

Rules and Regulations of the Uintalands Association

Updated 11-11-2020

- I) In accordance with and in compliance with the Uintalands Association Bylaws Article II Paragraph N, the Association shall adopt such rules and regulations as may be necessary to implement more specifically, the general principles found within the Bylaws. These shall relate to the proper conduct of the Association members as well as embody the level of behavior and actions that is required of each individual member.
- II) Such rules and regulations shall be an appendage and part of the Bylaws except that they may be amended or repealed at the annual meeting of the Association by a two thirds vote of those members present. Such changes shall become effective upon said vote and distribution of those changes to the membership.
- III) The rules and regulations of the Association shall not be inconsistent with or in conflict with the Bylaws or the Restrictive Covenants of the Association, and to that extent the following shall prevail.

A. Roads

Level I

1. A lot tag on all ATVs/UTVs (street legal or not) must be visible. A \$50 fine will be assessed for any ATV or UTV without a lot tag.
2. Speeding
3. Damaging Roads
4. Ignoring "Road Closed" signs
5. Failing to slow down or stop when signaled
6. Operating vehicles on roads that do not permit safe passing by another vehicle (over 8' 6") without having warning escort vehicles ahead and behind said vehicle.

Level II

1. Reckless driving
2. DUI alcohol or drugs

B. Trespassing

Level I

1. On other landowner's property (must be instigated by landowner) ATV, snowmobile, snow cat, etc.

Level II

1. Doing property damage & wood cutting, etc.
2. Refusing to leave once asked to leave

Level III

1. Theft

C. Nuisances

Level I

1. Noise – Parties, unnecessary dust, barking dogs, loud music, etc.

Level II

1. Unlawful activities i.e. drugs, etc.
2. Physical contact

D. Water

Level I

1. Wasting of water (non-repair of leak's and irrigation)

Level II

1. Not repairing in a timely manner

Level III

1. Illegal hook-ups
2. Individual water system
3. No cross connections, back flow incidents, pressure reversal events, or any other contamination or hazardous events can be allowed. The Association Board must enforce these rules by all means available to insure member compliance (adopted 11/09/11).

E. Fire and Fireworks

Level I

1. Non approved fire pit
2. Hot ashes in dumpster

Level II

1. Any fire without charged water hydrant on lot
2. Open burning without a legal permit

Level III

1. Fireworks

F. Wildlife and Domestic animals

Level I

1. Horses or domestic pets running loose or not under Owner control
2. Animals left in pasture without Owner present at Association

Level II

1. Harassing wildlife in any way

Level III

1. Attempting to, or taking of any game wildlife with any weapon (poaching), mandatory \$10,000 fine.

G. Common Grounds

Level I

1. Cutting terrain with any vehicle
2. Using common areas without prior approval
3. Littering
4. Blocking access to parking lots or roads
5. Unauthorized fishing in Uintalands ponds (12 years and under only)
6. Snowmobile trailers – active members only for winter parking. Must have Lot tag on trailer.
7. Snowmobile trailer parking at Uintalands from October 15 to May 1 yearly
8. Dumping of Unauthorized waste in burn pile

Level III

1. Destruction of common ground property

H. General Security

Level I

1. Verbal abuse of Caretaker
2. Leaving gate open or unlocked
3. Swinging on gate

Level II

1. Physical confrontation of Caretaker

2. Any damage to gate, plus cost of repair
3. Any destruction of security fence, plus cost of repair

I. Sanitation

Level I

1. Placing garbage outside of dumpster
2. Leaving garbage uncontrolled at cabins/trailers/picnic area

Level II

1. Discharge of gray water outside of an approved septic system (penalty, plus notify Summit County Health Department)

J. Other

Level I

1. Letting unauthorized people in Association
2. Shooting before or after range hours

Level II

1. Building without a proper permit or Board approval
2. Rifle range requires adult supervision for anyone under age 16 at all times
3. Discharging a firearm within Uintalands except in designated range

IV) Corrective Actions. Infractions of the stated rules and regulations shall lead to investigation and corrective action as defined in the Bylaws Article VII section 7.10. Such corrective action would afford the involved member/members the right of fair hearing as defined in the Bylaws Article XV.

V) Penalties. To aid in fair and equitable imposing of penalties, the following general guidelines are established. These guidelines may be modified by the Board of Directors for specific and special individualized cases.

A. Level I Penalties

1. Issue a constructive letter of admonition and education.
2. Repeat offense, Fifty dollar penalty assessment.
3. Third offense. Three hundred dollar penalty assessment and mandatory meeting with the Board to delineate mechanisms for resolution of the problem.

4. Failure to comply with penalties above, results in water shut off and proceedings being published in Uintalands newsletter. Thirty (30) days from constructive letter.
5. Legal action initiated with recovery of expenses as defined in section 14.5 and 14.6 of the Bylaws.
6. Place a lien on the member's property as defined in section 14.6 of Bylaws.

B. Level II Penalties

1. Two hundred dollar penalty assessment and mandatory meeting with the Board to delineate mechanisms for resolution of the problem. And/or;
2. Reporting infraction to appropriate authorities (Wildlife enforcement, Sherriff's office, etc.)
3. Shut off members' water. And/or;
4. Legal action initiated with recovery of expenses as defined in section 14.5 and 14.6 of the Bylaws. And/or;
5. Place a lien on member's property as defined in section 14.6 of Bylaws. Thirty (30) days from constructive letter.

C. Level III penalties

1. \$2000.00 mandatory fine.
2. And any appropriate penalties form level 2

VI) Repetitive infractions. After two years without reoccurring offenses the members' future infraction may not necessarily be deemed repetitive pending specific circumstances as judged by the Boards investigation.

VII) Reporting infraction and initiating investigation. The safety and wellbeing of the Association and its members is the duty and privilege of everyone. Observed infraction of the rules and regulations should be reported as soon as possible. The President of the board, Members of the Broad, and the Caretaker are all appropriate individuals to whom infractions can be reported. Under certain circumstances it may be appropriate to notify law enforcement officers. Once reported, the infraction is investigated and processed as defined in section 7.10 of the Bylaws.

The undersigned, being the duly elected and qualified Secretary of Uintalands Association (the "Association"), a corporation duly organized under the laws of the State of Utah, certifies that the above is a true and correct copy of the Rules and Regulations as amended by the Association members present at a legally and properly noticed shareholders meeting held November 11, 2020, which was held in accordance with state laws. The Rules and Regulations are now in full force and effect without modification or rescission.