



Townhomes Community
10791 Wyngate Park Drive, South Jordan, Utah 84095

Nuisance Policy

WHEREAS:

The Board of Trustees (BOT), Wyngate Town Homes HOA is empowered by the CC&R's to establish and enforce rules and procedures which improve the general living conditions within the community.

THEREFORE:

By the authority specifically granted in the CC&Rs the following shall become Policy and fully enforceable 18 June, 2009 until revoked upon a vote in the affirmative by the Board of Trustees at a regularly scheduled HOA Meeting.

If a resident finds that a nuisance exists, he or she shall attempt to have the responsible person(s) abate the nuisance. Although the resident's first step in correcting or abating the nuisance will always be to obtain voluntary compliance, the resident may pursue any remedy or combination of remedies available pursuant to HOA policies and city, county, state or common law in order to abate the nuisance.

If a resident is unwilling to confront the person(s) causing the nuisance he/she must contact the Wyngate management company. The management company will document the complaint and make the first contact in an effort to resolve the problem. If additional contacts are necessary the management company will inform the HOA Board of Trustees to determine if further action is warranted. Any fines will be based on the most recent "Fine Schedule".

Nothing in this policy shall be interpreted to prohibit the HOA Board of Trustees, Committees, authorized residents or contractors engaging in its standard enforcement practices.

The HOA Board of Trustees will, in general, use the South Jordan Municipal Code as guide and reference in determining what constitutes a nuisance and when issuing a fine but, retains its prerogative to make a final determination.

Authority:

Wyngate Townhomes Covenant, Conditions and Restrictions

Article No. 6.03: "Prohibited Use and Nuisances".

Article No. 12: "Duties and Powers of the Association"

Article No. 12.03(d): "Uses and nuisances pertaining to the Property".

Article No. 13.11: "Reimbursement Assessment on a Specific Lot"

Article No. 13.13 "Effect of Non-payment: Remedies"

Reference: South Jordan Municipal Code: Title 8: "Health and Safety", Chapter 24: "Nuisances"