



**Cobblestone at Spring Creek**  
445 N. Pine Grove Lane  
Providence, UT 84332

OFFICE HOURS:  
Tues and Thurs – Noon – 3pm

OFFICE PHONE:  
(435) 753-9673

WEBSITE:  
<http://cobblestoneatspringcreek.org>

EMAIL:  
[cobblestonehome@comcast.net](mailto:cobblestonehome@comcast.net)

Contact Information:

**Doris Seria, President**

435-787-1018

**Vicki Holmgren, Vice-President**

801-792-8625

**Nate Nydegger, Sec/Treasurer**

Joan Cooper

435-881-8861

**David Saunders**

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Management Committee  
Meetings are on the first  
Monday of each month at 6p.m.  
Homeowners Invited.

## SPECIAL MEMBERS' MEETING

A Special Members Meeting has been called  
for  
August 8, 2022. All Homeowners are invited.  
We will be discussing the new proposed  
CC&R's (not voting at this meeting). We  
encourage all homeowners to come!

### LIBRARIAN NEEDED

We are looking for another volunteer to serve as the librarian. Please contact the office or a member of the Management Committee if you are interested.

### RULES AND REGULATIONS

All residents should have a Rules and Regulations Resident Manual. This is often referred to as the "Blue Book". These rules further explain the policies of Cobblestone at Spring Creek Homeowners Association. We will be publishing parts of this book in upcoming Newsletters. Please familiarize yourself with these policies. Communities such as ours benefit from residents who are conscientious and comply with the policies. Please inform your guests of the rules also. Please see the back of this Newsletter for four sections we would like to focus on this month: 4. Structure and Appearance, 9. Children and Tot Lots, 10. For Sale Signs, 11. Rules Enforcement Policy, 12. Assessment policy

### CC&R's and SIGNS

Yard signs or flags are not allowed to be displayed in any common area. The American Flag is the only flag allowed by the Homeowner's Association. If you have a sign or flag displayed in front of your home, please remove it. See CC&R's Section 6(5). The CC&R's can be accessed through our website [cobblestoneatspringcreek.org](http://cobblestoneatspringcreek.org).

## **4. Structure and Appearance**

1. Aluminum foil, newspapers, cardboard, bed sheets, window film, or other like material is not an acceptable window covering. These items and similar items are not to be used for the purpose of window coverings.
2. Any work that alters the exterior appearance of the home is not permitted. Maintaining the consistency and nature of the Cobblestone at Spring Creek look will help maintain property values and the beauty of Cobblestone at Spring Creek.
3. There will be NO permanent covering, structural alteration or canopy installed in a resident's patio area without prior board approval.
4. Homeowners are responsible for the care, upkeep, and painting of the wood trim on and around the back door of their home and inside garage entrance.
5. No item whatsoever may be hung on or over the walls and fence such that the item can be viewed from the common area, adjoining property, or the street.
6. If any common element, home, townhome, or association property is damaged or destroyed through the negligent or culpable act of an owner, his or her guest, tenant, resident, invitee, household member, or contractor hired by an owner, the Association may make all necessary and proper repairs, and thereafter bill the owner for all costs incurred. Payment must be within ten (10) days.
7. Owners may NOT under any circumstances make structural alterations to the homes/townhomes/garages. Structural alteration including modifying or removing any structural beam or outside panel.

## **6. For Sale Signs**

Temporary open house signs may be placed subject to written approval of the management committee as to location, duration, size and design. If signs are placed without written approval, the committee may remove them. No signs for the sale of a home may be placed in or upon any vehicle or common areas.

## **7. Rules Enforcement Policy**

In accordance with the Association's CC&R's, The management committee shall have the power to adopt and establish by resolution, such building management and operational rules as it may deem necessary for the maintenance, operation, management and control of the project. The committee may, from time to time by resolution, alter, amend, and repeal such rules. When a copy of a rule or rules has been furnished to the Unit owners, such amendment, alteration or provision shall be taken to be part of such rules. Unit owners shall at all times obey such rules and see that they are faithfully observed by those persons over whom they have or may exercise control and supervision, it being understood that such rules shall apply and be binding upon all Unit Owners, tenants, subtenants or other occupants of the Units.

If the Homeowner's Association manager, or a Board Member observes or is informed of a possible violation of these rules, the matter will be investigated by the manager of the Board. In the event a violation of these rules is found a written notice shall be sent to the homeowner advising of the nature

of the violation and specifying the time limit to remedy the situation. The time limit for remedying any violation of these rules shall be 48 hours. In the event the violation is not remedied within the prescribed time period, the Board may levy a monetary penalty as set forth below and not to exceed \$500 per month for a continuing violation. In the event that there are physical damages the homeowner shall also be responsible for all repair/replacement costs. The fee will be assessed to a homeowner's account as outlined in the fine schedule to follow:

#### Fine Schedule

1<sup>st</sup> Violation - \$25.00 Fine

2<sup>nd</sup> Violation - \$50.00 Fine

3<sup>rd</sup> Violation - \$75.00 Fine

Further Violations - \$100.00 each occurrence

1. A unit owner who is assessed a fine may request an informal hearing before the Homeowner's Association to protest or dispute the fine within thirty (30) days from the date the fine is assessed. The Board shall determine whether by a preponderance of the evidence a violation has occurred. The Board shall give written notice of the time and date of the hearing not less than ten (10) calendar days prior to the hearing. The homeowner may appear and present evidence in person or through an attorney. The Board shall issue a written decision within (10) days following the hearing unless additional time is necessary through no fault of the Board. No interest or late fees may accrue until after the hearing.
2. A homeowner may appeal a fine issued by the Board by initiating a civil action within 180 days after (a) hearing has been held and a final decision has been rendered by the management committee; or (b) the time to request an informal hearing has expired without the homeowner making such a request.
3. A fine assessed which remains unpaid after the time for appeal by civil action has expired becomes a lien against the unit owner's interest in the property in accordance with the same standards as a lien for the nonpayment of common expenses.
4. If a violation results in damage to the Association's property, the assessment shall also include the full cost of the repair in addition to a penalty assessment. The Homeowner's Association Board will establish a "cure date" prior to the due date of a penalty.
5. The Board may suspend the right of a homeowner to use any of the Association's recreational facilities by the owner, their tenants and guests in accordance with the Bylaws and CC&R's.
6. The Board may suspend a homeowner's voting privileges in accordance with the Bylaws and CC&R's.

#### 8. Assessment Collection Policy

The Cobblestone at Spring Creek community has a monthly Homeowners dues assessment that each homeowner is responsible for. These dues are used to pay for exterior maintenance, insurance, lawn care, and other necessary functions. Bills are prepared and mailed on or about the 1<sup>st</sup> day of each month. Assessments are due and payable by the 15<sup>th</sup> of each month. The following are the procedures that will be taken if a homeowner becomes delinquent in paying their homeowners assessments.

##### **After 5 days delinquent**

A late charge will be assessed to the account per the CC&R's (\$10.00) and shall pay interest at the rate of 18% per annum from the date when such installment shall become due to the date of payment.

### **After 30 days delinquent**

A delinquent letter may be sent on behalf of the Association explaining that if full payment is not received in the Association's business office within thirty (30) days, the delinquent account(s) may be subject to lien proceedings.

### **After 60 days delinquent**

An "Intent to Foreclose Letter" may be sent to the delinquent homeowner notifying them that their account(s) will be referred to an attorney to begin foreclosure proceedings. A "Notice of Lien" may be recorded at the County Recorder's Office against the property on behalf of the Association. A letter will be sent, along with a copy of the "Notice of Lien" certified mail to the homeowner. The Association authorized Cobblestone at Spring Creek Attorney to sign the Notice of Lien on behalf of the Association. The delinquent account(s) will be assessed fees to cover filing and attorney's fees to prepare and file a lien.

### **After 120 days delinquent**

Foreclosures proceedings may start against the delinquent homeowner's property. The legal cost will be assessed to the delinquent owner's account. In addition a fee of \$250.00 for the attorney's preparation package will be assessed to the delinquent homeowner's account(s).

Your account(s) will accrue a collection cost for every step taken after fifteen (15) days delinquent. Your Homeowners Association Board will review requests for adjustments to collection fees for just cause. Date of receipt of payment will be determined by the date received by our statement processing center or by the Association's business office. In order to avoid late charges and other penalties, be sure to allow enough time for your payments to be delivered and received. Please, always make your checks payable to Cobblestone at Spring Creek HOA.

Please remember that assessments are due WHETHER OR NOT YOU RECEIVED AN INVOICE. The invoices will be mailed or e-mailed to owners on the 1<sup>st</sup> of the month, but we cannot be responsible for the actions of the postal service. If you do not receive an invoice, be sure to mail your check to the Association's business office to avoid penalties. It is the homeowner's responsibility to provide a correct mailing address and insure prompt payment of maintenance assessments.