

DRAPER, UTAH 84020

# STONELEIGH HEIGHTS HOA

DECEMBER 2008

## COMMON AREA PARKING

Now that we are in the winter months we would like to inform home owners, guests and tenants to be mindful of common area parking. These rules apply during anytime of the year, but especially during the stormy months since room becomes more limited.

First and foremost, the areas at the end of Blue Skye Court, Glamis Court and Dryburg Cove are not considered common parking, but emergency vehicle turn around points. Any vehicles parked in these areas will be subject to towing anytime during the year. Second, vehicles must be parked only in marked stalls which are found on Glamis Court and Whitekirk Way; however, the east most parking area on Whitekirk Way is for parallel parking only. Vehicle owners that park perpendicular in the east most parking area on Whitekirk Way will be subject to towing during anytime of the year. Lastly, there should be no on street parking or vehicles straddling the road, sidewalk areas or lawns. The association, residents, guests and contractors cannot be held responsible for damage to vehicles which are parked contrary to these rules.

## PET OWNERS RESPONSIBILITY & CLEAN-UP

There have been several complaints made about the excessive amounts of dog feces in the community. We want to remind all pet owners of their responsibility in caring for and cleaning up after their pets. If you have a tenant who leases your unit and owns animals, you will need to make them aware of their responsibility as well.

The intent of this article is to make pet owners aware of not only the CC&Rs in the community, but Draper City Municipal Code which governs these issues.

*Section 2.13 of the CC&Rs states: "owners shall be responsible for the immediate clean-up and removal of their pets' waste from any other Lot and the Common Areas."*

*Section 7-5-120(b) of Draper City Municipal Code states that animals are considered a nuisance if it "causes unsanitary conditions in enclosures or surroundings."*

*Section 7-5-130 of Draper City Municipal Code states that "it shall be unlawful for the owner or person having charge, care, custody or control of any animal to allow such animal at any time to run at large."*

*Section 7-5-170 of Draper City Municipal Code states that "it shall be unlawful for any person to chain, stake out or tether any animal on any unenclosed premises."*

That being said, we highly encourage home owners who see these violations to contact Draper Animal Control and file a written complaint. If you want to file a complaint through Welch Agency, you will need to submit your name as the individual making the complaint before any notification can be sent to the accused individual(s).

If you are a pet owner, please be considerate of your neighbors and take the necessary steps to clean up after your animals. This will also contribute to the maintenance and overall good appearance of the community.

## MANAGEMENT COMPANY:

### WELCH AGENCY

P.O. BOX 12155

OGDEN, UTAH 84412

800-925-6083 OFFICE

(801) 340-4811 FAX

SERVICE@WELCHAGENCY.COM

## FINE SCHEDULE:

SENT AS WRITTEN NOTICES:

FIRST: WARNING

SECOND: \$50 FINE

THIRD: \$100 FINE

FORTH: \$200 FINE

*WARNINGS AND FINES HAVE A 14 DAY CORRECTION PERIOD UNLESS NOTED OTHERWISE.*