

# Pine Meadow Ranch

H O M E O W N E R S A S S O C I A T I O N

P O B O X 9 5 5 6 7 , S O U T H J O R D A N U T A H 8 4 0 9 5 - 0 5 6 7

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## PINE MEADOW RANCH HOMEOWNERS ASSOCIATION **RULES**

Adopted: January \_\_, 2019

DRAFT

# Pine Meadow Ranch

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## 1. INTRODUCTION

- 1.1. Unless expressly defined herein, capitalized terms shall have the meaning set forth in the Declaration of Covenants, Conditions, and Restrictions for Pine Meadow Ranch in Summit County, Utah, as amended (the “Declaration”).
- 1.2. These Rules are adopted by the Board of Trustees (the “Board”) of the Pine Meadow Ranch Homeowners Association (the Association”) in accordance with the Utah Community Association Act, Utah Code § 57-8-101 et seq. (the “Act”), and the Declaration.
- 1.3. All further restrictions, rights, and covenants contained in the Declaration, the Plat, the Bylaws, the Association’s Articles of Incorporation or any other governing document are incorporated as part of these Rules and are subject to the enforcement policies set forth in these Rules.

## 2. PURPOSE OF RULES

- 2.1. The purpose of these Rules is to enhance and preserve the value of the individual Lots and Dwellings by preserving and maintaining an overall desirable environment and safety for the Pine Meadow Ranch development (the “Project”) and the Association members.

## 3. PERSONS TO WHOM THESE RULES APPLY

- 3.1. These Rules apply to all Owners, occupants, lenders, purchasers at foreclosure sales, and any other Person who may enter the Project at any time.
- 3.2. Every Person to whom these Rules apply is personally responsible for any violation of these Rules. The Owner of any Lot is jointly and severally responsible for any violation of these Rules with any Person occupying that Owner’s Lot and/or Dwelling and any guests of or persons associated with any such occupant. An Owner’s responsibility under this section is not limited if, for any reason, the Owner is not aware of the Person(s) occupying or visiting the Owner’s Lot. For any violations of these rules related to a particular Lot or Dwelling or its Owner or occupants, or any Persons associated with the Owner or the guest of Occupant of that Lot or Dwelling, the Board may seek to enforce these Rules against:
  - 3.2.1. Any Non-Owner, occupant, tenant, guest, or invitee, or other Person violating the Rules or Governing Documents;
  - 3.2.2. The Owner of the Lot/Dwelling only; or
  - 3.2.3. The Owner and any Persons violating the Rules.

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4. ENFORCEMENT OF RULES AND TERMS OF GOVERNING DOCUMENTS
  - 4.1. The Board may enforce the Declaration, Plat, Bylaws, Articles of Incorporation, or these Rules or other rules (collectively, the “Governing Documents”) through any reasonable and lawful action, any action provided for in any section of these Rules and in any enforcement mechanism provided for in the other Governing Documents.
  - 4.2. Each and every type of violation of each and every provision of the Governing Documents and the Act is hereby made specifically subject to and punishable by the specific fines provided for in these Rules.
  - 4.3. The Board retains the right to apply the enforcement policies set forth in these Rules to any matter or action not specifically covered in these Rules, but which is harmful to the health, welfare, and safety of an Owner and/or occupant in the Subdivision and to take any reasonable and appropriate action in response to anything adversely affecting the value of the Lots or adversely affecting the use or operation of the Common Area, or operation of the Association. The Board retains this authority pursuant to the Governing Documents.
  - 4.4. Any violation or continuing violation of these Rules or other Governing Documents may result in any one or more of the following actions as deemed appropriate and reasonable by the Board or as otherwise required or allowed by the Governing Documents or the Act:
    - 4.4.1. Give a warning;
    - 4.4.2. Issue a fine (pursuant to the schedule and requirements below);
    - 4.4.3. Record a lien;
    - 4.4.4. Institute legal action for damages, injunction, etc.;
    - 4.4.5. Enter into or upon any Lot to make repairs and to do other work necessary for the proper maintenance and operation of the Project;
    - 4.4.6. Tow or immobilize an improperly parked vehicle;
    - 4.4.7. Take any other appropriate action, including, but not limited to, any action provided for in the Governing Documents or these Rules.
  - 4.5. If any two sections in these Rules apply to the same incident or matter, any prescribed penalties, fees, fines, or remedies may be in addition to one another, according to the reasonable determination of the Board.
  - 4.6. Owners in violation of these Rules and/or any other provisions in the Governing Documents may be assessed and shall pay all legal fees, collection costs, lien fees,

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management fees, processing fees, and all other costs incurred by the Association related to enforcement.

- 4.7. Upon notice of an enforcement action other than a fine, the Owner may request a hearing under the same procedure provided below for fines. If a hearing is requested, the rules and procedures for a hearing on a fine shall be followed, except that the enforcement action shall not be stayed.
- 4.8. Fines. The Board is hereby authorized to issue fines for a violation of the Governing Documents.
  - 4.8.1. A fine may be assessed for each and every type of violation of each and every specific provision, prohibition, and requirement of the Governing Documents, including these Rules.
  - 4.8.2. The fine for each and every violation shall be in the amount that is provided for in this section 4.8.
    - 4.8.2.1. First Violation. The Association shall give a written warning to the Owner, by hand-delivery, certified mail, first class mail, or email, which shall: (1) notify the Owner of the violation by describing the violation, and stating the provision of the Governing Documents that was violated; and (2) inform the Owner that a fine may be imposed if a second similar violation occurs within one year of the date of the warning, or if a continuing violation is not cured within 48 hours after the day of the warning.
    - 4.8.2.2. Second Violation. Upon a second violation of the same type after a warning in any one-year time period, or after a continuing uncorrected violation after the initial 48-hour warning period, a fine of two hundred fifty dollars (\$250.00) may be imposed on the Owner. No warning is required before the imposition of a fine after the second violation within a one-year period, or for a continuing fine not cured more than 48 hours from the initial warning. For a second parking violation within a one-year period, the vehicle may be booted or towed in addition to any other remedy.
    - 4.8.2.3. Third Violation. Upon a third violation of the same type within a one-year period, or ten days after the imposition of the first fine for a continuing violation, a fine of five hundred dollars (\$500.00) may be imposed on the Owner. No warning is required before the imposition of any fine after a third violation within a

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one-year period or when a continuing violation is uncorrected for ten days after the assessment of the first fine.

- 4.8.2.4. Fourth and Subsequent Violations. Upon a fourth violation of the same kind within a one-year period after imposition of the previous fine, or each continuing violation which continues at least ten days after the imposition of a previous fine, a fine of one thousand dollars (\$1,000.00) may be imposed on the Owner.
- 4.8.2.5. All fines described herein are Assessments as described in the Declaration, and, therefore, shall accrue interest and late fees at the same rate and in the same manner as an unpaid Assessment.
- 4.8.3. An Owner who is assessed a fine may request an informal hearing to protest or dispute the fine within thirty (30) days from the date the fine is assessed. Unless otherwise required by law, such hearing shall be conducted in accordance with the provisions set forth below.
- 4.8.4. If a hearing is requested, no interest or late fees shall accrue related to the fine until after the hearing has been conducted and a final decision has been rendered by the Association.
- 4.8.5. All requests for hearing shall be in writing and shall be mailed, delivered or emailed to the Board or Manager.
- 4.8.6. The hearing shall be held within thirty (30) days after the Board's receipt of an Owner's written request for hearing and the requesting Owner shall have notice of the hearing at least fourteen (14) days before the date of the hearing.
- 4.8.7. Any hearing as a result of such a request shall be governed by the following rules:
  - 4.8.7.1. The Owner must appear at the time and place designated by the Board for the hearing. The appearance may be by electronic communication. All individuals attending on behalf of the Owner may also attend by electronic communication.
  - 4.8.7.2. At the hearing, the Owner contesting the fine shall be entitled to a reasonable amount of time to present evidence to challenge the alleged occurrence of the violation or present other information as the Owner believes is pertinent or appropriate for the Board's consideration. The Owner may invite other Owners or Persons to present evidence or information related to the alleged occurrence of the violation.

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- 4.8.7.3. The Board may establish and announce at or before the hearing any other reasonable rules regarding the hearing.
- 4.8.7.4. Within ten (10) days of the hearing, the Board shall issue and mail or email to the Owner a written decision regarding the dispute.
- 4.8.7.5. The Board's decision shall be final, subject only to the Owner's right to challenge the decision in a court of competent jurisdiction within the time prescribed by law.
- 4.8.7.6. The Board may rely on any reasonable information and evidence in determining whether or not a violation of the Rules has occurred, both initially and after a hearing.
- 4.8.7.7. A fine assessed pursuant to this section, which remains unpaid after the Board's decision, or after the time for requesting a hearing has expired without a hearing being requested, may be collected as an unpaid Assessment, as set forth in the Governing Documents and these Rules.

## 5. REPORTING VIOLATION

- 5.1. Owners and Occupants may report violations of the Governing Documents to the Board or Manager, so that the safety, security, community-wide standards and community environment are protected.
- 5.2. Although not required, the following information is requested from Owners and Occupants reporting a suspected violation of the Rules, either in writing or by telephone:
  - 5.2.1. The name and address of the Person reporting the violation;
  - 5.2.2. The name and/or address of the Person alleged to have committed the violation (or any other reasonable method of identifying the Person or Lot);
  - 5.2.3. Photographs or video of the violation, if possible;
  - 5.2.4. A reasonably detailed description of what the Person observed or heard, or other explanation supporting the Person's knowledge of a violation;
  - 5.2.5. The date, time, and location that the Person observed or otherwise perceived the violation; and
  - 5.2.5. The provision of the Governing Documents the Person believed was violated.
- 5.3. The Board shall have absolute discretion in determining whether information

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provided related to a suspected violation results in any enforcement action.

## 6. DAMAGE TO PROJECT

6.1. The Association may assess individual Owners for any damage or costs that they, their animals, and their guests cause in or on the Project in violation of the Rules, including damages to any Association owned road, which damage or cost, for purposes of insurance, is, or is not, a covered loss. The Association may warn and fine any Owner for any violation of these Rules, or the Governing Documents, regardless of whether such violation causes a loss, which for insurance purposes, is a covered or non-covered loss. The Association may also seek to enforce these Rules and the Governing Documents by injunction.

6.1.1. Nothing in this rule shall prohibit an Owner from asserting his or her right to make a claim directly or through subrogation for a loss against the person or persons at fault for the loss.

6.2. Owners shall ensure that they do not cause damage to the Project, other Lots, or the Common Area.

6.3. An Owner must notify the Association or the Manager in the event of property damage to Common Area or another Lot in the Project as soon as practicable but in no event greater than forty-eight hours after the Owner learns of the damages.

## 7. PARKING AND ROADWAYS

7.1. No vehicle may be parked on Association roadways or street. No vehicle may be driven on any private driveways, with the exception of an Owners own private driveway, or off-road. No vehicle may be parked in such a way as to impede access of emergency vehicles or equipment, trash or recycling collection, snow-removal vehicles, or to impede access to any Lot or Common Area.

7.2. Owners, occupants and their guests and invitees must obey speed limits applicable to the Project. The Association may employ speed detection devices to determine Owner compliance with speed limits.

7.3. Vehicles of any kind parked within the Project must be operable and properly licensed. No disabled or inoperable vehicle may be stored anywhere within the Project.

7.4. Notwithstanding any provision in these Rules to the contrary, notice of any alleged parking violations, fines, or warnings issued related to any parking or vehicle violation may be posted on the vehicle. If appropriate, said notices shall contain a deadline for remedying the violation. Vehicles (including trailers) parked in violation of the Declaration, or these Rules, continuously after the deadline contained in the notice may be towed, impounded, and stored at the

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vehicle-owner's expense. Vehicles may be towed, impounded, and stored at the vehicle owner's expense without any notice if a vehicle is parked in any manner that blocks any other Owner or Occupant's ability to move in or out of his/her driveway or in and out of the Project, or in any manner that the Board, in its sole discretion, determines to be unsafe. The Board and its members shall be indemnified by, and held harmless by, the owner of the vehicle from any loss, damage, or claim caused by, or arising out of, the impounding, towing, or storing of a vehicle pursuant to these rules.

## 8. CONSTRUCTION, REMODELING, REPAIRS, CHANGES TO DWELLING EXTERIORS AND LANDSCAPING

- 8.1. Any alteration or modification affecting a Dwelling's exterior, including any remodeling, upgrades, painting, repairs, and/or landscaping shall be completed in compliance with requirements of the Lot Improvement Plan Application, which is attached hereto and incorporated into these Rules by this reference.

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# Pine Meadow Ranch

HOME OWNERS ASSOCIATION

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## ARCHITECTURAL GUIDELINES

### ARCHITECTURAL CONTROL

*CCRs Section 5: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the general nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.*

#### DEFINITION OF TERMS

**Pine Meadow Ranch Home Owners Association (PMR):** An elected board for the purpose to oversee the operation of Pine Meadow Ranch | Forest Meadow Ranch is included in the general subdivision of Pine Meadow Ranch. The Pine Meadow Ranch Home Owner's Association (PMR) regulates the exterior appearance and materials of all construction within its boundaries on any permanent structure or vehicle.

**Environmental Control Committee (Architectural) (ECC):** A sub-committee of the Pine Meadow Owners Association. This is usually a three-member committee consisting of at least one member of the executive board and the area representative of the area in question.

**CC&R (covenants):** Covenants, Conditions and Restrictions. Restrictive Declaration by the developer of the Ranch, filed in Summit County in 1973.

**Pine Meadow Mutual Water Company:** A separate private water company with the purpose of accessing our water resources and providing safe water to all lots within Pine Meadow Ranch.

## 1. Purpose

PMR regulates the exterior appearance and architecture to promote cabin, home and structure designs that fit aesthetically into the mountain environment. The PMR and/or the Environmental Control Committee (ECC) will consider the, massing, materials, textures, color and character of all permanent structures before approving plans for construction. Although the PMR and ECC recognize that building technologies and materials are not static, these guidelines have been adopted to preserve the mountain experience for all owners within the Pine Meadow Ranch.

## 2. Permanent structures are defined as follows: (Reservations and Protective Covenants #4).

*Any structure or vehicle, including but not limited to: Cabins, homes, sheds, garages, barns and any other outbuilding, a trailer, tent, teepee, or yurt that is erected or remains on a lot for more than 180 cumulative days per calendar year, shall be considered a permanent structure requiring approval by the PMRHOA. In the event any structure, vehicle or similar improvement becomes an*

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*eyesore or appears to be abandoned, the PMRHOA reserves the right, in its sole discretion, to require removal from the property or another remedy acceptable to the Board. [adapted language approved June 18, 2013].*

### 3. Plan Submittal & Application to Build:

All permanent structures shall conform to Summit County planning, zoning and building codes. It is important that prospective builders submit plans to the Pine Meadow Ranch Home Owners Association (PMR) Board of Directors prior to start of construction.

- a. After the Lot Improvement Plan is approved, construction must begin within 2 years of the initial approval date or a full resubmission of all paperwork is required and subject to the current construction assessment fees.
- b. When resubmitting the Lot Improvement Plan, (2) copies are required and must be provided to be resubmitted for approval.
- c. Lot Plan approval is non-transferrable between previous land/home owner and new land/home owner.
- d. The PMR reserves the right to require a copy of the applicable permit for any proposed improvements prior to approval of the construction plans.

### 4. Cabins, Homes, Outbuildings, and Other Structures

**4.0 SIDING:** The preferred primary exterior siding materials are natural stone and wood siding, logs or milled logs, whether natural or engineered.

- a. Fiber cement siding, such as HardiePlank®, may also be approved when specified in a wood grain and color and applied in a traditional wood siding style. Siding finishes may be natural, stained or painted.
- b. Preferred stain and paint colors are earth-tone shades of browns, tans, dark greens, and dark greys.
- c. These primary exterior siding materials shall be used for at least 90% of the exposed, above-ground exterior siding of any structure.
- d. Finished metal siding, concrete, and cement block may be acceptable siding materials when used as a secondary material, providing that use of these materials does not exceed 10% of the total surface area of the exterior siding.

**UNACCEPTIBLE:** Unfinished siding materials like plywood, particle board, HardiePanel® (and other sheet-type sidings), and metal are unacceptable exterior materials.

- a. In addition, stucco, brick, vinyl, and most other synthetic materials are unacceptable siding materials.
- b. Bright and/or reflective stain or paint colors like white, red, blue or yellow are unacceptable.

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**4.1 ROOF:** Pitched roofs, minimum 4:12 structure, such as, gable, shed, gambrel, A-frame are acceptable.

- a. Roof coverings may be asphalt shingle, composites, painted or rusted steel or painted aluminum.
- a. Preferred roof colors are earth-tone shades of browns, blacks, tans, dark greens and dark greys. All roof coverings shall be non-reflective.
- b. A flat roof is unacceptable as the primary roof structure.
- c. Flat roof structures are acceptable only for finished areas underneath exterior decks where the roofing material is not visible.
- d. Unacceptable Roof Materials: Bright and/or reflective materials and colors, such as white, red, blue, yellow, copper, or silver are unacceptable.
- e. Wood shakes, treated or not, pose a fire hazard and will not be approved.

**4.2 LIGHTING:** PMR supports the Dark Skies lighting philosophy and follows Summit County regulations.

- a. All exterior lighting must be fully cut-off and/or controlled by a motion detector.
- b. Permanent dusk-to-dawn fixtures are not allowed.
- c. Exterior lighting fixtures must be fully shielded and downcast (per Summit County Ordinance).

**4.3 SIZE:** Permanent structure minimum size of 400 square feet is regulated by the PMR Protective Covenants Section 5, *No structure constructed, erected or maintained on any lot or portion thereof shall consist of less than 400 square feet of living area on the ground floor, not including carport or garages.*

- a. Height and property setbacks are regulated by Summit County.

**4.4 SHED:** Any building under 120 SF, as measured from the exterior dimensions, does not pay a construction fee.

- a. No water or power is allowed.
- b. Any out building, garage, addition, etc., of 120 SF and above pays a construction fee of \$2.40/SF. Water or power is allowed.

**4.5 FENCES:** Perimeter or decorative fencing is strongly discouraged. Fencing is only allowed by board approval on a case by case basis.

- a. The goal is to maintain the open mountain setting - not to parcel off lots of areas with fencing but allow for free-roam for indigenous animal life.
- b. Based on board approval, enclosure fencing for gardens, dog runs, or other small areas may be permitted.
- c. Barbed wire or chain link fences are not permitted.
- d. A Fence is restricted to a maximum height of 48 inches.
- e. Fences are allowed with only natural coloring or natural materials to blend into the background.

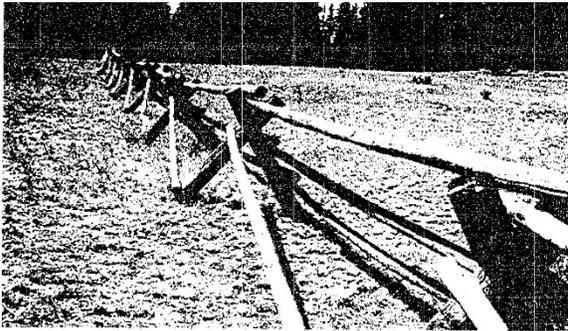
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- f. Decorative oversized entrance gates are discouraged, but functional entrance gates must be approved on a case-by-case basis.



*Example of Cross Buck Fencing*

**NOTATIONS: EDC 11-16-6 (12)\*: Plans must show locations for dumpster(s), portable toilet(s), material storage, construction fencing, and parking.**

- a. You will be subject to fines without warning for disposal of construction waste in the Tollgate Canyon dumpsters.
- b. You will be subject to fines without warning for all CCR's violations. \*Eastern Development Code (Summit County)

## 5.0 TRAILERS, TENTS AND OTHER TEMPORARY STRUCTURES

*Pine Meadow Ranch CC&Rs #4 Only permanent structures that are in conformance with the specifications and requirements of and after proper approval from the ECC, Summit County and any required State Agency or organization shall be constructed, erected, moved on to, or maintained on said property. No temporary structure of any kind or size shall be permitted except (1) when used for a reasonable period to aid in the construction of an approved structure, or (2) for brief vacation periods. The term structure shall mean for this paragraph and for all other paragraphs of this document the following: Any building, improvement, shack, tent, trailer, mobile [motor]home, dwelling place, garage, storage shed, and any other type of structure having similar characteristics of the aforementioned items. To implement the procedure required herein a property owner shall follow these steps before taking any steps towards putting a structure on his property restrict the erection and/or use of temporary structures of any kind. In keeping with the spirit of recreational usage, however, this section is designed to assist in the definition of when and what kind of temporary structure may be used on the Ranch, and the time frame these structures may be on the owner's property.*

**5.1 Trailers:** Temporary travel trailers, up to 30 feet in length, will be allowed on the mountain during the months of May through October [not to exceed 180 days].

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- a. Such trailers **must** have self-contained waste holding tank systems that require dumping in an approved disposal facility. ***Absolutely no dumping of waste (i.e. sewage) or "gray water" will be allowed on the mountain.***

**5.2 Temporary Construction Parking:** No parking on Roads. Contractor must define a marked area on the surveyed plans where there is vehicle/equipment parking.

- a. Parking on the road, or blocking the road is subject to fines.

**5.3 Temporary Construction Fencing:** Requires board approval.

- a. Chain-link fencing must have a brown scrim covering.
- b. Once the structure has doors, windows, is enclosed, etc., the temporary fencing must be removed immediately.
- c. The usage of temporary fencing is subject to fines without board approval or exceeding 180 days.

## 6.0 Pine Meadow Mutual Water Company (PMW) Rules:

Water supply lines (hoses) may not be connected on a permanent or semi-permanent basis to any trailer or unapproved hookup.

- a. This is to prevent the potential back flow of contaminated water into the PMW water system.
- b. A PMW approved backflow device at the hydrant or Water Storage Tank requires an annual inspection by the Water Company Water System Manager.
- c. See water company guidelines. <https://pinemeadowwater.com/water-letter-application>

## 7.0 ROAD ACCESS:

During the months of November through May, only 4-WD pickup trucks with adequate tires may be used for construction activities on the private roads of the Ranch (one-ton or less). When roads are snow covered or icy, chains are required. Prohibited vehicles include but are not limited to box trucks, trailers of any kind, cement trucks, semis, gravel trucks, and other large delivery trucks. Vehicles may be asked to leave the Ranch if not properly equipped for winter conditions and fines may be assessed.

No parking on the sides of the road is permitted and may be subject to being booted and/or towed without warning. Applicable escalating fines per occurrence may apply.

## 8.0 VARIANCE PROCESS:

The PMR and/or ECC may consider other exterior materials and/or designs not specified here for the expansion of an existing structure approved prior to 2010, or higher percentages of secondary siding materials, when integrated as part of an overall mountain-style exterior aesthetic. When presenting materials or percentages that do not specifically comply with the Architectural Guidelines, the burden of proof shall be on the owner to prove that the materials and/or designs of the structure meet the Purpose described above.

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## CONSTRUCTION CHECKLIST

For new construction on a previously undeveloped lot or for a secondary, detached structure, please follow the items marked with “**CABIN**”. For additions to an existing structure, construction of an outbuilding, shed or other permanent structure, please follow the items marked with “**ADDITION**”.

For temporary uses and structures, see Architectural Guidelines 3

The following is a quick checklist of items to identify the steps necessary to receive PMR approval for any construction

### **1. RESEARCH (CABIN, ADDITION)**

- a. Read the Eastern Development Code (Summit County) for building site requirements, fire code regulations and architectural/building guidelines.
- b. Talk to your area representative for copies of all required property development applications and Architectural Guidelines or download them from the website: <http://www.pinemeadowranch.org/important-documents.html>.

### **2. LOT IMPROVEMENT PLAN AND AGREEMENT (CABIN, ADDITION)**

- a. Review the Lot Improvement Plan and Agreement application and contract.
- b. This Agreement outlines all the details required for a development application for any property within the PMR boundaries.
- c. Fill out the details of your proposed lot development to include with your submittal package.
- d. Once approved, the Lot Improvement Plan and Agreement must be posted alongside your Building Permit at the Property during construction.

### **3. LOT SURVEY (CABIN)**

- a. A certified stamped lot survey is required.
- b. The plat map provided by the County is not adequate for construction.

### **4. SUMMIT COUNTY HEALTH DEPARTMENT (CABIN)**

- a. Contact the Summit County Health Department for information on installing a septic tank for your property.
- b. Percolation test and septic tank permit is required.
- c. The results of the percolation test may determine where the septic tank can be located on the lot.

### **5. ARCHITECTURAL PLANS (CABIN, ADDITION)**

Prepare the architectural drawings for your new home, addition, or accessory structure to scale on the surveyed lot drawing.

- a. Plans must be approved by a Utah licensed structural engineer.

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- b. Applications must include a Site Plan showing cabin location, driveway access, culvert(s), utility access, meter pedestal, septic tank, propane tank, and drain field.
- c. The road right-of-way extends 30 feet from road center and no development (except utility connections) is permitted within this right-of-way.

## 6. WATER COMPANY LETTER (CABIN)

Request a Water Service Letter from the Pine Meadow Mutual Water Company (PMMWC), by mail at:

Pine Meadow Mutual Water Company  
P.O. Box 95009  
South Jordan, Utah 84095-0009  
Or email: office@pinemeadowwater.com

For more information, visit PMMWC's website at: <https://pinemeadowwater.com/water-letter-application/>

## 7. SUBMITTAL (CABIN, ADDITION)

Submit the following to Architectural Committee

1. (1) certified stamped survey of the property which shows plot, property lines, corners, right-of-way, existing utilities and existing structures.  
**(CABIN ONLY)**
2. (1) site plan showing proposed structures, driveways, utility connections and septic tank and drain field locations.
  - a. In addition to the location of any proposed development on the lot, the plans are required to indicate the outside siding material and color, the roofing type and color, and the location of existing improvements (if any).
  - b. This is a non-returnable plan set.
3. (1) printed set of building plans in 11x17 format.
4. (1) digital set of all above plans in full-size PDF format emailed to building@pinemeadowranch.org.
5. (1) copy of your Water Service Letter from PMMWC.  
**(CABIN-ONLY)**
6. (2) completed, draft copies of the signed Lot Improvement Plan and Agreement.

### 7.1 TIMETABLE:

- b. If the plans are received at least 1 week prior to the next regularly scheduled PMRHOA monthly Board meeting, the Lot plan set will be on the agenda for review at the regularly scheduled monthly Board

# Pine Meadow Ranch

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meeting, otherwise it will be scheduled at the next regularly monthly scheduled Board meeting.

## **8. CONSTRUCTION IMPACT FEE (CABIN, ADDITION)**

Submit payment of the Impact Fee for the development. All fees are subject to change by review of the PMRHOA. Current fees are:

- a. \$6,000.00 for new construction on a previously undeveloped lot, not to exceed structure of 3500 gross square feet.
- b. \$2.40 per gross square foot for additions to existing structures, outbuildings, accessory structures, and excess square footage over 3500 gross square feet, etc.

## **9. SUMMIT COUNTY BUILDING PERMIT (CABIN, ADDITION)**

- a. Apply for a Water Letter from the Pine Meadow Mutual Water Company.
- b. Contact the Summit County Building Department to apply for a building permit.
- c. Once your permit is approved, you are required to post a copy of building permit in public view on the lot.

## **10. ROCKY MOUNTAIN POWER (CABIN)**

Contact Rocky Mountain Power in Park City for an electrical connection for construction.