



# **PINE MOUNTAINS RULES**

## PINE MOUNTAINS RULES

### (PINE MOUNTAINS WATER AND MANAGEMENT INC.)

OWNERS ARE RESPONSIBLE FOR COMPLIANCE WITH THE RULES. OWNERS ARE RESPONSIBLE FOR THEIR GUESTS AND EMPLOYEES. ARTICLE XI (j) OF OUR BY-LAWS PROVIDES FOR THE BOARD OF TRUSTEES TO IMPOSE PENALTIES FOR VIOLATIONS OF THE RULES. A PENALTY NOT EXCEEDING SEVENTY-FIVE DOLLARS (\$75.00) SHALL BE LEVIED FOR EACH OFFENSE. THE FINE OF SEVENTY-FIVE DOLLARS (\$75.00) CAN BE ASSESSED FOR EACH DAY THE VIOLATION EXISTS. ANY FINES NOT PAID SHALL BECOME A LEIN AGAINST THE REAL PROPERTY OF THE LOT OWNERS. OWNERS SHALL DISPLAY THESE RULES IN A CONSPICUOUS PLACE IN THEIR RESIDENCE.

1. **NO HUNTING OR SHOOTING** allowed in or within 500 ft. of Pine Mountains area (Summit County Ordinance) or in the timber area above the subdivision. This includes all firearms, BB guns, pellet guns and bow and arrows.
2. **PLEASE DRIVE SLOWLY AND SAFELY**. A maximum speed of 15 M.P.H. applies to ALL wheeled vehicles on all Pine Mountains property unless otherwise posted.
3. **NO TRESPASSING ON PRIVATE PROPERTY**. STAY ON THE ROADS. Any person trespassing on private property by walking or riding an ATV, UTV, Motorcycle, horse may be fined.
4. **NO RECREATIONAL MOTOR VEHICLES** i.e., ATV's, motorcycles, snowmobiles, etc. will only be driven by a person of qualifying age of eight (8) years or older, properly trained, mentally and physically capable of handling the machine in a safe and proper manner to ensure their safety and the safety of others. The vehicles shall be properly maintained with all safety equipment working properly including lights, brakes, and noise abatement mufflers with spark arresters.
5. **NO VEHICLES** are to be parked on Pine Mountains roads. Every lot owner must provide off road parking to accommodate family and guests. Parking is available in the parking lots. Guests may be shuttled back and forth.
6. **ALL VEHICLES** will display Pine Mountains decals. Place automobile and snowmobile logo decals on the lower right side of the windshield. Guests may display the approved 6" x 6" white plate with Pine Mountains logo and black I.D. Numbers affixed, (members lot number). All motor bikes, ATV's, UTV's, and snowmobiles will visibly display the lot owner's number or identification. These I.D. numbers (3" x 3" white or black Scotch lite decals) must be displayed visibly against a contrasting background on both sides or on the back of the vehicle whichever is the most visible on ATV's, UTV's, motorbikes, etc. The authorized Pine Mountains plate with the authorized numbers may be used in lieu of the stuck-on numbers. Authorized decals and plates are available from Board members at no cost. If motorcycles, ATV's, UTV's, and snowmobiles do not display the lot owners' number by placement of decals on the vehicles (or a 6" x 6" white

plate), then such vehicles will not be allowed on Pine Mountains property and doing so will be subject to a fine.

7. **ALL ENTRANCE GATES** to Pine Mountains shall be locked at all times. This includes the gate from the East snowmobile sheds into the picnic area. Do not let vehicles enter unless you personally know the people or the vehicle has a Pine Mountains decal. Members are responsible for their guests and employees. Keys loaned to employees must be returned to said owners. Do not hide keys by the gate.

8. **FOR FIRE PROTECTION** you must keep your lot clean and remove all trash, dead trees, dry vegetation, etc. All garbage, concrete, metal, etc. must be hauled to a proper Summit County disposal facility. Each home owner must have 75 ft. of garden hose 5/8" or greater in diameter with an attached nozzle by their yard hydrant for fire protection. The hose should be drained of water and hung up by, but not attached to the hydrant, during freezing weather.

9. **OPEN FIRES ARE PROHIBITED IN THE PINE MOUNTAINS AREA** including the upper timberline area, except in the controlled Pine Mountains burn pile. Gas or charcoal barbecues will be allowed. NO FIREWORKS, including sparklers, permitted in the Pine Mountains area and in the upper timberline area.

10. **NO LITTERING** in or around Pine Mountains area. No dumping of garbage, concrete, metal or any non-combustible materials in the Pine Mountains burn pile. The burn pile is restricted to natural vegetation and natural, unprocessed, untreated wood.

11. **EVERY LOT** is considered as residential in use with only one single dwelling not to exceed two (2) stories in height above street level (excluding the basement) one single story garage and/or one small single storage utility shed to be erected or placed upon the lot. No garage or shed, or any part thereof, shall be used as living quarters.

12. **NO DWELLING, GARAGE, SHED, OR L.P. GAS TANK** shall be placed on any residential lot nearer than thirty (30) feet from the exterior property line and (55) feet from the center of road, except with prior written approval from the Board of Trustees.

13. **NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED** on any residential lot until building plans, specifications, and plot plans showing the location of the proposed building(s) on the lot including distances from the property lines, road right of way line, and other structures to be placed on the property, have been approved in writing by the Board of Trustees. Approval shall also include the conformity and harmony of the external design to existing structures in the subdivision and also to the location of the building with respect to topography and finished ground elevation. All construction or placement of structures including decks and outbuildings, or exterior remodeling, etc. must be approved by the Board of Trustees in writing prior to the

starting of the excavation on the property and obtaining a building permit. This also includes proposed driveways, concrete slabs, gateposts, gates, fences, TV satellite dishes, and the location of L.P. gas tanks. (Refer to guidelines for L.P. gas tanks for further details.)

14. **WATER CONNECTION FEE** must be paid to the Treasurer of the Pine Mountains Water and Management Inc. by the property owner prior to approval of the plans of new dwellings by the Board of Trustees. All specifications listed in the Water Hookup specifications (adopted July 7 1981) must be adhered to including an inspection by the Water Company of the installation when completed before the excavation trench in back filled. Failure to do so may require the owner to uncover the installation in order that the Water Company can complete the inspection.

15. **EACH RESIDENTIAL LOT** is subject to the right of way for roads and easements for utilities as presently established or as shown on the official recorded plot of this subdivision. No permanent obstructions, including gateposts, gates, etc. are to be placed in the road right of way without express approval of the Board of Trustees. The gate should swing into the property and not into the roadway. Chains or cables across driveways must be properly marked so they can be seen both day and night. No wire or cable is to be used for fences on lots due to the extreme danger to people and wildlife.

16. **NO UNAUTHORIZED DIGGING OR EXCAVATIONS** for buildings or installations of driveways, or culverts, etc. in the road right of ways or other right of ways and easements without permission of the Board of Trustees. Blue Stakes must also be notified.

17. **TO INSURE PROPER DRAINAGE** lot owners may be required to install culverts for driveways at the curb line and elsewhere when necessary. Culverts, when required, must be of durable material i.e., metal, concrete or tile pipe of at least ten (10) inches in diameter. Please check with the Board of Trustees prior to starting installation.

18. **NO CAMPER, TRAILER, MOTOR HOME, TENT, SHACK, GARAGE, ETC.** shall be placed or erected on any residential lot for use as a temporary or permanent residence or living quarters. A small tent or pop up trailer may be used for overnight sleeping on lots with occupied cabins on a day to day basis for no more than three (3) days without special permission from the Board of Trustees. No camping on lots in Pine Mountains or in the upper timberline area and picnic grounds.

19. **NO PARKING OR STORAGE** of campers, motor homes, large covered trailers, large trucks or large boats, etc. is allowed on residential lots. These vehicles must be parked in designated areas after owners have received proper approval. However, small boats, small flat-bed utility/snowmobile trailers (single or double-axle), not to exceed nineteen (19) feet can be allowed, provided they are limited to one per lot and subject to the prior permission of the

Board of Trustees. CONSTRUCTION TRAILERS AND EQUIPMENT are acceptable for temporary use with prior permission from the Board of Trustees but are not to be parked on the road except by approval of said Board. (The Board believes this is a reasonable compromise to accommodate the broadest spectrum of perspectives on this issue throughout the community).

20. **ALL LIVING TREES**, bushes, natural vegetation and soil should be left in place as much as possible except when removal is necessary for construction of approved structures, driveways, and parking areas. The Board of Trustees should be notified before removal. It is recommended that a thirty-foot (30) fire break be cleared around all structures. (Utah State Lands and Forestry recommendation).

21. **NO SIGNS, BILLBOARDS, ETC.** may be erected or displayed on lots except the following: Official Pine Mountains signs, no trespassing signs and one sign not to exceed 2 feet by 3 feet in size advertising a lot or house for sale. No real estate or other advertising signs are to be posted by the entrance gates or along roadways. A sign bearing the owner's name and lot number is permitted and highly encouraged and shall be located at the front of the property and be visible from the road. Overhead archway type signs are permitted but are not to be placed in the road right of way.

22. **NO OBNOXIOUS OR OFFENSIVE ACTIVITY** which may become an annoyance or a nuisance to others shall be carried on in or about the subdivision. The Golden Rule applies here. Subdivision lots are not storage yard or parking lots for vehicles for extended periods of time.

23. **QUIET TIME** is in effect between 10:00 p.m. and 8:00 a.m. Please observe and instruct families, guests and your employees to do the same.

24. **PET CONTROL – NO ANIMALS OR FOWL** shall be kept, raised or housed on any lot or tract except the usual house pets i.e. dogs and cats, limited to not more than three (3) in number. A leash, or like means, must be used to keep pets under control by owner and not allowed to roam free to keep them from harassing others or to chase and destroy wildlife. BARKING DOGS MUST BE KEPT INSIDE!! Next to ATV abuse, pet control is probably the most significant complaint the Board hears among our Association members. Philosophically, we ascribe to the adage there are no bad pets, just inconsiderate pet owners. Therefore, it is in everyone's best interest that pet owners follow some very common-sense rules in the maintenance of their pets to allow for the safety and enjoyment of our surroundings by all members and guests. The Board has analyzed the Summit County animal control regulations identified as "Amended Ordinance No. 113-J." The 18 page ordinance can be found on the internet by going to [www.summitcountysheriff.org/animalcontrol](http://www.summitcountysheriff.org/animalcontrol) and click on Licensing and click on Ordinances. Although the complete ordinance covers more ground than is probably necessary for Pine Mountains it does set a standard county-wide and has the backing of Summit County Ordinance

related to animal control. This is a superior resource for management of this issue **County ordinance states: “No person or persons at any one residence within the jurisdiction shall at any one time own or license more than three (3) dogs in any combination except as otherwise provided. Any person owning, possessing or harboring four and more dogs must obtain a kennel permit from the Department of Animal Control”**. In summary, the county ordinance provides for the general control of pets that is important to our community:

- 1. All companion animals must be properly contained on owners’ property. Neighbors do not need to accept your pet on their property. When your dog is not on your property, it must be on a leash with a responsible person holding it.**
- 2. It is illegal to allow your animal, for whatever reason, to make noise to the point it disturbs neighbors. Many good training programs exist to correct this problem.**
- 3. Your animals should not be allowed to relieve themselves on someone else’s property. You are legally responsible to clean up after your pet, so be prepared when you take your animal for a walk. You must also keep your own property clear of feces.**
- 4. No more than three dogs can be owned, cared for, or registered at one residence.**
- 5. Letting animals run loose is a violation of these ordinances. If any individual finds a stray dog or cat they must contact Summit County Animal Control within 24 hours.**
- 6. Any person in care of an animal causing a nuisance listed as follows is in violation of the code: (a) causes damage to property; (b) is vicious, fierce or dangerous; (c) unreasonably fouls the air; (d) causes unsanitary conditions in surroundings; (E) defecates on public property or private property without consent of owner; (f) barks, whines, howls or makes other disturbing noise in excessive continuous or untimely fashion; (g) molests passers-by or vehicles; and/or (h) attacks other domestic animals.**

25. **NO COMMERCIAL BUSINESS** or rentals shall be conducted upon or in connection with any lot within the subdivision.

26. **DRINKING WATER SAFETY**. All members must comply with the provisions to protect our drinking water from contamination and pollution. This includes a prohibition on dumping, spilling or placing of toxic materials, petroleum products, etc. on the roads or soil or dumping such substances down drains. To prevent the back flow of contaminated material into the water system, the use of garden hoses in the following manner is prohibited: 1. Flushing drain lines and septic tanks or anti-freeze from motor vehicles. 2. The use of hose connected sprayers for insecticides, pesticides, etc. 3. Placing the open end of garden hose that is connected to a yard hydrant or hose bib into a pool or container of stagnant water or into a container of any kind of chemicals which could accidentally be drawn back into the water system.

27. **CONSERVE WATER**. Wasting water is prohibited. Trees and shrubs may be hand watered only. No sprinklers or rain birds allowed. ***DO NOT LEAVE WATER RUNNING TO PREVENT PIPE FROM FREEZING IN THE WINTER***. Pine Mountains water supply is limited and cannot support any massive usage of water; such as large hot tubs or swimming pools, therefore they cannot be approved. Pine Mountains water is for culinary use only. Pine Mountain Mutual Water

Company shall maintain an accurate monthly measurement and record of water used within the system. These records shall be submitted to the Division of Water Rights on a calendar-year basis for inclusion in the annual reports of municipal, commercial, industrial or related uses.

**28. PARENTS ARE RESPONSIBLE FOR THE CONDUCT AND SAFETY OF THEIR CHILDREN.**  
**PARENTS, PLEASE WATCH YOUR CHILDREN.**

Pine Mountains is a multi-use recreational, residential area enjoyed by members and their guests for recreational activities. It is a place of residence, both seasonal and full time and as a mountain retreat. For these diverse activities to be compatible and harmonious, we must all be aware of and be considerate of others desires and needs. We ask your help in abiding by, and supporting, the foregoing rules, which serve as practical, common sense guidelines necessary for the present and future beauty, peace, and safety of Pine Mountains. We solicit your comments and suggestions on ways to keep Pine Mountains the best area of its kinds.

**29. NO CANOPIES/FREE STANDING CARPORTS ARE ALLOWED TO BE CONSTRUCTED ON LOTS AS PERMENANT STRUCTURES/EXTENDED PERIOD OF TIME.** Canopies or temporary structures will not be allowed to be erected and used as permanent buildings. Board approval will need to be obtained for any structure that will be placed on lots for more than three days at a time.

**31. NO LARGE TRUCKS WILL BE ALLOWED ON PINE MOUNTAINS ROADS BETWEEN OCTOBER 15<sup>TH</sup> THRU MAY 15.** The Board reserves the right to close/open Pine Mountains' gates for the winter season based on specific conditions. Gates will be closed Dec 01 thru May 01 depending on weather conditions. Heavy trucks (i.e. larger than a 1 ton pick up truck) will not be allowed after October 15<sup>th</sup> or before May 15th, regardless of the gate closure/opening date.

Thank You

Pine Mountains Water and Management Inc. Board of Trustees

Revised 01/25/2017