

Lindon Creekside Retirement Community Summary of Articles from the CC&Rs

The purpose of this summary is to identify some of the articles in the governing documents for this community that are likely to be of most interest to the majority of residents in their day-to-day lives. The summary was written to highlight various items in the governing documents. It is not meant to be exhaustive or as a substitute for reading and understanding the content of the actual documents. For any conflict that may arise between this document and the actual governing documents, the language in the governing documents will prevail.

Age Restrictions – The Lindon Creekside Retirement Community is an age restricted community. The CC&Rs state in the opening section that each and every living unit within the property, if occupied, shall be occupied by at least one person 55 years of age or older. The CC&Rs further state that the qualifying resident may be accompanied by a spouse or partner who is less than 55 years of age. The CC&Rs contain a provision for a limited exception to the 55 year minimum for five specific households who were occupied by persons under 55 years of age at the time the HOA was turned over to the residents.

In addition to individuals 55 years or older, persons under the age of 19 are permitted in the community if the qualifying resident is the legal guardian of the younger person. Also, a person over 19 years and under 55 years may be permitted in the community if the qualifying resident is the legal guardian of that person due to the younger person's disability. Persons under the age of 55 years old, who do not meet the conditions specified above, may live in the community temporarily with a person who is a qualifying resident for up to 90 days in any 12-month period.

Annual Assessments – The Assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents of the Community. Assessments are due on the first day of each month and will be considered overdue if not paid on the last day of the month. Please contact the HOA treasurer with questions about options for payment of assessments.

Landscaping and Snow Removal – The HOA is responsible for maintaining the landscaping and yards in the community. This includes mowing grass, spraying for weeds, applying fertilizer, and pulling weeds. The HOA is also responsible for the costs of irrigation water and the irrigation systems in the community. Therefore, homeowners are requested NOT to attempt to modify or fix the sprinklers in their yards. Please report problems or issues to a member of the Landscaping or Water committees. The association is responsible for removing the snow from the streets and sidewalks when a snow event exceeds two inches.

Maintenance by the Association – The HOA is responsible for maintenance of the streets, curbs, driveways, and sidewalks in the community. The streets are private and must be maintained by the HOA. The HOA is responsible for the exterior of the living units with the exception of doors and windows. The HOA is responsible also for the decorative fence surrounding the community, the east-west fence between 430 N and 480 N streets, and the short fences that are an extension of the party wall between adjoining units. All other fences are either the responsibility of individual homeowners or shared by two homeowners.

Changes to Units – When a homeowner wishes to make ANY change to their unit or to their yard, we recommend that they contact a member of the Board of Directors to see if permission is required. Forms will be provided if an application is required.

Antennas and Satellite Dishes – Exterior antennas and satellite dishes shall not be permitted to be placed upon the exterior of the front or sides of any structure. Please check with a Board member if you have questions.

Personal Garden Area – Individual homeowners are given wide latitude to enhance their back yards as they see fit. Homeowners are cautioned, however, to be reasonable and prudent in their choices of landscaping so as not to cause damage to their units, fences, or sprinkler systems. Homeowners are also required to maintain their back yards so that they do not become overgrown and detract from the appearance of the community. The Board encourages homeowners to contact a member of the Landscaping committee if they are not sure how their choices may turn out.

Parking in the Community – The Fire Marshal for Lindon City has informed the HOA that parking is not permitted on any street in our community because of our narrow streets. Also, parking is not allowed on the SIDEWALKS for any reason. Violators are subject to being towed at the owner's expense. This is posted on signs at the entrances to our community. Homeowners are expected to park in their garages or in their driveways. There are 14 marked visitor slots in the community for visitor parking. Visitor parking is NOT for use by homeowners. If necessary, vehicles may be parked along 500 North. Parking may be further restricted during snow events in the winter time.

Pets in the Community – Members of the Association are restricted to a maximum of two (2) household pets per unit. The size of any one pet may not exceed 25 pounds. If necessary, the Board of Directors will determine if an animal qualifies as a pet. If a pet becomes a nuisance due to noise or other issues, the Board may require the removal of the pet or pets in question.