

Rules, Regulations, and Fines (Adopted October 2022)

Property owners are responsible to ensure themselves, family members, guests, visitors, renters, and contractors comply with all governing and operating documents. Any violations will be fined to the property owner/lot. Each fine is per violation, per person. Property owners should carefully consider the safety and well-being of children, owners, and guests.

Pine Creek Ranch is visited regularly by wild animals including Bears and Mountain Lions. Pine Creek Ranch Home Owners Association is not responsible for the behavior of any wild animals and is not liable for any damage or injury caused by wild animals. Please notify all Guests and Visitors to be aware and to be cautious.

1. **The main gate is to remain locked unless attended** -- To avoid damage to the gate, please do not hang on the gate or slam the gate against the locking pole.
2. **Fifteen miles per hour speed limit on all Pine Creek property** -- All vehicles must stay on developed roads and trails. Racing of any type of vehicles on Pine Creek property is not allowed. Driving heavy vehicles such as cars, trucks etc. past the “Road Closed to all but Tracked Vehicles, Snow Mobiles and ATVs signs” is Prohibited. (Heavy vehicles force frost down and freeze or break the water lines.) Fine \$150.
3. **No vehicles**, including ATVs and side by sides, may be operated in a manner that cuts the gravel or grass on any Association: road, parking lot, or the Meadow. Snowmobiles and tracked vehicles may be operated on the Meadow when there is adequate snow cover to prevent damage to the meadow. (No brody’s, donuts, spinning circles, figure 8’s etc.) Fine \$300. No Dirt Bikes with engines larger than 50 ccs or wheel diameter greater than 12 inches are allowed on Roads, Trails or Common Areas of Pine Creek Ranch. Fine \$150. Any other property damage to signs, bathrooms, gates, etc. Fine \$150 and cost of damages.
4. **Excessively noisy vehicles are prohibited** -- Properly muffled (including spark arrestor) motorized vehicles may be used in Pine Creek Ranch, but excessively noisy vehicles are restricted from being used. Snowmobiles and tracked vehicles are allowed on all roads. Snowmobiles and tracked vehicles are allowed on the meadow when there is adequate snow cover to prevent damage to the meadow. No hill-climbing by motorized vehicles is allowed. The Architectural and Landscape Committee shall determine if a vehicle is excessively noisy. Fine \$150
5. **Outside fires are prohibited** -- Propane gas or charcoal briquette barbeques or grills, carefully handled, may be used on cabin decks or patios or in gravel areas for cooking, except during County or State declared Fire Closures when County or State Rules will apply. Fine \$2,500 per offense.
6. **All types of fireworks are prohibited** -- Fine \$2,500 per offense.
7. **Hunting, shooting of any weapons and archery are prohibited. Fine \$150. Because animal tracking (with hounds) affects many different lots and may disturb unaware owners, any owner wishing to “Call in the hounds” must call a Board Member and obtain permission before calling the Tracker.** Fine \$150.
8. **Slash/burn pile is for brush and tree disposal only** -- No construction debris, tree stumps, or logs over 12” in diameter are allowed. Fine \$150.
9. **Follow dumpster rules posted by dumpster** -- Household trash only! Boxes need to be broken down and flattened. No construction material, furniture, ashes, appliances, tv’s, etc. Fine \$150.

10. **Landscape watering is prohibited** -- The Board may grant exceptions.
11. **Evacuation roads past the gates cross into private property and are not to be used except in Emergencies or with permission of the Land Owner and a Board Member, the Board member will obtain permission from the Land Owner. Fine \$500**
12. **Pets may be on your property but shall always be under control and on a leash when off owner's property so as to not inconvenience or disturb other owners and guests – Animals, Livestock, Poultry and Wild or caged pets are prohibited. Fine \$150.**
13. **Noxious or offensive activities are prohibited** -- Fine \$150.
14. **Outdoor lighting is restricted** -- Yard or porch lights for illuminating one's own yard, lot, or porch all night may not exceed a total wattage of 100 watts (1600 Lumens) per lot.
15. **No semi-trucks are allowed past the gates in the main parking lot** -- Fine \$500.
16. **Recreational vehicles or trailers in parking lot** -- You may park in the main parking lot for up to 14 days between June 1st thru October 31st. Refer to Rule 17 for winter parking in main parking lot. RVs are limited to 7 days in the RV pad area and must be parked so traffic flow around the loop is not blocked.

The Board must authorize in writing any exceptions from these time periods. When leaving your travel trailers, utility trailers, etc. please put your name, phone number, and lot and lot # to help us if we need to notify you. Fine \$50 a day and/or the vehicles may be towed at owner's expense.

Trailers on lots during construction of a cabin – A member who has a completed and signed New Cabin Approval Form and an approved Sanpete County Building Permit, will be allowed to keep a trailer on their lot while actively building the cabin.

Recreational vehicles, trailers, or tents on lots -- Per CC&R 3.10 trailers and Tents are allowed on your lot for 14 days then must be off of the lot for a minimum of 4 days before returning. Fine is \$50.00 a day.

Recreational vehicles, trailers, or tents -- Are **not** allowed to camp or park in the Meadow. You must use the RV pad area, if full, then the pavilion parking area, (if not rented out) the main parking lot (West side) or the snowmobile parking area. (Vehicles and Trailers Need to be parked away from the main traffic flow). If these are all full, you will need to make arrangements at other campgrounds. Fine \$50 a day.

17. **Winter Parking** -- Only trailers you brought for your stay are allowed in the parking lot. All Snowmobile and UTV/ATV trailers being left for the winter must be parked East of the south gate and along the road or can be parked in pavilion lot (Only until Jan. 1). No Travel Trailers/RV Trailers are allowed to be stored through the Winter in any parking lot, common area or along any road. Fine \$150 and/or the vehicles may be towed at owner's expense.
18. **All snowmobiles, ATVs, and UTVs must be parked in snowmobile parking area** -- These vehicles may be in the main parking area when owners are present. These vehicles and trailers must be removed from snowmobile parking area and trailer parking area by June 1st. Fine \$150 and/or the vehicles may be towed at owner's expense.
19. **Any improvements** made on your lots without prior approval from the Board of Director's Architectural Review Board are not allowed. (This does not include routine maintenance such as tree trimming, brush clearing, staining and sealing or replacing gravel) Fine \$500.
20. **Any violations not listed** that violate the governing documents (CC&R's, Bylaws, or Rules) will incur a

fine of \$150.

21. **All communications to owners** can be through either mail, email, text, phone, or website, unless otherwise stated in the governing documents.

22. **Fines will constitute Individual Assessments. If any Individual Assessment or violation is not paid or corrected within 30 days a charge of \$100 will be added to the Individual Assessment. Each following 10-day increment that the assessment is not paid or the violation has not been corrected an additional charge of \$100 will be added to the Individual Assessment. The Owner will also be responsible for any interest, late fees, expenses, or Attorneys' fees imposed. (CC&Rs Articles 7.9 & 8)**

The Rules, Regulations, and Fines may be amended and adopted by the Board of Directors through a resolution and majority vote of the Board of Directors. In the event of any conflict between the Rules, Regulations, and Fines and the Declaration, the Declaration shall trump and govern.