

SHADOW CANYONS HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

These Rules and Regulations have been adopted to enhance the quality of life at Shadow Canyon. Most are found in our CC&R's; some have been adopted by Board action; some are Ivins Code. The CCR's contain further provisions applicable to all owners. Your cooperation is greatly appreciated. (Revised 05/13/2024)

VEHICLES: 1. Recreational Vehicles shall be stored to the side or back of the home and behind an approved fence. An RV shall not exceed ten feet in height. An RV may be parked in the street or driveway for loading and unloading for no more than 48 hours. No RV parked on a Lot or street shall be used for overnight accommodations.

2. No vehicle parking shall be permitted in any required front yard setback areas, except on driveways that directly access a garage. Ivins Code 16.11.132

3. No inoperable motor vehicle, or junked or stripped motor vehicle, or any personal property, shall be stored in the front or on the side of homes, unless the same is screened from view by either a six (6) foot solid wall or fence, or by six (6) foot high vegetation, so that the same is not visible from either a public street or from adjoining Lots. An inoperable motor vehicle is one that cannot be legally or safely operated on a public street. Ivins Code 7.06.203

TRAMPOLINES: Any trampoline shall be kept in the backyard and no closer than six feet from any neighbor's property line.

PETS: No animals, livestock or poultry of any kind may be raised, bred, or kept on any Lot or in the Common Area; however, each household may keep no more than two dogs and/or two cats and/or other household pets, not to exceed three pets in total. Pets shall be kept on a leash or restricted to the Owner's premises and shall not be allowed to run free in the HOA Community. They must be immediately cleaned up after.

SIGNS: No sign of any kind shall be displayed to the public view on any lot except one professional sign not more than one square foot in size, or one sign advertising the property for sale or rent of not more than five square feet in size.

COMMON AREA: Nothing shall be stored, constructed, or removed in the common area, which shall be kept free of obstruction. No motor vehicles of any kind shall be operated in the Common Area.

ARCHITECTURAL CONTROL: Any changes, improvements, additions, or alterations to the exterior of your home or grounds must have prior written approval from the Architectural Control Committee.

TRASH RECEPTACLES: Trash receptacles should not be put out before Sunday and be put away by midnight Monday. Trash receptacles shall be put back off the street, front yards or driveways. Trash receptacles shall be stored behind a fence or gate in the backyard (preferable), or if necessary, on the side of the home either behind obscuring vegetation or at least seven (7) feet from the front corner of the house.

QUIET HOURS: No resident or guest shall disturb the quiet enjoyment of any other resident at any time. This includes no loud music, TV, radios, loud parties, loud and noisy late-night comings and goings. Quiet Hours are after 10:00 pm and before 7:00 am. Call the police for disturbing the peace issues.

SINGLE FAMILY USE: All homes shall be used only for residential purposes. No professional or commercial use shall be made of the same. All occupants of a dwelling unit shall be members of a single housekeeping unit.

MAINTENANCE AND LANDSCAPING: Maintenance of all private area landscaping on each Lot shall be the sole responsibility of the owner. All landscaping shall be maintained at a reasonable standard compatible with other homes in the Project. Each owner shall be responsible for maintenance of his lot, including the exterior of his home and landscaping. No homeowner shall allow the accumulation of rubbish or other unsightly items on or around his lot. Each owner shall, to the extent reasonably feasible, control the growth and proliferation of noxious weeds and other flammable materials on his lot.

WALLS AND FENCES: Yard walls and fences shall be of masonry block that matches the separation or wrought iron and be approved by the ACC. No chain link, wire, vinyl, stone, stone veneer, pre-cast concrete or wood fences shall be permitted. All Yard walls between lots, and the walls and fencing separating a lot from the common area, other than the Separation Walls as specifically defined in the CC&R, shall be the responsibility of the individual Lot owners to construct, repair and maintain.

EXTERIOR LIGHTING: Exterior lighting should be maintained for the purposes of security and visual harmony. Exterior lighting should be directed away from adjacent residences and away from the vision of passing motorists.

TV AND INTERNET ANTENNAS: Television, internet, and satellite dishes must be placed on the back or side of the Home so as not to be obvious or obtrusive from the street, as determined by the ACC. Antennas for any purpose other than for television or internet reception are prohibited.

LEASES: Any lease agreement of any home shall require the Lessee to be subject to all provisions of the CCR's and these Rules and Regulations, and that any failure by the Lessee to comply shall be a default under the lease. Every Owner leasing out his home shall provide the Lessee with a copy of these Rules and Regulations, and a copy of the CCR. A written copy of each signed lease shall be left in the office of the Property Manager. No time-sharing ownership of a lot or home shall be permitted.

WEB SITE: Information on our HOA is available at www.hoaliving.com. Here you will find copies of the CCRs, Bylaws, minutes, newsletters, etc., as well as forms for making ACC, Maintenance, and general Concern Requests.

VIOLATION PROCEDURE: For violations of these rules and regulations, the Board and/or Property Manager will first give a warning notice or request to comply. If there is no compliance, the following schedule shall apply: First Violation: \$25. Second Violation: \$50. Third Violation \$75. Should any continuing violation endanger residents or be a safety concern, or be deemed to be aggravated, the Board may assess a fine not to exceed \$500 per month.