

# *Sky Mountain Master Homeowners Association*

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985 North 2600 West Hurricane, Utah 84737

Office: 435 635-7781 Fax: (435) 635-2163

Website: <http://www.skymountainhoa.com>  
[skymountainhoa@gmail.com](mailto:skymountainhoa@gmail.com)

As a resident of Sky Mountain you have moved into a Community that is controlled by CC&Rs (Conditions, Covenants & Restrictions). Following is a list of some, but not all, of the rules. We do have a schedule of fines for rule violation. Please adhere to the rules to avoid being penalized with fines. If you have any questions regarding the rules, please stop by or phone the office. Clubhouse use rules and Architectural Guidelines are covered under separate documents. Again, please note this is not a complete listing of the rules, this document is just to serve as a reminder to you of the most frequent rule violations.

1. No parking of trailers, recreational vehicles, boats, etc. on the street or in your driveway other than a 48 hour load/unload time period. Otherwise these type of items must be stored inside your garage or at an off-site storage facility.
2. No parking on gravel or grass areas. We prefer your cars are parked inside your garage. We realize sometimes this is not possible and that you may need to utilize the driveway for parking of your vehicles. If you have a concrete pad on the side of your house, you may park a car on that pad, but you may not park a car on the grass or on the gravel area if one exists.
3. Garage doors are to remain closed except for entering and exiting the garage or if you are working on a project such as wood work or minor vehicle maintenance such as oil change, tire change, etc.
4. Garbage day is Thursday. Garbage cans may be out from Wednesday night until Thursday night and then must be stored away from view of the street and your neighbors.
5. Due to the nature of our wind storms, trampolines and swing sets are not permitted. Other toys such as bicycles, scooters, skate boards, etc. must be stored in the garage each evening.
6. If you are maintaining your own lawn, you must maintain it to the standards of the HOA including, mowing, edging, trimming, prune your bushes, keep rock areas and driveway and sidewalk and gutter areas free of weeds, and water your grass sufficiently.
7. The streets are posted with a 25 mph speed limit and 15 mph speed limit near the golf cart crossings. Many residents enjoy walking, biking, running in our Community, please slow down and watch for pedestrians.
8. Pets must be leashed when off your property. If your pet is in your front yard, please tether or otherwise control them so they do not lunge or chase pedestrians or other pets. When walking your pet, carry a bag and pick up their waste and take it home to dispose of in your garbage can.
9. Dogs barking excessively will be reported to animal control. Both animal control and the HOA may assess fines for pets who disturb the Community. Pets must be contained on your property unless they are on a leash and under your control.
10. Rules for using the clubhouse and swimming pool facilities are under separate cover. The clubhouse and swimming pool facilities are for the use of our residents and their occasional guests. Guests are someone who is visiting you. For safety, anyone under the age of 18 must be accompanied by an adult at the clubhouse facilities.
11. Parking of unsightly vehicles in the driveway or street is not permitted. Vehicles must be in good repair, fully inflated tires, current registration, operable and non-commercial.
12. Commercial vehicles are not permitted in driveways or on the street unless the vehicle belongs to a service vendor providing repairs to your home for a limited time.
13. You may conduct up to two (2) personal garage sales per year. The Community conducts an annual garage sale which will be advertised should you wish to participate.
14. Holiday decorations are permitted and may be displayed 30 days prior to a holiday and must be removed within 20 days following a holiday.