

## **TRAPPERS RIDGE HOMEOWNERS ASSOCIATION SUMMARY OF RULES AND REGULATIONS FOR GUESTS AND RENTERS**

All renters and guests are subject to the Trappers Ridge Homeowners Association *Community Rules*, and *Clubhouse/Swimming Pool/Hot Tub/Fitness Center/ Tennis and Basketball Courts Rules* which are prominently posted in your rental unit as well as at the Trappers Ridge Clubhouse. The rules below are a compilation of the rules listed above and are provided as a courtesy to our short-term guests.

### **PARKING**

- All vehicles should be parked in an enclosed garage. Motor vehicles exceeding garage capacity must be parked in driveways or designated overflow parking areas only. Overnight parking of *any* vehicles on public or private streets is prohibited. Vehicles of any type are prohibited from parking on lawns.
- No boats, trailers, campers, motor homes, recreational vehicles, large trucks, or commercial vehicles belonging to renters, owners, or other residents of the development shall be parked in driveways, on lawns, or on the street. Temporary parking in overflow spaces may not exceed 72 hours in any seven-day period. Overflow parking is limited. Overflow parking will not accommodate vehicles more than 25 feet in length. The clubhouse parking lot **is not** an overflow parking area.
- Motor homes and campers may not be used as accommodations (living, sleeping, or cooking).
- Motorized vehicles are not permitted on walking trails.

### **COMMUNITY RULES**

- Quiet hours are from 10:00 PM to 8:00 AM, but residents have a right to Quiet Enjoyment regardless of the time of day. The use of portable outside speakers is prohibited. Please be considerate of your neighbors when enjoying your patios or hot tubs.
- The speed limit inside the community is 25 mph and 10 mph at the traffic circle (roundabout). Please obey the speed limits and exercise caution on curves and hills. Please obey the one-way signs at the traffic circle. Yield to all traffic and pedestrians who are already in the circle.
- Fireworks are strictly prohibited in Trappers Ridge and the entire Wolf Creek Resort.
- Trash cans should be moved to the curb on Sunday evening and returned to the garage by Monday night. Trash cans must not be visible from the street from Tuesday through Sunday. To maintain the neat appearance of our community, trash cans should not be stored on driveways and front porches.
- Dogs must be on leashes or under owner control at all times. Pets should not be allowed to bark excessively or create a nuisance for other members of the community. Please clean up after your pet. Do not deposit dog waste in the clubhouse trash cans.

## **CLUBHOUSE, SWIMMING POOL, HOT TUB, FITNESS CENTER, AND TENNIS AND BASKETBALL COURTS**

- The clubhouse, swimming pool, hot tub, fitness center, tennis and basketball courts are for the *exclusive* use of the Association's members, their invited guests, and renters.
- The clubhouse facility is under 24-hour electronic surveillance.
- Pool attendants and members have the full authority of the Homeowners Association to enforce these rules and policies.
- Clubhouse and pool hours are from 8:00 am to 9:00 pm seven days a week (weather permitting). From 8:00 am to 11:00 am daily, the pool and hot tub are reserved for **lap swimming only and quiet use of the pool and hot tub is mandatory**.
- Guests and renters who use the pool facilities acknowledge the inherent risk of swimming and swim at their own risk. There are no lifeguards on duty. The basic rules of safety, as posted, must be observed at all times.
- Please respect the rights of others when using the clubhouse amenities.
- Guests and Renters may bring no more than eight members of their party to the pool, spa, or clubhouse at one time.
- Each home has eight wristbands assigned to it. These wristbands must be worn when guests/renters are in the pool and hot tub areas as well as in the clubhouse. If you do not have a fob and wristband you will be asked to leave.
- Replacement wristbands are available from the HOA for \$10 each.
- To gain access to the clubhouse facilities, use the fob provided by the owner of your rental unit. If you do not have the fob in your possession, you will be asked to retrieve it before you are granted entry. **DO NOT** prop the clubhouse doors or fence gate open for any reason.
- Please observe posted pool and hot tub capacity limits.
- In accordance with Utah Admin. Code 392-302-31:
  - All children under the age of 14 must be accompanied and supervised by a parent or responsible adult (18 or older) when using the pool or hot tub.
  - Children under five (5) are not permitted in the hot tub at any time.
  - Pregnant women and those with heart conditions should consult their physicians before using the hot tub.
  - Do not spend more than 15 minutes in the hot tub.
- The hot tub is intended to be used by adults and older children for quiet relaxation. It is not a kiddie pool. For the health and safety of all users, no jumping into the hot tub, no horseplay in or around the hot tub, or swimming/ducking underwater is permitted.
- Babies must wear swim diapers and plastic pants in the swimming pool. **DO NOT LEAVE SOILED DIAPERS** in the clubhouse trash.
- No food or drink is allowed *in* the pool or hot tub. Glass containers are not allowed *anywhere* in the hot tub or pool area. Portable grills are not permitted in the pool area. Pets are not allowed in the clubhouse, hot tub, or pool area.
- Access to the restrooms from the fenced pool area is through the door nearest the gate. A fob is required. In order to protect our clubhouse furniture, no damp or wet swimwear or clothing is to be worn inside the clubhouse except for the use of the restrooms.

- The sliding door between the clubhouse and patio is permanently locked. Do not attempt to open it.
- Tents and shade canopies are not permitted inside the fenced pool area. They may be erected on the grassy area to the west of the pool.
- Running, diving, and horseplay are NOT permitted in the pool and hot tub areas.
- Water toys and music must not be a nuisance to other swimmers and guests. Music and sound devices should be used with earbuds or headphones. Portable speakers are not permitted in the common area.
- Bicycles and skateboards may not be ridden inside the fenced-in pool area.
- Please replace the hot tub cover and outdoor furniture before leaving. Do not move indoor furniture.
- Guests and renters who use the fitness equipment acknowledge the inherent dangers of its usage and work out at their own risk.
- The basic rules of safety must be observed at all times.
- For the safety of everyone using the fitness center, users should be experienced in using all equipment safely and appropriately.
- The fitness center is NOT a play area. Horseplay is not allowed.
- The fitness center is under 24-hour electronic surveillance. If equipment is damaged because of intentional misuse or willful misconduct by guests or renters, owners will be billed for the damaged equipment (repair or replacement).
- The tennis court is for tennis and pickleball only. No bikes, skateboards, inline skates, or dogs are allowed inside the fence.
- The basketball court may be used by guests and renters during daylight hours only.

*Thank you for your cooperation!*

Trappers Ridge Homeowners Association

May 2023