors (HOA Board) of the Saratoga Springs Owners Association Inc. (HOA) shall have the authority to adopt, amend and/or repeal such Rules and Regulations or part thereof.

The HOA Board shall have the authority to adopt, amend and/or repeal fines for violations of the CC&R's, Declaration, By-Laws, Supplementary Restrictions, and Rules and Regulations (Governing Documents).

When an adoption, amendment and/or repeal or part thereof of the Rules and Regulations by the HOA Board occur, a copy of said action shall be mailed or otherwise delivered to the Owner of each Lot.

When an adoption, amendment and/or repeal of any fines for violations of the Governing Documents by the HOA Board occur, a copy of said action shall be mailed or otherwise delivered to the Owner of each Lot.

Upon thirty (30) days from date of mailing or upon deliverance of an adoption, amendment and/or repeal of the Rules and Regulations or the adoption, amendment and/or repeal of any fines for violations of the Governing Documents by the HOA Board, the aforementioned action shall have the same force and effect as if they were set forth in and were part of the Governing Documents.

Chapter 1.19 - Building Sheds\Outbuildings

Adopted 3-22-2007

All sheds\outbuildings shall:

1. Be approved by the Architectural Control Committee (ACC).
2. Be constructed of the same material and exterior colors that are on the principle structure.
3. Be constructed in a similar architecture of the principle structure.
4. Have the same color and style of shingles that are on the principle structure.
5. Have a pitched roof of no less than 6/12 pitch.
6. Have a cement pad foundation.
7. Not exceed exterior measurements of 12' by 12' for sheds.
8. Not exceed height of 9' from the pad to the beginning of the roof line.
9. Follow setback and yard requirements according to area building codes and plat requirements.
10. Adhere to distances from property lines and other dwelling units as follows:

All Plats (except Plats 7 & 8, Plat 11, and Plats 12 through 29)

Front setback = 20 feet
Side setback = 5 feet
Rear setback = 15 feet

Plats 7 & 8

Front setback = 20 feet
Side setback = 12 feet/8 feet
Rear setback = 15 feet

Plat 11

Front setback = 20 feet
Side setback = 12 feet/8 feet
Rear setback = 20 feet

Plats 12 – 29

Front setback = 25 feet
Side setback = 8 feet/12 feet
Rear setback = 14 feet

11. Maintain a 5-foot minimum separation between the accessories buildings and the dwelling unit.
12. Have a building permit if required by the City.

Chapter 2.05 - Animals

Animals

Adopted 6-28-2007

1. No animals, livestock, birds, insects or poultry of any kind shall be raised or bred on any Lot.
2. No more than two (2) domesticated dogs and/or cats or other small household pets may be kept on any Lot.
3. Dogs, cats or other small household pets may not be kept if they are an unreasonable bother or constitute a nuisance to others.
4. Dogs, cats or other small household pets may not be kept, bred or maintained for any commercial purpose.
5. Dogs and other similar pets shall be on a leash when not confined to an Owner's Lot.
6. Owners shall be responsible to clean up after their animals both on private Lots and Common Areas.
7. Owners should become familiar with Title 9 – Animals of the City of Saratoga Springs Ordinances, especially the following chapters:

9.1.050. Dogs Running at Large Prohibited.

1. It shall be unlawful for the owner or keeper any dog to permit such dog to run at large.
2. It shall be unlawful for the owner of a dog to permit such dog to go upon the private property of any person without the permission of the owner or person entitled to possession of such private property.
3. The owner of any dog running at large shall be deemed in violation of this section regardless of the precautions taken to prevent the escape of the dog and to prohibit it from running at large.
4. Any dog running at large in violation of the provisions of this section is hereby declared to be a public nuisance and a menace to the public health and safety, and the dog shall be taken up and impounded as provided herein.

9.1.100. Attack by Dogs.

1. Attacking dogs. It is unlawful for the owner or person having charge, care, custody, or control of any dog to allow such dog to attack, chase, or worry any person, any domestic animal having a commercial value, or any species of hoofed protected Wildlife, or to attack domestic fowl. "Worry," as used in this Section, means to harass by tearing, biting, or shaking with the teeth.

2. Owner liability. The owner in violation of Subsection (a) of this Section shall be strictly liable for violation of this Section. In addition to being subject to prosecution under Subsection (a), the owner of such dog shall also be liable in damages to any person injured, or to the owner of any animal(s) injured or destroyed thereby.
3. Defenses. The following shall be considered in mitigating the penalties or damages, or in dismissing the charge:
 - a. dog was properly confined on the premises;
 - b. That the dog was deliberately or maliciously provoked.
4. Dogs may be killed. Any law enforcement officer may kill a dog while it is committing any of the acts specified in Subsection (1) of this section or while the dog is being pursued thereafter.

9.1.130. Rabies Vaccination.

Every owner of any dog over the age of three (3) months within the City shall have the dog vaccinated against rabies by a duly licensed veterinarian, shall secure from the veterinarian a certificate showing proof of the rabies vaccination, and attach to the collar or harness of the dog, a tag showing the vaccination was provided,

It shall be unlawful for the owner of any dog to suffer, allow, or permit any dog to be or go upon any sidewalk, street, alley, public place, or square within the City without first having had such dog vaccinated as required in Subsection (1) and every two years against rabies, and without there being attached to said dog a collar or harness with a tag thereon indicating the dog has so been vaccinated. A violation of this section is a Class C misdemeanor.

9.2.010. License and Registration Required.

Except as otherwise provided within this Chapter, it is unlawful for any person to keep, harbor or maintain any dog four (4) or more months old unless such dog has been registered and licensed in the manner herein provided. The owner or custodian of any dog shall obtain a license for the animal within thirty (30) days after the dog reaches four (4) months, or, in the case of a dog over four (4) months, within ten (10) days of the acquisition of the dog. Persons seeking dog licenses shall be eighteen (18) years of age or older.

9.1.150. Dogs Which Disturb Neighborhood.

No person shall own, keep, or harbor any dog which by loud, continued, or frequent barking, howling, yelping, or by noxious or offensive odors shall annoy, disturb or endanger the health or welfare of any person or neighborhood. A violation of this Section shall be a Class B misdemeanor and such is hereby declared a public nuisance, and each day the violation is permitted to exist or continue shall constitute a separate offense. This Section shall not apply to the City animal shelter, veterinary hospitals or medical laboratories.

9.1.160. Vicious Animals.

It shall be unlawful for any person to own or possess a vicious animal within the City. Whenever a prosecution for this offense is commenced under this section, the animal so involved may not

be redeemed, pursuant to the provisions of this part, while awaiting a final decision the court as to the disposition to be made of such animal.

Upon a matter before the court under this Section, the court may, upon conviction and in addition to any sentence or sanction, order the Animal Control Officer or other authorized personnel of the City to put the animal to death or may order such other disposition of the animal as will protect the inhabitants of the City.

9.1.170 Public Nuisance.

The introduction, possession or maintenance of any animal, or the allowing of an animal to be in contravention of this Chapter is, in addition to being a misdemeanor, hereby declared to be public nuisance. A peace officer, the Animal Control Officer or their designee are hereby authorized, directed and empowered to summarily abate any such nuisance by any means reasonably necessary, including but not limited to the destruction of the animal or animals involved.

Chapter 4.07 Parking

Parking

Adopted 03-22-2007

1. Vehicles or equipment shall not be parked or stored on the streets.
2. Vehicles shall park in the assigned parking spaces for their unit.
3. Units with extra parking needs may park in the PERMIT ONLY PARKING area. A SSOA Parking Permit shall be affixed to the driver's side front window of the aforementioned vehicle. Permits for the PERMIT ONLY PARKING area will be available on a first come, first serve basis from the Association Treasurer for twenty-five (\$25) dollars a calendar year. The fee for a permit issued in midyear shall be apportioned. Fees for permits shall be added to the owner's monthly assessment billing.
4. Visitor parking is not for the use of residents. Only visitors may park in a visitor parking area. Visitor parking is limited to seventy-two (72) hours per calendar week.
5. Commercial equipment, including, but not limited to, truck trailers or cabs, construction or excavation equipment, etc., trailers, mobile homes, recreational vehicles, trucks larger than standard pickups, boats, tractors, campers, garden or maintenance equipment shall not be allowed to be parked in assigned parking spaces, visitor parking or in the PERMIT ONLY PARKING area.
6. Parking on lawn or an unpaved portion of a lot is prohibited.
7. No inoperative or unlicensed vehicle shall be parked or stored anywhere on the property.
8. Towing may be used as a parking enforcement tool.

Chapter 4.15 Parking Towing

6-28-2008

1. Towing may be used as a parking enforcement tool for Chapter 4.07 (Parking) and Chapter 8.05 (Harbor Rules) of the Saratoga Springs Owner's Association Rules and Regulations.
2. Towing of vehicles will be at the owner's expense. Saratoga Springs Owner's Association (SSOA) assumes no liability for vehicles towed.
3. SSOA may not have a vehicle towed from private property without a signed complaint from the property owner or someone specifically on record with SSOA as the property manager.
4. SSOA will retain one (1) towing company to provide towing service for the Association.
5. Vehicles not in violation of Chapter 4.07 (Parking) or Chapter 8.05 (Harbor Rules) of the SSOA Rules and Regulations may not be towed from common areas within the Association without SSOA Board approval.
6. SSOA areas subject to immediate towing will have signage installed stating who the towing enforcement company is, contact information of the towing company and the parking restriction(s) that will be enforced via towing.

Chapter 4.16 Parking Parking Permits

Adopted 3-22-2007

1. There are four (5) types of parking permits available:
 - a. SSOA member parking.
 - b. SSOA visitor parking.
 - c. Sub-Association Member Parking.
 - d. SSOA temporary parking.
 - e. Trailer parking.
2. A vehicle identification form is required for each SSOA or LHOA vehicle that a parking permit is requested for.
3. SSOA member parking permits are valid for all approved parking areas except approved visitor parking areas and approved LHOA member parking areas
4. SSOA visitor parking permits are valid for approved visitor parking areas.
5. LHOA member parking permits are valid for all approved parking areas except approved visitor parking areas.
6. SSOA temporary parking permits are valid for all approved parking areas except approved visitor parking areas.
7. SSOA temporary parking permits shall be issued to SSOA members in the process of filling out vehicle identification forms for their vehicles.
8. SSOA temporary parking permits may be issued to members who have rented the pavilion or clubhouse facilities for their guests.
9. SSOA temporary parking permits shall have a date stamped expiration date.
10. Parking permits are to be placed in the lower corner of the driver's side of the front windshield. Motorcycle type vehicles should place the parking permit on the rear of the vehicle.

Chapter 4.18 Parking

Obtaining Parking Permits

Adopted 7-26-2007

1. Parking permits may be obtained at the Saratoga Springs Owners Association Office, 625 S. Saratoga Drive.
2. There are five (5) types of parking permits available:
 - a. SSOA member parking.
 - b. SSOA visitor parking.
 - c. Sub-Association Member Parking.
 - d. SSOA temporary parking.
 - e. Trailer parking.
3. A Saratoga Springs Owners Association Vehicle Registration form must be filled out before Sub-Association member parking permits are issued.
4. A two (2) week SSOA temporary parking permit will be issued to association members who are in the process of filling out Saratoga Springs Owners Association Vehicle Registration forms for their vehicles.
5. Two (2) sub-association member parking permits will be issued to new accounts as part of their setup package.

Chapter 4.20 Parking

Harbor Parking

Adopted 5-24-2007

1. Only homeowners, lessees, or visitors who have a valid parking permit may park in the harbor parking lot.
2. Homeowners and lessees shall use their own key card to open the harbor gate.
3. Only one vehicle may enter the harbor gate at a time.
4. Homeowners, lessees or visitors shall maintain at least eight (8) feet behind the vehicle in front, allowing the gate to cycle closed before reactivating the harbor gate with a gate key. Vehicles entering the harbor parking area should stop and allow the gate to close after them to prevent trespassers from entering. This will also forestall damage to the harbor gate motor.
5. The harbor gate is designed to protect Association property from non-association use.

NOTE: Please be careful and follow the procedures listed above to help prevent expensive maintenance repairs.

Chapter 5.05 Fencing

Fencing

Adopted 4-24-2008

See SSOA CC&R Article V, Section 5.24 Fences, SSOA CC&R Supplementary Restrictions for fencing Plats 7 & 8 and Plats 12-29

1. **No fences, either on the exterior or within the interior (such as dog runs, swimming pool fencing, etc.) of a lot shall be constructed unless the plans and specifications, location, design material and color have been approved in writing by the ARCHITECTURAL Control Committee (ACC) prior to construction or installation.**
2. Fences shall not project beyond the front yard setback or the principal building (whichever is greater) on the Lot.
3. No fence higher than six (6) feet shall be allowed without ACC approval.
4. Chain link fencing is not a permitted fence type. With ACC approval, chain link fencing may be used for dog runs or where non-perimeter chain link fencing is not open to public view.
5. Square-tube wrought iron fencing along boundary lines in the side and rear yards is strongly encouraged. For Plats 7 & 8, since the Supplemental Restrictions to the Saratoga Springs Owners' Association (SSOA) Master Declaration for Plats 7 & 8 discourages side yard fencing, fences do not have to be installed around a paved side yard area next to the garage for the purpose of parking boats, campers, etc. as outlined in Section 5.15 of the SSOA Master Declaration.
6. For Plats 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 fencing shall be black square-tube wrought iron with a height of no greater than six (6) feet with no openings between pickets greater than four (4) inches. There shall be no greater than eight (8) feet between iron support posts
7. Side yard or rear yard fences on corner lots shall be set back from the right-of-way a minimum of ten (10) feet.
8. Fences are to be maintained in good appearance and condition at the expense of the Owner of the Lot on which they are located. Damaged fencing shall be repaired or replaced to original design, materials and color within fourteen (14) days after said damage occurs.
9. SSOA fences shall not be altered or modified by any Owner or Occupant in any manner other than for routine maintenance (including painting, repair and replacement). Owners or Occupants shall not install parallel fences to SSOA fences. Owners or Occupants shall not install fences behind or alongside SSOA fences.

10. No fence shall interfere with the use and enjoyment of any easement reserved in the SSOA Master Declaration or shown on the recorded subdivision plat of the Property.
11. Owners of lake-bordered Lots shall erect only such lot border fencing as is requisite for safety purposes. Preserving of adjoining lot views and vistas of the lake is a criterion for approval or disapproval of lake-bordered lot fencing requests.
12. Privacy fences for pools, hot tubs, patios, etc. may be allowed if attached to the house and constructed of materials and colors as approved by the ACC and covering not more area than thirty (30) percent of the ground floor area of the house.
13. For lots abutting the lake approved fencing shall be held at least five (5) feet from the lakeside trail.
14. No attachments shall be made to fences, particularly banners, flags, or signs.
15. Fences shall not be used for any structural component of any lot improvement.

Chapter 6.04 Landscaping

Landscaping

Adopted 6-28-2007 Revised 2-16-2016

1. The Lot owner shall submit two (2) copies of a landscape plan to the Saratoga Springs Owners Association Architectural Control Committee (ACC).
2. The two (2) copies of the landscape plan shall be submitted within sixty (60) days from the earlier of:
 - a. The substantial completion of the building on the Lot, or
 - b. The occupancy of the building by an occupant.
3. The landscape plan shall be innovative to include sculptured planting areas, berms or other features with screening or bordering of foundation, fences (if any), curbs and other similar improvement elements.
4. Saratoga Springs Owners Association ACC will consider overall design features of the landscaping plan for the Lot in reviewing and giving approval or disapproval of the landscaping plan.
5. Saratoga Springs Owners Association desires an open, spacious and green growing appearance with preservation of as much view of Utah Lake as practicable.
6. The **required** landscaping on a Lot shall be installed within on hundred eighty (180) days from the earlier of:
 - a. The substantial completion of the building on the Lot, or
 - b. The occupancy of the building by an occupant.
7. The **required** landscaping requirements are as follows: a) Sod or hydro seed in the front, side and backyards, b) Two (2) trees of at least two inch (2") caliper in both front and back yards. c) Front, side and back yards are to be irrigated with an automatic underground sprinkler system.
8. A one-time ninety (90) day extension for landscaping installation, due to winter weather, may be granted upon request, from the Saratoga Springs Owners Association.

Chapter 6.05 Landscaping

Trees

Adopted 4-22-20008

1. Owners or residents may not prune, plant, spray, remove, relocate or top common area trees. Only the Saratoga Springs Owners' Association (SSOA) may do so.
2. Owners or residents shall not willfully injure or destroy common area trees, including (but not limited to) piling or storing equipment or building materials on or near common area trees so as to cause injury, posting signs on common area trees, pouring injurious matter on or around common area trees, or permitting animals to damage common area trees.
3. Common area trees may not overhang or encroach upon adjacent properties, fences, sidewalks, streets, or public right-of ways, nor shall they obstruct the view of traffic signs or street intersections. Common area trees under which pedestrians may walk shall be pruned clear of all branches between the ground and a height of seven feet.
4. Common area tree removal is covered in Landscaping, Chapter 6.18, Tree Removal.

Chapter 6.09 Landscaping

Landscaping and Appearance Standards

Adopted 6-28-2007 Revised 2-16-2016

1. Lawns should be cut weekly, or as needed to maintain a manicured appearance.
2. Edging around fences, foundations and borders shall be done weekly, or as needed to maintain a manicured appearance.
3. Lawns should be green in color.
4. Lots should be weed free, including the crack joints in ~~you're the~~ driveway and sidewalks.
5. Lots that have been sent a primary violation warning notice of this Landscaping and Appearance Standards Rule and Regulation, but have not complied, shall be sent progressive violation notices as outlined in the SSOA Enforcement Fine Schedule, Chapter 17.16.
6. Lots receiving landscaping violation notices shall bring their landscaping into compliance within fourteen (14) calendar days.
7. If a Lot's landscaping has not been brought into compliance within fourteen (14) calendar days, the Association may have the work completed to bring the Lot's landscaping into compliance, adding the cost of the landscaping work to the Lot's account.

Chapter 6.18 Landscaping

Tree Removal

Adopted 4-22-2008

1. Individual owners may not remove common area trees. Only SSOA may do so.
2. When a common area tree is removed the stump shall not project above the surface level of the ground without authorization by SSOA.
3. SSOA may remove trees that are in conflict with sidewalks, fences, property or otherwise deemed necessary by SSOA.
4. Upon receipt of a written request to have a tree removed from a common area, the Saratoga Springs Owners Association shall arrange for the issue to be addressed at their next board meeting. Public comment may be given at this meeting. A vote will be taken at the meeting to determine whether or not the tree should be removed. A notice of the next board meeting, to include date, time, and place shall be placed into the Saratoga Springs Owners' Association Newsletter.

Chapter 7.05

Leases

Adopted 6-28-2007 Revised 10-23-2008 Revised 5-28-2009 Revised 4-28-2011

1. Any agreement for the leasing, rental, or occupancy of a Unit (hereinafter referred to as a “lease”) shall be in writing and a copy thereof shall be delivered to the Association before the term of the lease commences. A twenty-five dollar (\$25.00) late fee will be assessed should a copy of the lease not be delivered to the Association within ten (10) days after the term of the lease commences.
2. An Owner of a Lot that is being leased shall pay a \$100.00 setup fee and a \$1000.00 security deposit to the Association. The security deposit is refundable to the owner when the Lot is no longer leased. The minimum lease term shall be twelve (12) months. The security deposit shall be applied to any accrued assessments fines and or/charges before a refund occurs. The security deposit must be delivered to the Association within ten (10) days after the lessee occupies the Lot. A twenty-five dollar (\$25.00) late fee will be assessed should the security deposit not be delivered to the Association within ten (10) days after the lessee has occupied the Lot being leased. The security deposit and the late fee will then be added to the Unit’s billing. The setup fee will be added to the Lot’s billing.
3. No more than \$1000.00 per lot in combined Association and Sub-Association security deposits shall be permitted. Combined individual lot Association and Sub-Association security deposits will be maintained as separate financial items and not co-mingled with other Association or Sub-Association accounts.
4. A lot having occupants other than the owner(s) of record where compensation is being provided to the owner(s) of record by the occupants shall be considered to be a lot being leased under the terms and conditions of this rule and regulation.
5. Lots with “rent to own”, lease to own” or other types of “purchase agreements” where title transfer is to occur at a future date are to be treated as a lot being leased under the terms and conditions of this rule and regulation.
6. Every lease shall provide that the terms of such lease shall be subject in all respects to the provisions of the Governing Documents. Said lease shall further provide that any failure by the resident there under to comply with the terms of the foregoing documents shall be a default under the lease. If any lease does not contain the foregoing provisions, such provision shall nevertheless be deemed to be a part of the lease and binding on the Owner and resident by virtue of the inclusion in the Declaration.
7. No Owner shall be permitted to lease his/her Unit for transient, hotel, seasonal, rental pool or corporate executive use purposes. Leases shall have an initial term of no less than twelve (12) months and shall not be transferrable. Daily or weekly rentals are prohibited. No Owner may lease individual rooms to separate persons or lease less than his/her Unit.

8. Any Owner who shall lease his/her Unit shall be responsible for assuring compliance by the resident with the Governing Documents. Failure by an Owner to take legal action, including the institution of a forcible entry and unlawful detainer proceeding against the lessee who is in violation of the Project Documents within ten (10) days after receipt of written demand so to do from the Board of Directors, shall entitle the Association to take any and all such action including the institution of proceedings in forcible entry and unlawful detainer on behalf of such Owner against his/her lessee.

9. Neither the Association nor any agent retained by the Association to manage the Project shall be liable to the Owner or lessee for any eviction under this section that is made in good faith. Any expenses incurred by the association, including attorneys' fees and cost of suit, shall be repaid to it by such Owner. Failure by such Owner to make such repayment within ten (10) days after receipt of a written demand therefore shall entitle the Board to levy an individual assessment against such Owner and his Unit for all such expenses incurred by the Association. In the event such Assessment is not paid with thirty (30) days of its due date, the Board of Directors may resort to all remedies of the Association for the collection thereof.

Chapter 8.05 Harbor

Harbor Rules

Adopted 3-22-2007 Revised 6-28-2007 Revised 7-26-2007

1. Saratoga Springs Harbor is a **private harbor** for Saratoga Springs Owners' Association (SSOA) members only.
2. **Vehicles with watercraft in tow must have a SSOA member parking permit affixed in the lower corner of the driver's side of the front windshield before parking the vehicle or launching the watercraft in the SSOA gated marina area.**
3. SSOA visitor or SSOA temporary parking permits are valid for vehicles **without watercraft in tow** to park in the SSOA gated marina area.
4. Watercraft to be launched in the SSOA gated marina area must be registered with the SSOA and have a SSOA trailer sticker affixed to the left side of the tongue of the trailer.
5. Each SSOA Lot shall be allowed two (2) trailer stickers which are available at the SSOA clubhouse office during normal business hours.
6. Access keys loaned by SSOA members shall be confiscated and/or deactivated.
7. Overnight stays are not permitted.
8. All boats and personal water craft (PWC) must be in compliance with Utah State laws such as proper registration, required safety equipment, etc.
9. Management reserves the right to deactivate access keys of owners and/or fine owners whose activity is deemed hazardous or unsafe in the harbor area.
10. No bicycles, skateboards or skates are allowed on harbor docks.
11. No skateboards or skates are allowed in the marina parking area.
12. No swimming is allowed in the harbor at any time.
13. No running or horseplay is permitted in the marina parking or boat launching area.
14. Boats or PWCs must maintain wakeless speed in the harbor area at all times.
15. Towing persons on skis, tubes, etc. inside harbor/wakeless area is prohibited.
16. Docks on either side of the ramp are for loading and unloading only. Move your boat or PWC away from these docks promptly.
17. No littering. EPA standards do not permit the spilling of oil or fuel into the water.

18. Obey all rules and regulations posted on the docks and embankments.
19. Hunting is not allowed in the harbor area.
20. Vehicles/trailers in violation of the Harbor Rules will be subject to towing and or booting at the owner's expense.

Chapter 8.10 Harbor

Visitor Boat Passes

Adopted 9-27-2007

1. Residents with rental boats or residents with visitors with boats may obtain one, one-day marina use pass per day.
2. Residents must be on board visitor boats using one-day marina use passes.
3. One-day marina use passes shall be available only to residents in good standing.
4. Passes shall be displayed on the driver's side, side window of the tow vehicle.
5. There will be made available five (5) marina use passes per day and will be available at the SSOA office on a first come first serve basis during regular office hours.
6. Passes are available up to thirty (30) calendar days before the planned day of usage.
7. Residents may obtain up to five (5) marina use passes per calendar year.

Chapter 9.03 Pavilion and Clubhouse

Pavilion Guidelines

Adopted 2-22-2007

1. Association member must be present at all times.
2. Association member is responsible for the following:
 - a. Cleaning grills after using.
 - b. Cleaning all food and debris from tables and floors
 - c. Putting all trash in garbage cans.
 - d. Bringing additional garbage bags and taking any overflow bags to dumpster behind clubhouse.
3. A valid Saratoga Springs parking permit is needed for parking. (Note: a visitor one-day permit is available from the SSOA office during business hours when renting the Pavilion or Clubhouse.)
4. Do not use staples or nails on wood structures or tables. Use only tape for signs and cloths.
5. Skate board, roller blade or bike riding is prohibited in the pavilion area.
6. Use only approved charcoal lighter fluids for fireplace or grills.
7. Rentals are limited to one party with only the North grill to be rented. The South grill is on a first come basis.
8. Unreasonable annoyance or nuisance to other users of the pavilion or residents is prohibited. (See Section 5.04 of CC&Rs)

Chapter 9.10 Pavilion and Clubhouse

Clubhouse Guidelines

Adopted 1-10-2008 Revised 5-28-2009

1. The Clubhouse (which does not include the pool, park or harbor area) is available for rent.
2. Rentals are on a first come first serve basis with a deposit in place to reserve the date and time.
3. Rentals may begin as early as 8:00 a.m. and must terminate by 11:00 p.m. (summer which is from Memorial Day to Labor Day) and 10:00 p.m. (winter which is from the day after Labor Day to the day before Memorial Day).
4. The rental fees and deposits must be paid within 7 days of making a reservation or you may lose the reservation.
5. *The Clubhouse is not If it is found that the Clubhouse and/or Pavilion was used to sell products, obtain business or any other commercial/business meeting or to promote a business in any manner, the deposit will be forfeited and a fine in the amount of \$400.00 will be charged to the owner renting the Clubhouse's account along with losing all key access for a period of one year.*
6. The maximum number of parking passes issued will be 15, good for that day only.
7. Rental Fee and Security Deposits are posted in the schedule of charges information sheet available from the SSOA office or the website www.utahlake.org.
8. SSOA and its Sub-Associations may hold as many meetings as are necessary to do Association business and are not subject to rental fees.
9. SSOA "Planned Unit Development Neighborhood Events & Functions" are not subject to the rental fees, but the event sponsor or chairperson will be responsible for the Damage
10. Deposit and any damages to the facilities. Neighborhood Events & Functions must meet the following criteria:
 - a. Only one "free" event per month not subject to rental fees will be allowed.
 - b. The event provides a benefit to the SSOA homeowners.
 - c. The event is open to all interested SSOA members.
 - d. The event encourages socialization among the members.
 - e. The event must be approved the SSOA board.
 - f. The event must be published in the newsletter.
 - g. The event must be scheduled at least 30 days in advance.

Chapter 10.05 Swimming Pool
Additional Rules
Applicable to the Pool Area, Pool, and Spa Pool

Adopted 2-22-2007 Revised 6-28-2007 Revised 7-26-2007 Revised 2-16-2016

1. The pool area hours are 4:00 a.m. to 10:00 p.m. from Labor Day to Memorial Day and 4:00 a.m. to 11:00 p.m. from Memorial Day to Labor Day.
2. Use of a pool area is at your own risk. There will be no lifeguard on duty.
3. For purposes of these rules: (1) a “pool area” includes a pool, pool decks, restrooms and changing rooms from which a person can access a pool, and any other areas enclosed within immediate walls or fencing surrounding a pool, and (2) “pool” as used herein refers to a pool and a spa pool.
4. Only SSOA members or tenants with a copy of a lease on file containing an assignment of rights, who are in possession of a gate key and are in good standing, may access a pool area.
5. SSOA members or tenants with a copy of a lease on file containing an assignment of rights, who are in possession of a gate key and are in good standing, are permitted up to six (6) visitors in the pool area and must accompany the visitors at all times.
6. The gate key is not transferable and may not be given to those who are not authorized (see Access Keys – Chapter 10.15).
7. Children fourteen (14) and under cannot enter a pool area without supervision by a responsible adult eighteen (18) years or older. SSOA may request identification from anyone supervising a child under the age of 14 to verify compliance with this section.
8. No exclusive use of all or part of a pool area will be permitted. All of the pool areas shall remain open for general use during all hours of operation. For example, all or part of the pool area cannot be closed, blocked, or reserved for scuba lessons, baptisms, swimming lessons, school training, triathlons, or other events, lessons, or activities.
9. Children under 14 years old may not use the adult spa.
10. Elderly persons and those suffering from heart disease, diabetes or high blood pressure should consult a physician before using the spa pool. Persons using prescription medications should consult a physician before using the spa pool. Pregnant women should not use the spa pool without consulting their physicians. Persons should not spend more than 15 minutes in the spa pool in any one session. Individuals under the influence of alcohol or other impairing chemical substances should not use the spa pool.

11. All swimmers must take a cleansing shower before entering a pool. Cleansing shower” means the cleaning of the entire body surfaces with soap and water to remove any matter, including fecal matter that may wash off into the pool while swimming.
12. The following persons may not use a pool: (1) any person who has a communicable disease transmissible by water, (2) a person with an exposed sub-epidermal tissue, including open blisters, cuts, or other lesions, (3) a person who has or has had diarrhea within the last two weeks caused by an unknown source or from any communicable or fecal-borne disease.
13. Any child under three years old, any child not toilet trained, and anyone who lacks control of defecation shall wear a water resistant swim diaper and waterproof swimwear. Swim diapers and waterproof swimwear shall have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference.
14. Diapers shall be changed only in restrooms or changing stations and shall not be changed anywhere else in the pool area. Immediately after changing a diaper, the person or persons who change the diaper must wash their hands thoroughly with soap. The diapered person must undergo a cleansing shower before returning to a pool.
15. Clothing designed for swimming must be worn in a pool, such as swimming suits, swim shirts, and wetsuits. In addition to appropriate bathing suits, a t-shirt may also be worn in the pool for sun protection. Other types of shoes and street clothing and apparel are prohibited to be worn in a pool including but not limited to denim cut-offs, shoes, flip flops, leggings, dri-fit wear, Sarongs, underwear and undergarments, hats, sweats, non-swimming designed shorts, and jeans. Sufficient clothing must be worn at all times in the pool area such that Utah’s criminal lewdness laws would not be violated.
16. Foul and/or abusive language is prohibited.
17. Pets are prohibited.
18. Non-alcoholic beverages in re-sealable plastic containers are permitted, but not in a pool. Alcoholic beverages, food, and chewing gum are prohibited.
19. Smoking is prohibited.
20. Running is prohibited.
21. Rough play is prohibited.
22. Shoving of others is prohibited.
23. Throwing of objects is prohibited.

24. Flips into and jumping backward off the side of a pool is prohibited. Jumping into the spa pool is prohibited.
25. Bicycles, skateboards or roller blades are prohibited.
26. Pool toys must be made of pliable rubber type or pliable plastic type materials.
27. Large pool toys and floating devices such as tubes, floating lounges, scuba tanks, and kayaks are prohibited in the pool area.

Chapter 10.15 Swimming Pool

Access Keys

Adopted 6-28-2007

1. Access keys may be obtained at the Saratoga Springs Owners Association Office, 625 S. Saratoga Drive.
2. There shall be issued a maximum of two (2) activated access keys per Lot.
3. Only Saratoga Springs Owners Association members in good standing shall be allowed activated access keys.
4. If the Lot is under lease, the Saratoga Springs Owners Association member/owner may decide if the two (2) activated access keys that are allowed per Lot will be issued to the lessee or to remain with the Lot owner.
5. Unless contacted by the Saratoga Springs Owners Association member/owner of a Lot that has a new lessee, the two (2) activated access keys that are allowed per Lot will be issued to the new lessee and all other access keys assigned to the Lot will be de-activated.
6. Access keys may not be loaned to persons not of the owner or lessee's immediate family.
7. Access keys may be de-activated for the following reasons:
 - a) Loaning of keys
 - b) Violation of Saratoga Springs Owners Association Governing Documents
 - c) Non-payment of dues, fines, or assessments.
8. A fee outlined in the SSOA fee schedule will be charged to activate an access key that has been de-activated for cause.

Chapter 11.05 Signage

Signage

Adopted 1-24-2008

- 1) No commercial billboard or advertising shall be displayed to the public view on or from any Lot.
- 2) Owners may advertise a dwelling unit and Lot for rent or for sale by displaying a single, neat, reasonable sized vacancy sign or “For Sale” sign thereon. A reasonably sized vacancy sign is defined for the purpose of Chapter 11.05 (2) as being no larger than two (2) feet tall and three (3) feet wide.
- 3) Exterior signage for purposes incidental to a commercial or business activity may not be displayed. A non-illuminated, non-Day-Glo, non-reflective, sign no larger than one (1) square foot in a window may be permitted upon approval by the Saratoga Springs Owners Association (SSOA).
- 4) Signs advertising the name of the builder and the name of the institution providing financing therefore may be displayed on a Lot during construction of the Improvements. Such signs are to have Architectural Control Committee (ACC) approval, regarding location, size, color, and content, before posting.
- 5) Directional signs may be used to give directions to traffic or pedestrians or give special instructions. For the purposes of Chapter 11.05 (5) a directional sign may not be larger than one (1) foot high and two (2) feet wide. Any directional or identification sign in the Subdivision shall be permitted, provided the same is approved by the SSOA prior to installation.
- 6) Banners or other large signage is not permitted without prior approval from the SSOA.

Architectural Control Committee – Chapter 13.05

Playground Equipment

Adopted 2-16-2016

1. The only playground/sports equipment which may be placed upon a driveway are basketball standards. Playground/sports equipment may not be placed onto the front yard or onto the road in the front of the Lot. All playground/sports equipment must be located within the building envelop or setbacks.
2. Golf Community Plats 12-29 only. In-ground trampolines are authorized, however erected trampolines, play structures, exercise equipment, children's play sets, or other outdoor erected equipment shall be prohibited for Golf Community Plat lots with a yard abutting the golf course. Owners of Golf Community Plat lots which do not have a yard abutting the golf course and wish to have an erected trampoline, play structures, exercise equipment, children's play sets, or other outdoor erected equipment in their yard shall submit for review their playground equipment request to the Architectural Control Committee (ACC).

Chapter 13.10 Architectural Control Committee

Commercial Use

Adopted 9-30-2001

Home occupations that deal with children's activities including schooling, instruction, care, lessons, or similar activities, will not be regulated and considered as "commercial" so long as there are no more than eight (8) children (in addition to the resident occupants' children) partaking in such activities and that, other than the resident owner, there are no employees."

See SSOA CC&R Article Section 5.12

Architectural Control Committee – Chapter 13.20

Holiday Decorations and Lighting

Adopted 2-16-2016

1. Consideration of neighbors should be exercised when decorating for any occasion.
2. Holiday decorations must be removed within fifteen (15) days of the particular holiday or celebration.
3. Holiday lighting should be considered temporary and must be removed within thirty (30) days after the holiday. Weather permitting.

Chapter 13.30 Architectural Control Committee

Park Strips

Adopted 2-16-2016

1. “Park strip” means the strip of land located between the edge of a lot or parcel and the curb and gutter.
2. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip.

Chapter 14.05 Conduct

Rules of Conduct

6-28-2008

Should SSOA staff or board members be threatened with either verbal abuse or mental/physical harm, law enforcement shall be contacted and a report filed with said agency. Civil standby shall be used when determined appropriate by the SSOA staff. Further legal remedies shall be used when determined appropriate and necessary by the SSOA Board or management.

While on SSOA common area property, SSOA members, management, employees or guests shall:

- a) avoid personal confrontation, attacks, slurs, and profanity in their interactions with other SSOA members, management, employees or guests;
- b) treat others with respect and do not threaten, harass, stalk, or abuse other SSOA members, management, employees or guests;
- c) adhering to all local and state laws;
- d) be responsible for their actions;

While on SSOA common area property, SSOA members, management, employees or guests shall not:

- a) litter, dump garbage, liquids or other matter, create a nuisance, hazard or unsanitary condition (including, but not limited to, spitting, or urinating, except in facilities provided). Trash and other waste materials contained in waste receptacles shall not be removed, except by persons duly authorized by SSOA management;
- b) engage in any form of illegal gambling;
- c) create excessive sound through the use of any sound production device, except as specifically authorized by SSOA management;
- d) throw, drop or cause to be propelled any stone, projectile or other article at, from, in or on a facility or conveyance;
- e) drink any alcoholic beverage or possess any opened or unsealed container of alcoholic beverage; enter or remain in any SSOA facility or SSOA common area property while his or her ability to function safely in the environment is impaired by the consumption of alcohol or by the taking of any drugs; impersonate a SSOA Board member, manager, or employee;
- f) conduct himself or herself in any manner which may cause or tend to cause annoyance, alarm or inconvenience to a reasonable person or create a breach of the peace;
- g) commit any act which causes or may tend to cause harm to oneself or to any other person;
- h) destroy, mark, soil or paint, or draw, inscribe, write, spray paint or place graffiti, upon, or remove, injure or tamper with any facility, conveyance, sign, advertisement, notice or other SSOA property, or attempt to commit any of the aforementioned acts;
- i) engage in behavior related to illegal activities;

- j) disseminate defamatory, infringing, obscene, or other unlawful material or discussion, including, but is not limited to, child pornography, bestiality, incest, illegal drugs, and harassment;

Enforcement of the Governing Documents of SSOA shall be in concert with the above listed Code of Conduct. When direct communication between parties has occurred and if, after being advised of a violation of an SSOA Rule and Regulation, a SSOA member, guest or visitor chooses to continue their prohibited activity, the proper law enforcement agency shall be contacted.

SSOA reserves the right to fine and/or ban any member, guest or visitor from SSOA common area facilities or property for violating SSOA Rules of Conduct.

Chapter 16.15 Fees, Monthly Dues, and Collection Policy

Collection Policy

Adopted 2-22-2007

1. Monthly assessments are due on the first of each month and considered late if not received by close of business on the 15th day of each month.
2. A late fee in the amount of \$25.00 will be charged to all owners who have a balance of at least \$50.00 on the 16th. In addition, interest will be charged at a rate of 18% per year.
3. When an assessment becomes sixty (60) day delinquent a certified pay or lien letter will be sent to the owner and a \$50.00 Charge will be assessed.
4. When an assessment becomes ninety (90) days delinquent and payment arrangements have not been made the account will be forwarded to an attorney for collections. Once your account is at the attorney's office, all payments must be sent to the attorney until the balance is paid in full. All key cards will be deactivated and the clubhouse will not be allowed to be rented.
5. Legal proceedings may include one or more of the following:
 - a. A lien is placed against the property
 - b. A judicial foreclosure, including any rights of deficiency
 - c. A foreclosure by private power of sale
 - d. A personal action filed against the owner
 - e. A combination of any of the above actions
6. After a lien is filed, the Association shall seek to recover from the owner, in addition to all assessments, attorney fees, all collection costs, interest and late charges and all court costs.
7. Any payment is applied first to the oldest outstanding assessment and collection fees, interest, lien letter fees, lien fees and any other fees related to the collection of an account. Any remaining funds are to be applied to fines.

Chapter 17.14 Enforcement

Excessive Violations

Adopted 3-22-2007 Revised 2-16-2016

1. A homeowner that has received three valid notices of a like violation of a governing document within a six (6) month period will have their access key(s) deactivated.
2. Each six (6) month period will begin upon the date of the first valid notice of a violation of a governing document.
3. A valid notice of a violation of a governing document is one that has not been appealed to the SSOA Board within the allotted appeal period **OR** one that has been upheld by the SSOA Board.
4. A homeowner may have their access key(s) reactivated when the outstanding violation(s) are remedied.
5. An access key reactivation fee may be charged.
6. The Association may suspend the right (where practical) to use properties owned by it for any period during which any assessment against that owner's lot remains unpaid or for any infraction of published rules and regulations of the Association.

Chapter 17.16 Enforcement

Fine Schedule

Adopted 6-28-2007

1. Fines are progressive. Fines for violations not corrected increase as follows:
 - a. \$25
 - b. \$50
 - c. \$100
 - d. \$250
 - e. \$500

2. There are five (5) categories of fines:
 - a. Unauthorized sign violation fine beginning at \$25 plus \$5 per sign.
 - b. Regular violation fine beginning at \$50.
 - c. Incomplete Landscaping violation fine beginning at \$100.
 - d. Commercial use of property violation fine beginning at \$250.
 - e. SSOA completing incomplete landscaping fine is \$500 plus costs.

3. The maximum fine per month per violation that may be assessed is \$500.

Chapter 17.20 Enforcement

Violation Appeal Process

Adopted 9-25-2008

1. All appeals must be in writing and received within fourteen (14) working days after a violation notice is received.
2. An appeal hearing before the Saratoga Springs Owners Association (SSOA) Board of Directors (Board) will normally be held within forty-five (45) working days of receipt of written notice of violation appeal.
3. Appellant will be notified in writing of the date, time and place of appeal hearing no later than ten (10) working days prior to the appeal hearing.
4. Appellant or their designee should arrive on time and be prepared to present their appeal to the Board with any documentation or evidence needed.
5. The appeal hearing will be conducted in a respectful manner, concentrating on the issues at hand.
6. The appeal hearing will take this general format:
 - a) SSOA staff will present the case for upholding the violation before the Board.
 - b) Appellant or their designee will present their case for granting of the violation appeal.
 - c) The SSOA board will ask questions of either SSOA staff or the appellant or their designee that it feels pertinent to the case
7. The SSOA Board will review the issues and testimony given and render a decision based upon whether substantial evidence has been presented for upholding the violation.
8. A written decision will be sent to appellant within fourteen (14) working days of the date of the appeal hearing.
9. Appellants are reminded that vehicles parking in the SSOA marina parking lot need to be registered with a current SSOA parking sticker affixed. Contact the SSOA office during normal business hours for a parking sticker(s).

Chapter 18.05 Board of Directors

Guidelines for SSOA Board of Director Elections

Adopted 3-22-2007 Revised 8-21-2014

1. Notice of upcoming SSOA Board vacancies to be filled at the May SSOA annual meeting shall be sent in the March SSOA newsletter.
2. Candidate Statement Forms, Notice of Annual Meeting and Lot Owner Proxies shall be sent to the lot owners physical or email address of record with the March newsletter.
3. Lot owners of good record wishing to be considered as a candidate for election should fill out a Candidate Statement Form. Candidate Statement Forms must be received by SSOA by the close of business on the date of the April board meeting. Final nominations for vacant SSOA board positions shall be a part of the April SSOA board meeting agenda. Nominations must be accepted in person. No further lot owner nominations or candidate statements shall be accepted.
4. A "Meet the Candidate" night will should be a part of the April SSOA board meeting agenda.
5. If no Candidate Statement has been received by SSOA by the close of business on the date of the April board meeting or if no nominations have been proffered and accepted at the April board meeting, the SSOA Board shall select at least two (2) candidates to be on the May Annual Meeting election ballot.
6. Notification of final candidates for election shall be sent in the May SSOA newsletter.
7. Proxies must be received by SSOA by the close of business on the last Thursday in April. Proxies received by SSOA after the close of business on the last Thursday in April will be invalid.