

Cotton Manor Homeowners Association

Rules & Regulations

SPEED LIMIT: All Cotton Manor streets are 10 MPH maximum.

PARKING: Homeowner's cars and/or trucks are to be parked on the driveway or in the garage at all times. Parking is not allowed on rock areas around the home. Because the streets in the association are too narrow and parking on the street creates safety issues (i.e., fire truck/ambulance not being able to gain access to a home, etc.) and restricts the flow of traffic in and out of driveways/parking spaces and along the road itself, NO parking on any Cotton Manor private roads is allowed at any time. Recreation vehicles may be parked on the street to load/unload and not to exceed 48 hours. Guests of condo owners/renters must park in designated guest parking or in open parking spaces by the tennis courts and pool. There is no parking on the streets by the condos other than for brief loading/unloading purposes. Parking by the pool and tennis courts is not for long-term storage of inoperable, unregistered, or unused vehicles or equipment.

PETS: Pets, including cats, are not allowed to run loose on the limited common areas or common areas. All animals must be kept and maintained inside the home. Pets shall be kept on a leash when outside and cleaned up after immediately. Pet owners must keep outside grass/rock area clean of animal waste at all times. Animals may not be left unattended, tied, or staked to the grounds. Pets are not allowed in the pool area. In phases I and II of Cotton Manor (condos), no pets are allowed.

NUISANCES: No activity that constitutes a nuisance to any other resident is permitted. Examples of nuisance would be: Loud music, barking dogs, noisy late night coming and going, racing car engines, illegal activity, etc. Quiet time after 10 p.m. must be observed.

POOL/TENNIS COURTS: These facilities are to be used by home/condo owners, their guests and their tenants only. Guests must be accompanied by a resident of Cotton Manor when using the pool. Residents must hang their pool key on the key rack at the pool. The pool is not to be used for large groups without prior written authorization from the Board. No person in diapers is permitted to enter the pool unless he/she is properly fitted with a swim diaper. No food or drinks are allowed in the pool area. No smoking on or around the pool or tennis court areas. All published or posted rules must be observed and obeyed. Violators will be subject to fines and revocation of pool privileges.

ARCHITECTURAL CONTROL: Homeowners shall not make any change, addition, alteration or deletion to the exterior on any unit, limited common area or common area without prior written approval of the ARCHITECTURAL CONTROL COMMITTEE. No owner shall permit anything (including awnings, canopies or shelters) to hang, be affixed or placed on the exterior walls or roof, or on the outside of windows or doors, without prior written approval of the committee.

SIGNS: Only one FOR SALE or FOR RENT sign shall be allowed. The signs shall be placed in the or in the rock-landscaped area. No sign shall interfere with the lawn maintenance.

SATELLITE DISH: A satellite dish, no longer than eighteen (18) inch in diameter, may be installed on a residence as inconspicuously as possible (at the rear of the home if possible). Obtain approval from ARCHITECTURAL CONTROL COMMITTEE before installation.

SPRINKLER SYSTEM & ELECTRICITY: Do not touch or adjust the sprinklers, sprinkler valves or timers. Only the groundskeeper maintains these. If there is a problem notify the Property Management Company. For watering and security purposes, electricity must remain on between

occupants. Homeowner is responsible for any damages to landscaping, should electricity to sprinkler control box be turned off.

SECURITY LIGHTING: Exterior garage lights provide the majority of the external lighting for the PUD portion of the Association and therefore must remain on throughout the night. Homeowners are responsible to change the light bulbs of these fixtures immediately. For safety reasons, garage lights may not be colored or covered.

GUESTS/TENANTS/LESSEES COMPLIANCE: Any lease or rental agreement shall be for the minimum term of one month and shall provide that the terms of the lease shall be subject in all respects to the provisions of the CC&R's, By-Laws, and Rules & Regulations and that any failure by lessee or renter to comply with the terms of such agreement shall be default under the lease. It is the responsibility of each homeowner to make sure that guests and/or tenants have a copy and read the governing Rules & Regulations and comply with them. In instances where guests and/or tenants are the violators of the Rules & Regulations, the home/condo-owner shall remain responsible for payments of any fines or costs that may be incurred. A copy of the signed lease agreement and a signed copy of these rules and regulations, including all names and phone numbers, shall be provided to the management company.

COMPLAINT PROCEDURES: Concerns or reporting of violations are to be reported to the association by telephone, email, or in writing in-care-of the management company. Send to: Paul Properties, 1224 S River Road, Suite #205, St. George, UT 84790; paulpro@lansource.net or call 674-3444.

FINES FOR NON-COMPLIANCE: The Board of the Cotton Manor Homeowners Association is empowered to levy fines against homeowners when these rules and regulations are violated. The following procedure will be used:

1. A written first notice will be sent to the responsible homeowner and lessee/tenant, stating the violation and a reasonable time for the homeowner to take action and correct the infraction.
2. If the infraction is not corrected within the allotted time period, or is repeated, a second notice will result in a fine of \$50. Each additional repeat offense will result in a notice and a fine of \$100. If the fine is not paid within thirty (30) days after the due date, the Board is empowered to place a lien on the homeowners property.

These rules and regulations have been adopted by the authority of the CC&R's. It is the responsibility of each homeowner to make sure guests and/or tenants have a copy and read the governing Rules and Regulations and comply with them. These Rules and Regulations may be established, modified or amended at any regular or special meeting of the Board. Failure in the past to comply or failure to enforce by previous Declarant any of the CC&R's or By-Laws shall in no event be deemed or waived of the rules by any homeowner/resident to do so hereafter. By following all rules, we can continue to make Cotton Manor a pleasant and beautiful community to live in.