

SILVERCREEK TOWNHOMES

Resolution for Enforcement of the Rules

In an effort to encourage compliance to the CC&Rs, Bylaws and Rules and Regulations of the Silver Creek Community, every new Homeowner will receive:

1. A Welcome Neighbor Folder or Pamphlet that includes among other documents:

a- A Summary of important HOA Information and important Rules.

b- Information on how to access the complete CC&Rs, Bylaws, Rules & Regulations and Fine Schedule on the HOA website. If a homeowner does not have access to this information electronically, they may request a paper copy from the Board for a cost to cover the expense of having it printed.

2. A Sign-off Document - Every new homeowner will sign-off on having read the Summary of Important Information and an agreement to abide by the rules of all Governing Documents. The Pool Access Fob will not be activated until this sign-off is completed.

When a violation of the rules of the governing documents has occurred, in accordance with Utah State law, and the Silvercreek CC&R's and Bylaws, the following procedure will take place:

1. A Personal Courtesy Reminder.

a- A member of the Board will contact the homeowner with a reminder of the rules via personal visit, phone call, text message or email. If the violation is resolved with this contact, no further steps need to be taken.

b- If the violation is not resolved, or if no contact with the homeowner can be made, the following procedure will take place in accordance with Utah State Law.

2. A Written Courtesy Notice. The Board shall give the homeowner a written Courtesy Notice that (1) describes the violation, (2) states the date of the violation and (3) states the fine that will be assessed if the violation is not corrected within 30 days after receiving the Courtesy Notice, OR, if the homeowner commits similar violations within one year after the day on which Courtesy Notice was written.

3. Assess a Fine. The Board may assess a fine against a homeowner if:

a- The homeowner does not **Resolve** the violation within 30 days after receiving the written Courtesy Notice.

(Please Note - A violation can be resolved by sending a written statement to the board describing how the violation has been corrected)

b- After the board assesses a fine against a homeowner, the board may, without further warning, assess an additional fine against the homeowner each time the homeowner:

(1) allows a violation to continue for 10 days or longer after the day on which the board assesses the fine.

(2) commits a violation of the same rule or provision within one year after the day on which the board assesses a fine for that violation.

The fines shall be as follows:

1st Violation – Fine \$100.00

2nd Violation – Fine \$250.00

3rd And Subsequent Violations – Fines of \$500.00 each

4. Inactivate Pool Access Fob For Pool Rule Violations. The Pool Access Fob will be inactivated on the date the Courtesy Notice is sent to the responsible homeowner and fines assessed as stated in the Pool Rules document. The Fob will remain inactive until the violation is resolved and any imposed fines are paid for that violation.

Utah State law provides the right for a homeowner who is assessed a fine to request an informal hearing before the Board to dispute the fine within 30 days after the day the homeowner receives notice that the fine is assessed.

1- Hearing Procedure. At a hearing the board shall provide the homeowner a reasonable opportunity to present the homeowner's position to the board and allow the homeowner or any other person involved in the hearing to participate in the hearing via electronic communication.

No interest or late fees may accrue until after the board conducts the hearing and the homeowner receives a final decision.

2- Appeal a Fine. A homeowner may appeal a fine assessed by initiating a civil action within 180 days after:

- (a) if the homeowner requests an informal hearing, the day on which the homeowner receives a final decision from the board; or
- (b) if the homeowner does not request an informal hearing, within 30 days after the day the homeowner receives notice that the fine is assessed.

Resolution duly adopted at a Board of Trustees meeting, for the Silvercreek Townhomes Association, held this

17th Day of October 2024.



President



Secretary