
Entrada Property Owners Association Rules & Regulations

Entrada Property Owners Association
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Community Rules

Definition, Purpose, and Enforcement

All Capitalized terms used throughout this document shall have the same definitions as those set forth in the CC&Rs.

Community Rules and Regulations are authorized by the Bylaws of the Entrada Property Owners Association (EPOA) to set community standards. These standards govern the use of common areas and EPOA owned facilities. The requirements for conduct of Owners are officially defined in the CC&Rs and Bylaws. Following are restated versions of some of these requirements, and additional requirements that have been proposed, ratified, and adopted by the EPOA. These requirements of Owners, their guests, vendors, and other visitors, shall be known as the Entrada Community Rules (Community Rules).

The purpose of the Community Rules is to establish and maintain a clean, orderly, friendly, and pleasant residential atmosphere for all Owners. A positive and supportive attitude toward these rules by Owners will aid in maintaining a pleasing quality of life in the Community.

The Community Rules presented herein shall be applied and enforced by the management staff under the direction of the EPOA Board of Trustees. All reasonable efforts for enforcement, up to and including fines, will be made by management with authority granted to them by the EPOA.

Owners who repeatedly violate the Community Rules should expect corrective action to be taken against them by the EPOA in accordance with all applicable provisions of the Articles, By-Laws, CC&Rs, and the Enforcement section in this document.

In the course of administering these rules and regulations, nothing herein shall be construed as in any way limiting the Board's discretion, rights or duties under applicable law within the State of Utah.

Community Access

The Community is considered private property, and access to the Property shall therefore be restricted to the extent consistent with its open physical features and location, its inclusion of a private golf course, the desire to maintain friendly relations with the public and surrounding communities, and the need to minimize the liability of Owners and the EPOA.

The on-duty gate attendant shall have full authority to deny access to anyone other than Owners based on the Community Rules and other requirements herein. Non-Owners (visitors) who the gate attendant has reason to believe are unauthorized based on these guidelines may be denied access.

Owners, Country Club Members and Guests of the Inn of Entrada shall have free access at all times. Owners and Country Club Members will gain access to the Property with Entrada gate access fobs. Entry Gate Access Fobs are available for purchase from the Management Company. Owners are allowed one (1) gate fob per garage bay. For Example, an owner with a three (3) car garage can have three fobs issued to them. Owners, Country Club Members, EPOA personnel and other authorized individuals may also gain access by stopping at an attended gate, and having their authority to be on the property confirmed by a gate attendant. Once confirmed, the gate will be opened for them. The cost of each fob is to be borne by the individual requesting such gate access fob and determined by the EPOA.

To ensure reasonable entry control while allowing limited access by non-Owners, the on-duty gate attendant shall keep an accurate record of the identification of all Owners' guests, vendors, and members of the public who are granted access or are otherwise encountered on the Property. This is achieved primarily through the automated system called LiftMaster – My Q Business. All homeowners should use this web-based feature to keep their guest activity up to date. When a guest arrives at the entry building, they will be issued a placard that shall be kept in the driver's side windshield of the car, any time they are parked on the Entrada property. The placard includes details provided by the homeowner, such as the date frame of their visit. The Gate Attendants will make every effort to contact the homeowner to authorize guests that are not entered into LiftMaster – My Q Business. If a homeowner cannot be reached to authorize their guest – the guest will be turned away. The requirement for visitors to provide identification information is intended to be an inoffensive deterrent to members of the public and surrounding communities who may occasionally seek unauthorized access. Owners shall advise their guests they may be asked for identification information by the on-duty gate attendant.

No one other than Owners, Country Club Members, Emergency Services Personnel and authorized Security Company, newspaper delivery, Country Club and Management Personnel shall be eligible to receive gate key fobs for automatic gates. Construction company personnel shall be required to use the Main Gate entry, except in the following cases; 1. Vehicles accessing the Kachina neighborhoods, which shall be allowed to enter through the Kachina Springs gate, or 2. Vehicles such as semis, tractor-trailers, and/or similar heavy equipment should enter the gate closest to their work area to prevent damage to the Entrada streets and curbs. If a contractor needs access prior to the attendant's shift start at Kachina Springs, they may enter by selecting "Make a Call" at the callbox, then selecting "Gate Attendant" for entry at that gate.

Solicitors

Solicitors shall not be admitted to the Property by the gate attendant staff and if found on the property shall be escorted off property.

Residence Use

Unless otherwise authorized such as in the case of the Inn at Entrada, Owners shall use their sites and/or residences for single-family residential purposes only and for such incidental purposes as may be specifically approved by the EPOA.

Owners shall use and/or occupy their sites and residences in a manner consistent with all applicable governmental rules and regulations.

Residence Rental

Rental of residences is allowed provided that:

- the minimum lease term is not less than six months, and
- the tenants shall be viewed as guests of the Owner landlord, therefore the Owner landlord is responsible for ensuring that tenants conduct themselves in strict accordance with the Community Rules, and
- Owners shall make their tenants aware that they are renting in an HOA Community and that they are subject to the CC&Rs, Bylaws, and Community Rules (this document), and that Owners may be subject to fines for violations of their tenants
- Owners shall provide a copy of the CC&Rs, Bylaws, and Community Rules to their tenants, and
- the owner shall provide adequate garage parking consistent with the Community Rules for their tenant's vehicles, and
- The owner shall notify the EPOA in writing of the leasing of his/her property by submitting a copy of the lease to the management company

Time-sharing rentals or similar arrangements, whereby the use of a residence is in effect allocated between different persons for separate repeating time intervals, is expressly prohibited.

Residences at the Inn at Entrada may have shorter rental periods if they are participating in "The Inn at Entrada Nightly Rental Pool Program" or are otherwise zoned for such activity.

The EPOA is specifically authorized to adopt rules and regulations governing residence rentals and any rental management operations that may be proposed or implemented. The EPOA does not participate in residence rental activities in any

way. Any liability arising from an Owner's rental of a residence shall be solely that of the Owner.

General Conduct of Owners and Guests

Owners and their guests shall conduct themselves in a responsible, friendly, and dignified way that contributes to the establishment and preservation of a pleasant residential living environment.

Owners and their guests shall refrain from disorderly or unbecoming conduct, and shall occupy and use their residences for single family residential purposes only, and for such incidental purposes as shall be specifically approved by the EPOA.

Owners shall not operate from their residences any business that generates traffic on the Property or creates an unacceptable environment for the neighborhood.

Conduct Between Owners and Guests and EPOA Contractors and their Employees.

The EPOA has contracts with several companies or individuals to provide services to the community. These services include Community Management, Gate Attendant Services, Landscape Maintenance, Water Feature Maintenance, Street Sweeping, Tree Trimming and Pool Maintenance. Other services are obtained on an ad hoc basis and other services may be added in the future.

Instructions to and management of these service providers is to be provided only from the Board of Trustees, or from the Community Manager at the direction of the Board of Trustees.

Owners should address all customer services issues and other concerns with the Community Manager, not with the service provider directly.

In their interaction with any contractor or contractor's employee, including the Community Manager and his or her staff, Owners should refrain from the following:

1. Giving direction
2. Performing job evaluations or critiques
3. Behaving in an abusive manner regardless of the circumstance

Violations of the above guidelines are subject to enforcement action by the EPOA. See Violations and Methods of Enforcement.

Owner Responsibility for Guests

Owners shall be responsible for advising their guests and tenants of all ages of the Community Rules, and for ensuring that such guests abide by these rules.

Noise and Odors

Owners shall not make or permit any disturbing noises or noxious or offensive odors that may interfere with the rights, comforts, and convenience of other Owners, regardless of the time of day. Special effort shall be made to maintain quietness between 10:00 pm and 8:00 am.

Maintenance of Common Areas

The Common Areas and associated facilities shall be kept clean, tidy, and operable at all times. It shall be the responsibility of the Maintenance Service Companies to ensure these conditions, but Owners shall take special care not to litter the Common Areas or to take actions which might render facilities inoperable.

Owners shall report to the management company any undesirable conditions they observe in the Common Areas.

General Maintenance of Residence Sites

Owners shall maintain their residence sites and all structures and improvements thereon in a clean, orderly, tidy, and safe condition.

Clotheslines shall not be used. All personal property shall be stored and appropriately screened from the public view when not in use, or when such equipment may interfere with the regular landscape maintenance to be performed by Maintenance Service Companies.

Satellite dishes and antennas not regulated by the FCC are prohibited. Satellite antennas (dishes) one meter in diameter or less, and designed to receive direct broadcast satellite service or receive or transmit fixed wireless signals via satellite, may be installed, provided the FCC regulated dish (including necessary wiring) is painted to match the home and substantially shielded from view. Location of an FCC approved dish may not be restricted by the Association as to cause unreasonable delay in installation; unreasonably increase the cost of the equipment or its installation, maintenance, or use; or preclude reception of an acceptable quality signal. No dish may encroach upon the Common Area or the property of another Owner. An Owner must submit written notification to the

Association within five (5) business days before installing any antenna that is allowed pursuant to this section.

Periodic Maintenance of Custom Homes Residences

In addition to the foregoing general residence maintenance requirements, Owners of Custom Homes residences shall at their own expense and discretion periodically restore the exterior appearance of their residences as necessary to maintain an attractive appearance consistent with community standards.

The restoration shall include, but not be limited to: periodic repainting or resurfacing of residence exteriors and the maintenance of landscape vegetation. The Management Company or its designated representative shall periodically inspect each Custom Homes residence and shall note any restoration requirements.

Periodic Maintenance of Patio Homes Residences

Owners of Patio Home residences shall at their own expense periodically restore the exterior appearance of their residences in accordance with specific standards established by the EPOA and administered by the Management Company.

The restoration shall include, but not be limited to: periodic repainting of residence exteriors, and the Management Company or its designated representative shall periodically inspect each Patio Homes residence and shall make note of any restoration requirements.

Vehicle Parking and Garage Doors

Owner Parking – Other than during times of entry or exit, Owners shall keep their garage doors closed and they shall park their vehicles including, but not limited to, automobiles, trucks, trailers, ATV's, RV's, golf carts and bicycles in their garages and not in their driveways, in parking turnouts or on the street. An exception to this rule would be for a brief period of time during daytime hours when the garage is actively being used.

Guest, Vendor and Service Vehicle Daytime Parking - During daytime hours, guests, vendors and service personnel should park their vehicles in the Owner's driveway or designated parking turnouts. An exception to this rule is that street parking is permitted only if a designated parking turnout is not readily available and street parking does not obstruct traffic flow.

Guest Overnight Parking - Overnight parking, or any portion thereof, for guest vehicles requires a permit and is only allowed in the Owner's driveway. The exception is that parking in a designated turnout is permitted only if the guest vehicle will not fit in the driveway. Parking on the street during nighttime hours is prohibited.

Permits will be issued by gate attendant personnel for a one-week time period and may be renewed for additional one-week periods of time. Permits shall be displayed in the guest vehicle driver's side windshield. If an overnight guest arrives when the Entrada Trail gate-house is unmanned, it shall be the responsibility of the guest to obtain an overnight parking permit by the end of the following day.

The parking of any vendor, service or commercial vehicle outside of a garage overnight, or any portion thereof, is strictly prohibited except during an emergency.

Hours - For this section Daytime hours are defined as between 8:00 AM and 10:00 PM. Overnight hours are defined as between 10:00 PM and 8:00 AM.

Violators of these parking rules may be subject to fines and/or towing at owner's expense.

Use of Parking Facilities and Roadways

Recreational Vehicles (RVs) – Other than the exception listed below, the parking of RVs including motor homes, boats, motorbikes, motorcycles, trailers, UTVs, ATVs, jet skis, and other similar vehicles and equipment in parking spaces, parking turnouts, driveways or on the street within Entrada is prohibited. No RV

shall be utilized for lodging or dining purposes within Entrada.

Exception - An RV will be allowed a provisioning or cleanup period not to exceed 36 hours and the Owner's driveway or parking turnouts can be utilized during this 36 hour period. The 36 hour period shall include no more than one night, or any portion thereof, and may not be utilized on successive days so as to circumvent the intent of this rule. Violators may be subject to fines and/or towing at owner's expense.—

Provisioning or cleanup of an RV refers to the packing or unpacking, replenishing supplies, or the removal of trash from a motorhome, travel trailer, a boat, or trailered "toys." The washing of any RV within Entrada is prohibited and must be done off-site.

The driving or operating of unregistered ATVs, UTVs, motorcycles and similar vehicles within Entrada is prohibited. Such vehicles that are "street legal" may be driven and operated provided that they have liability insurance coverage, current registration and a license plate. Any such vehicle is subject to the previously listed rules regarding Vehicle Parking and succeeding rules regarding the Operation of Motorized Vehicles.

Operation of Automobiles, Motorcycles, Golf Carts and Motorized Vehicles

Owners shall operate automobiles, motorcycles, golf carts and all other motorized vehicles carefully and responsibly at all times, and in strict accordance with the rules of the road and traffic laws as defined in the Utah Code, Title 41 – Motor Vehicles. Motorized vehicle operation, with the exception of electric assisted bicycles and personal assistive mobility devices, shall be limited to drivers who possess a valid government issued driver's license.

The maximum speed limit throughout Entrada is 20 MPH.

All motorized vehicles operated within Entrada must have current liability insurance coverage, however, the EPOA, its Board of Trustees and/or its agents assume no liability for the adequacy or lapse of individual Owner insurance policy coverage

Off-Road Vehicles

The use of off-road and similar vehicles, including but not limited to ATV's and dirt bikes, is expressly prohibited. ATVs, UTVs, and Dune Buggies, shall be trailered on and off the property, except for those that are "street legal." Only golf carts and licensed motor vehicles shall be operated within the Property.

Biking, Jogging, and Roller Skating

Owners and their guests may use the Common Area main roads for biking, jogging, and roller skating, provided such activities are conducted responsibly and safely and on paved areas only. Owners engaging in these activities shall obey posted and common rules of the road and shall vigilantly beware of and safely avoid automobiles, golf carts, and other participants.

Privacy and Use of Drones

Every resident in Entrada has the right to the quiet use and enjoyment of their property free from the invasion of their privacy, trespassing upon their property or in the airspace immediately above, and other nuisances. To help protect these rights, the recreational use of drones in Entrada is strictly prohibited which includes the flying, taking off and/or landing of such aircraft.

Commercial use of drones in Entrada, such as for the video recording of a home for real estate sales purposes, is prohibited without a Drone Use Permit that may be issued on a case-by-case basis by the EPOA's Management Company. Such EPOA Drone Use Permit shall list the terms, conditions and restrictions of the use of the Commercial Drone.

Drone, for the purposes of this rule, shall include any Drone, Model Aircraft or Unmanned Aircraft System as defined by the FAA.

Use of Lawn Areas

Owners shall not use lawn areas of residences or Common Areas for any activity which might interfere with the rights, comforts, or convenience of other Owners. Owners planning to use these areas for parties or other gatherings shall notify the Management Company and affected neighbors well in advance. In no event shall the lawn areas of Patio Home residences or Common Areas be used for golf practice. This rule does not pertain to putting green areas installed as a part of an approved landscape plan. Homeowners intending to use a grassy area which can be seen or heard from the golf course should be respectful of the golfers on the course. Loud conversation, music, ringing cell phones and the like are all distractions for those on the course.

Art Objects

Art objects shall not be installed outside of the Building Envelope nor may they be visible to the surrounding area without written prior approval from the EDRC.

Dogs, Cats, and Household Pets

Regarding pets, residents shall be mindful of their neighbors. The keeping of dogs, cats, and other household pets by Owners shall be permitted subject to the responsible control of such pets by their Owners.

Pets shall not be allowed at any time to run at large on any portion of the Common Areas or on residence sites other than those of the pet Owner. Rather, they shall be restrained, controlled, and kept in the immediate proximity of their Owners at all times to ensure they do not cause a nuisance to other Owners, hazards to themselves or community traffic, or the harassment or endangerment of wildlife.

Owners shall at all times impose control and restrain their pets and keep them in their immediate proximity by use of a suitable leash or tether. Dog runs are not allowed at Entrada. Pets may not be left outside on residence sites without the presence and controlling supervision of their Owners.

Owners shall ensure their pets, when left home unattended, do not violate the

noise policy by creating a nuisance or disturbing noises, i.e. excessive barking, that may interfere with the rights, comforts, and convenience of other Owners, regardless of the time of day.

Owners shall be responsible for cleanup and removal of any droppings or messes produced or caused by their pets. Owners shall be responsible for the cost of restoration or replacement of turf killed by excessive fertilization by pets.

Restoration or replacement of turf killed or excessively fertilized by pets shall be performed in a timely manner by the Landscape Service Company. Pet feces on any portion of patio home or common property shall be immediately removed by the pet owner.

Owners should call animal control if a dangerous or unsupervised pet is spotted and no Owner appears to be supervising the animal. St. George City Animal Control 435.627.4350.

Hunting, Fishing, Guns, and Fireworks

Owners shall not conduct hunting or fishing activities of any kind on the Property. Owners shall not discharge firearms, firecrackers or fireworks at any time within the confines of Entrada.

Swimming and Boating

Swimming and boating in lakes or streams on the Property is strictly prohibited. All swimming shall be restricted to appropriate facilities on Owners sites, the Sports and Fitness Center, or the EPOA owned and maintained community pool.

Community Pool and Recreation Area Use

The use of the EPOA owned and maintained community pool is restricted to Owners or owner's tenant and up to 10 of their guests, exclusively. Owners are expected to accompany their guests at the pool. Guests of guests are not allowed. The EPOA community pool hours are 8:00 A.M. to 10:00 P.M.

Please be advised that there is no lifeguard on duty, therefore, all Owners and guests swim at their own risk. Children under the age of 14 shall be accompanied by a responsible adult.

Entry to the pool area is controlled with the use of assigned pool access fobs to each Owner in good standing in the EPOA and the Owner will be responsible at all times for the use of this key fob. Owners are required to designate up to two individuals by name with the Management Company who are authorized to receive key fobs. Owners that are delinquent in monthly assessment payments may be denied access to the community pool until such assessments are brought current.

Owners or owner's tenant and up to 10 of their guests are allowed to use the barbeque and lounge areas for gatherings with the provision that the Owner is responsible for returning the area to a neat and tidy appearance. Owners will be responsible to see that noise levels are kept at a minimum so as not to disturb nearby neighbors. Additional pool rules and regulations are posted at the pool.

Community Pool Violations and Criminal Trespass

In an effort to prevent trespassers from unlawfully using the pool facilities, Owners, tenants and guests should have a means of establishing their identity and will be required to verify their identity to gate attendant personnel upon request.

All Owners should report violations that occur in the pool area by reporting the details of the violating party to the Management Company. If the pool is being utilized by someone other than Owners, tenants and their guests, the pool fob used to gain entry shall be confiscated and disabled by gate attendant personnel or Management, and the Owner may be subject to a fine and loss of privileges.

Evidence of pool fob usage outside of posted pool hours will result in a fine and/or suspension of pool privileges

Signs and Lights

Owners shall not permit signs of any kind to be displayed to the public view from their residence site or from the appurtenant Common Areas except for the instances described in the EDRC Guidelines. Owners shall not install or operate any lights which emit or reflect light which is unreasonably bright or causes unreasonable glare for any adjacent or nearby Owner.

Further lighting requirements can be found in the Property Development Guidelines.

Temporary Winter Holiday Lights

A **discrete** installation of temporary winter holiday lights is permitted if they are installed no sooner than December 10th and are removed no later than January 10th for a total of no more than 30 consecutive days. Only lights of the “mini light bulb type” size or smaller shall be allowed, preferably “clear” in color, and no other types of decorations shall be allowed under this provision. The EDRC may place additional restrictions on a homeowner if it deems that a homeowner’s holiday lights emit or reflect light which is unreasonably bright or causes unreasonable glare for any adjacent or nearby Owner.

Temporary Structures

Temporary structures, such as trailers, shacks, or other similar buildings, shall not be permitted on any residence site.

Trash Management

Owners shall set out their trash for regular pick-up that is provided by St. George or Santa Clara City. Trash or Recycling shall be confined in containers provided by the pick-up company and shall be placed on the street in front of the residence and prepared in accordance with the city's requirements.

Trash containers shall be placed on the street no sooner than 24 hours before pickup and should be removed the day of collection. Refuse, garbage and trash shall be kept at all times in a covered container, and any such container shall be kept within an enclosed structure or appropriately screened from view.

Lumber, grass, shrub or tree clippings or plant waste, metals, bulk materials or scraps or refuse or trash shall not be kept, stored or allowed to accumulate on residence sites.

Residential Development Permits

Owners shall not erect, place, or alter any residence structure or residence site until a written affirmative response has been received to an *Application for Residential Development*, Form EPOA-005, from the EDRC.

General Maintenance of Construction Sites

Entrada has rules regarding construction for the good of the community, and to maintain a safe, clean property. An owner wishing to build a home in Entrada must be sure they understand all of the rules regarding construction, and must sign a contract detailing those rules. Following is a list of the most important policies regarding construction.

1. General Contractors must be pre-approved by the EDRC in order to construct Improvements in Entrada.
2. Contractors and subcontractors must be licensed in the State of Utah to construct the owner's residence or other improvements.
3. Contractors, subcontractors, equipment operators and their employees are the responsibility of the Lot Owners employing them.
4. The owner's general contractor or superintendent is required to provide someone on-site with adequate authority to receive deliveries and direct suppliers and subcontractors.
5. The owner is responsible for making certain that all construction personnel are familiar with and obey the rules governing their activities at Entrada at Snow Canyon.
6. Each general contractor or superintendent is responsible for familiarizing their employees, subcontractors and suppliers with all relevant construction requirements and provisions in the Design Guidelines.
7. Each general contractor or superintendent is responsible for controlling employee work hours, and controlling any activities of employees that may be deemed as an annoyance or nuisance to lot owners.
8. The owner's general contractor or superintendent is required to construct the residence and surrounding improvements according to the plans, specifications and revisions approved in writing by EDRC.
9. All equipment operators must possess a valid driver's license. All vehicles must be parked on one side of the street during construction.
10. It is the responsibility of the owner and the general contractor to see that all of these construction site conduct rules are being followed. The general

contractor, job superintendent, and their employees, subcontractors and suppliers shall comply with the following rules:

Once a Lot Owner commences construction, construction must continue in a professional and timely manner until the residence is completed, a certificate of occupancy is issued and landscaping installed. Construction must be completed within 548 days unless extended in writing by the EDRC. If there is any delay in continuing construction once commenced, the EPOA may levy a fine against the Owner until work resumes in a professional and customary manner.

Construction hours shall be limited to:

September 16 - May 14
Monday through Friday
7:00 a.m. - 5:30 p.m.
Saturday
8:00 a.m. - 4:00 p.m.

May 15 - September 15
Monday through Friday
6:00 a.m. - 7:00 p.m.
Saturday
8:00 a.m. - 5:00 p.m.

Site access may begin one-half hour before construction begins each day and an additional half-hour is allowed for site egress each day. No construction-related activities shall be permitted on Sundays or official Entrada at Snow Canyon holidays.

Official Entrada holidays are as follows:

New Year's Day
Memorial Day
Independence Day

Labor Day
Thanksgiving Day
Christmas Day

Parking by the Contractor, subcontractors, workers and all suppliers shall be strictly limited to one side of the street. All personal vehicles of subcontractors and workers that cannot be accommodated on one side of the street, or that cannot be parked off the pavement on the Lot shall be parked outside the Project. Under no circumstances is parking allowed on adjacent lots. The Entrada Main Gate and Kachina Springs Gate are the only entrances to be used during construction, with the exception that vehicles such as semis, tractor-trailers, and/or similar heavy equipment should enter the gate closest to their work area to prevent damage to the Entrada streets and curbs.

All temporary toilets and dumpsters at the Project shall be brown in color. Temporary fencing may be brown, black or green. No other colors shall be allowed at the Project. Temporary toilets, dumpsters and building materials may not be placed on the sidewalks or the lawn area between the sidewalk and the street.

All trash and debris shall be picked up DAILY and deposited in a dumpster provided by the contractor. This includes trash and debris blown from dumpsters onto adjacent lots. The Owners and builders are prohibited from dumping, burying or burning trash anywhere on the Property. Any spoils generated from the site grading must be placed on the Lot and within the construction compound. No material may be placed on the street, common areas, or outside of the construction compound. Storage of spoils on adjacent property will not be permitted.

A gravel or cinder temporary driveway must be built at the start of construction to minimize dirt from the construction site being tracked onto the street. The street in front of the Lot shall be swept or washed as needed, and not less than once each Friday during the construction process. All dirt and other debris shall be removed in such a manner as to avoid washing the same onto the adjoining street or nearby properties.

The Contractor, its sub-contractors, workers or suppliers shall not play music or other audio content from vehicles or portable music devices. No music or other audio content shall be played on the construction site itself that can be heard by neighbors and golfers or in any other locations off the construction site. No animals or guests may be brought into Entrada by a contractor or sub-contractor.

Trespassing on property owned or occupied by neighbors of the Owner is strictly prohibited. The use of a neighbor's hose bib, power outlet or patio furniture without that neighbor's express consent is strictly prohibited. The Contractor, its sub-contractors, workers and suppliers, shall at all times be courteous to neighbors, recognizing that the construction process imposes an inconvenience upon neighboring properties which sometimes leads to misunderstandings even in the best of circumstances.

All temporary construction facilities shall be subject to immediate removal upon notice by EDRC or designee and must be removed within one week after receipt of the Certificate of Occupancy for the structure.

Notification of Property Sales

Owners shall immediately notify the Management Company of any sale or other change of ownership of any residence site. Such notification shall include copies of documents suitable for official verification of the change of ownership, and shall also include complete address information for the new Owner. Owners are required to relinquish their gate access entry and community pool entry key fobs to the EPOA or new Owner upon sale of their property within the Entrada at Snow Canyon community.

EPOA Policies Concerning Real Estate

Effective October 2015

The EPOA Policies below Concerning Real Estate are designed to balance the appearance and quiet enjoyment of all Owners within the EPOA with the promotional needs of some Owners (including Developers) who have units for sale within the EPOA.

Real Estate Signs are not allowed on any Improved or Unimproved units except for Open House or Open Model/Developer signs under the following conditions set forth below:

LICENSED REAL ESTATE AGENT/OWNER OPEN HOUSE POLICY:

1. The licensed real estate agent/owner open house policies shall also apply to owners selling their Units "For Sale by Owner" (FSBO); meaning without listing with a real estate agent.
2. The allowable hours for an open house are between 10:00 am until sunset or 6:00 pm, whichever occurs first.
3. A licensed real estate agent or owner must be present at all times during the open house while an open house sign is displayed in front of the open house. When the home is offered "For Sale by Owner" the owner must be present.
4. Licensed real estate agents or Owners selling FSBO and holding an open house may request the gate attendant to mark the location of the "Open House" on the community map handed out to visitors by Entrada Gate Attendants while the open house event is in progress.
5. The EPOA allows EPOA approved 6" by 24" temporary directional signs for use only during the time of a real estate open house and must be picked up at the conclusion of the open house. Please contact EPOA management for information on obtaining specifications for Entrada approved sign art and material. All temporary directional signs used on the property must be kept in good condition. The EPOA recommends that each temporary directional be labeled inconspicuously (16 pt. font or less) with the sign owner's name and phone number for identification and to avoid confusion.
6. The EPOA allows ONE EPOA approved 18" by 24" signs for use in the driveway or on the front of the open house property during the time of a real estate open house and must be removed at the conclusion of the open house. Please contact EPOA management for information to obtain the most current version of Entrada approved sign art and material.

7. Licensed real estate agents may place ONE of their company-branded 18" by 24" sign in the driveway or on the front of the open house property for the duration of the open house in substitution of the ONE EPOA sign denoted in the paragraph above. No other real estate agent-branded signs are allowed within the EPOA property at any time.
8. The number of temporary directional signs a realtor may use will be determined by the location of the open house. The EPOA will establish zones which will determine the number of directional signs a realtor may utilize. The maximum number of directional signs a realtor may use at any one time is five signs. Upon special request a real estate agent or Owner may request from the EPOA additional temporary directional signs if the Open House is located more than 1 mile by car from the nearest attended gate or an Open House location is particularly difficult to find. Licensed real estate agents are expected to minimize the number of signs they use by sharing directional signs with other licensed real estate agents when conducting open houses at the same time and in the same general area. The maximum number of signs permitted in a round-about is two. Directional signs may not be placed on private property without the permission of the private property owner.
9. An "Open House" is defined as an occasional, promotional event of limited duration to promote the sale of a specific home that is "FSBO" or a home currently listed with a real estate agent on a multiple listing or electronic listing service for the sole purpose of selling the specific home being held open. The intent of this rule is to prohibit the abuse of the Entrada "Open House" policy by a real estate agent or a group of agents who engage in utilizing a home as a permanent work office wherein the home is either not actually being held out for sale on reasonable commercial terms or that the agents are holding extended and frequent "Open Houses" that would not reasonably be considered an occasional event of limited duration in the judgement of the EPOA or its manager.
10. The EPOA may fine unit owners who violate any of the policies located in paragraphs 1-10 from \$100 per day in addition to Open House privileges which may be suspended for up to 60 days.

MULTI-UNIT DEVELOPER MODEL HOMES:

The EPOA policies below concerning Multi Unit Developers are designed to accommodate Developers who make significant investments in subdivisions within the community. These policies are intended to facilitate the construction and sale of new properties within Entrada POA as the community progresses toward a complete build out.

1. In consultation with Entrada developers, the EPOA will approve up to five EPOA approved "Open Model" directional signs in strategic areas including custom home areas, to guide visitors to an Entrada Developer's Model Home or group of Model Homes in a subdivision. Upon special request a Developer can request additional directional signs if the Model Home is located more than 1 mile by car from the nearest attended gate or a model home is particularly difficult to locate. Only the EPOA may approve the change of their location or removal of these signs.
2. A "Model Home" is defined as a newly constructed Unit (meaning not previously used as a private residence) located within a subdivision that is used for the primary purpose of selling inventory located within the specific subdivision where the Model Home Unit is located.
3. A "Developer" may have one or more Model Homes within a subdivision. For the purposes of this section a "Developer" is defined as a unit owner that has at least five or more unimproved Units for sale within a particular subdivision. For transition purposes, a Developer will be allowed to continue operating its Model Home even after the Developer owns fewer than five unimproved

Units for sale so long as at the time the Model Home was first used as a model home by the Developer, the Developer met the five or more unimproved Unit rule described above.

4. The EPOA will provide permanent "Open Model" signs at each attended gate entrance to Entrada.
5. A licensed real estate agent or otherwise authorized owner representative must be onsite during all times such model or a group of subdivision models is open.
6. Developers may place their company A-frame sign in front of each open model during the time the model is open. This/these sign(s) shall be removed each day at the conclusion of the Open model.
7. Developers may have one permanently placed "Sales Office" sign for each distinct development.
8. Developers may have a "Model Identification" sign for each model home.
9. Developers may have up to two "General Information" signs. Locations of these signs must be determined in consultation with and approval by the EPOA.
10. The EPOA or the EDRC acting as an agent of the EPOA must approve all developer signs for size, design, content, location and color.

Real Estate Gate Flyer Policy

1. Licensed real estate agents may provide the gate attendants with a single 8.5 X 11" information sheet describing all of their listings within the Entrada Property Owner's Association for distribution to visitors by the gate attendants.
2. Developers, as defined above, may provide the gate attendants with a maximum of up to Six (6) 8.5" X 11" (or equivalent size) sheets describing each subdivision's collection of properties available for sale for distribution to visitors by the gate attendants. Each Developer Sales Office shall be noted on the Entrada community map. It is the responsibility of each Developer to provide the location of Sales offices and/or Model Home locations to the EPOA manager.
3. Developers may cooperate with other Developers to provide joint marketing materials in consultation with the EPOA.
4. Developers shall not include information within their package to promote properties located outside of the Entrada Property Owner's Association

Complaints and Suggestions

Owners may register complaints directly to Management Company personnel. Complaints should never be directed to specific Board Members. No Board Member may make a unilateral decision regarding any matter that has not been decided by a quorum of the Board Members. Submit written complaints or suggestions to:

Entrada Property Owners Association (EPOA)
C/O Terra West Management Services
619 S Bluff Street
Tower One, Suite 201
St. George, UT 84770

To speak to someone about your complaints or suggestions call:

Terra West at 435.674.4633

Violations and Method of Enforcement

Any violation of a Rule is grounds for assessing a fine against the Unit owner, even if the owner's tenant or guest causes the violation. Owners and tenants are jointly and severally liable for any tenant fines. Unpaid assessed fines will cause a lien to be placed on the Unit pursuant to applicable Utah statutes.

In accordance with the provisions of the Community Association Act of the Utah Code the following procedures and schedule of fines will be followed:

1. Types of Violations: *A violation is an infringement of the policies set forth for Entrada. The specific policy can be from the CC&Rs, the Bylaws, the Community Rules and Regulations (this document), or the Property Development Guidelines.*

Initial Violation *refers to the first time a homeowner is notified of an enforcement issue. At the time of the infraction, the homeowner will be sent a written warning along with a response form. The response form must be returned to the property management company in order to close the violation. Violations cannot be closed over the phone. A violation will remain open until the violation is cured and the response form is received.*

Repeat Violations *are subsequent violations of the same or substantially similar rule or provision for which a written warning has previously been sent and which occur within one (1) year from the date of the written warning.*

A Continuing Violation *is a violation that is not cured after receipt of a written warning and request to cure/cease is sent, and continues for ten (10) days or more.*

2. Notification and Time to Cure. *Before assessing the first fine for a particular violation (repeat or continuing), the Board of Directors (or its agent) shall give the unit owner a written warning.*

The written warning shall:

- (1) describe the violation;*
- (2) state the rule or provision in the governing documents that was violated;*
- (3) state that the Board of Directors may assess fines if a continuing violation is not cured or if the owner commits similar violations within one year after the day on which the owner was given the written warning or a fine was assessed under this section;*
- (4) for a continuing violation, allows a time period of ten (10) days after the board gives the lot owner the written warning, for the lot owner to cure the violation.*

3. Fines: *Any violation of an express term, restriction or requirement in the Declaration, Bylaws, Community Rules and Regulations, or Property Development Guidelines is subject to a fine as described below and such provisions of the Declaration, Bylaws or Community Rules of the Association are incorporated herein.*

Written Warning. After the written warning is provided as stated above, the Board of Directors may assess a fine, without further notice if:

(1) *within one year of the written warning the unit owner commits another violation of the same rule or provision identified in the written warning (a repeat violation); or*

(2) *for a continuing violation, the owner does not cure the violation identified in the written warning and it continues for ten (10) days or more. An initial fine may be assessed for the violation upon the expiration of the time to cure, and additional fines may be assessed every ten (10) days as the violation continues pursuant to the schedule of fines.*

Additionally, offenses subject to a fine include, but are not limited to:

Fine Schedule

<i>Violation</i>	<i>Initial Fine</i>	<i>Second Fine</i>	<i>Third and Subsequent Fines</i>
<i>Refuse Container</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Failure to Respond</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Nuisance</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Pet</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Signs</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Residential Use</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Alteration</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Landscape</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Outside Antenna</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Owner Damage</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Unit Maintenance</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Use of Drones</i>	<i>\$25.00</i>	<i>\$50.00</i>	<i>\$100.00</i>
<i>Vehicle Parking</i>	<i>\$50.00</i>	<i>\$100.00</i>	<i>\$150.00</i>
<i>Vehicle Repair / Restoration</i>	<i>\$50.00</i>	<i>\$100.00</i>	<i>\$150.00</i>
<i>Health, Safety & Welfare Matters</i>	<i>\$100.00</i>	<i>\$150.00</i>	<i>\$200.00</i>

Note: Health, Safety, and Welfare Violation Fines can be assessed at the Board's discretion in amounts over and above the amount listed here, commensurate with the severity of the infraction. Health and Safety violations needing immediate attention will be remediated by management, with incurred costs charged back to the homeowner. A health and safety violation is one in which hazardous behavior is witnessed that may injure someone or cause property damage, such as the use of illegal fireworks.

4. *Request for Hearing. A lot owner who is assessed a fine may request an informal hearing before the Board of Directors to dispute the fine within 30 calendar days after the day on which the lot owner receives notice that the fine is assessed. The hearing requested shall be conducted in accordance with the procedures below.*

1. Hearing Procedures.

5.1 As a part of the notice of assessed fine, a date shall be specified by which a hearing must be requested. If the lot owner desires a hearing, the lot owner must prepare a request for a hearing and deliver the request to the Board in sufficient time so that it is received no later than the deadline stated in the notice of violation.

5.2 Upon receipt of such request for hearing, the president of the Association will schedule a hearing before the Board at the next regular Board meeting if time permits the proper notification to the lot owner. If there is not sufficient time for such notification, the hearing will be scheduled for the following regular Board meeting or at such other time as the Board may decide.

5.3 Once the president has determined when the hearing will be conducted, the manager or Board will notify the lot owner of the date and time of the meeting during which the hearing will be conducted. The hearing will be conducted in executive session at a regular or special meeting of the Board.

5.4 At the hearing, the Board will hear and consider arguments, evidence, or statements regarding the violation and fine. Persons involved will be allowed to participate in the hearing by electronic communication. However, the hearing shall be conducted solely as the Board deems fit and subject to any limitations imposed by the Board. Following a hearing and due consideration, the Board will issue its determination regarding the violation and fine and notify the lot owner within 15 days of the date of the hearing. The decision of the Board will be final and binding on the alleged violator and any complainant.

5.5 No interest or late fees may accrue until after the hearing has been conducted, if one has been requested, and a final decision has been rendered.

5.6 If no request for a hearing is filed within the prescribed period of time, or if a lot owner fails to attend a requested hearing without advance request to change the hearing date, a hearing will be considered waived and the allegations contained in the written warning will be deemed admitted and any prescribed fines will be sustained.

6. Appeal: A lot owner may appeal a fine by initiating a civil action within 180 days after: (a) a hearing has been held and a final decision has been rendered by the Board; or (b) or if the lot owner does not timely request an informal hearing, the day on which the time to request an informal hearing expires.

7. Unpaid Fines: All fines are assessments and accrue interest and late fees and are collectible as such, as provided in the Declaration and the law. A fine which remains unpaid after the time for appeal has expired becomes a lien against the lot owner's interest in the property in accordance with the same standards as a lien for the nonpayment of common expenses under the Declaration and Utah law.

If an Owner fails to maintain their property in a manner consistent with the "Community Wide Standard", the EPOA may perform maintenance to the Owner's unit and then assess all costs incurred by the EPOA to the Owner.

If the violation is a parking violation, the Owner may be subject to the fines enumerated above as well as stickers or towing. Towing notices will be placed on the offending vehicles 24 hours before the vehicle is removed from the property

The requirements for conduct of Owners are defined by these Community Rules, the CC&Rs and the Property Design and Review Guidelines, and are within all applicable statutes of the UCA § 57-8a.