



Table of Contents
Saratoga Springs Homeowners Association
Rules and Regulations & ACC Standards and Guidelines

Rules and Regulations

Pool and Spa Rules	Page 1 - 4
Animals	Page 4
Parking Permits	Pages 4 & 5
Harbor Parking	Page 5
Visitor Boat Passes	Page 7
Clubhouse Guidelines	Pages 8 & 9
Swimming Pool Access Keys	Page 9
SSOA Gym Rules	Pages 14 & 15
Leases	Page 6
Trees	Page 5
Harbor Rules	Pages 6 & 7
Pavilion Guidelines	Page 8
Flags, Banners and Signs	Pages 9 & 10
In Home Businesses	Page 10
Holiday Decorations and Lighting	Pages 10 & 11
Park Strips	Page 11
Rules of Conduct	Pages 11 & 12
Fees, Monthly Dues and Collection Policy	Page 12
Excessive Violations Policy	Pages 12 & 13
Fine Schedule	Page 13
Violations Appeal Process	Pages 13 & 14
Guidelines for SSOA Board of Director Elections	Page 14

ACC Standards and Guidelines

ACC Standards Introduction	Pages 15 & 16
Submitting Proposals to the ACC	Page 16
Fences	Pages 17 & 18
Landscaping	Pages 18 & 19
Exterior Finishes/ Colors	Pages 19 & 20
Sheds and Outbuildings	Page 20
Parking and Vehicle Storage	Pages 21 & 22
Exterior Lighting	Page 22
Alternative Energy (Solar, wind, etc.)	Page 23
Playground Equipment	Page 23



Rules & Regulations

SSOA, CC&R, Article IV, Section 6.07 gives the Association Board “The power to adopt, amend, and repeal such rules and regulations (including appropriate fines for violations thereof) as the Association deems reasonable.

Pool and Spa Rules

The pool area hours are:

4:00 am to 10:00 p.m. from Labor Day to Memorial Day

4:00 am to 11:00 p.m. from Memorial Day to Labor Day

All pool areas shall remain open for general use during all hours of operation.

However, note that generally preference should be given as follows:

- Lap swim is from 4-8 am
- Water aerobics (all welcome) is from 8-9 am
- Open Swim is from 9 am to close.

Swimmers must exit the pool when asked or at closing time. They must be out of the SSOA pool area/facility no later than ten minutes after being prompted or it will be considered trespassing, and authorities may be called.

Short Rules

1. Be respectful to patrons and staff so ALL can enjoy the pool.
2. Follow all rules in accordance with the Utah County Health Department.

More detailed rules can be found online or at the pool monitor station.

Pool Rules

IN ACCORDANCE WITH THE UTAH COUNTY HEALTH DEPARTMENT:

The facility operator and staff are responsible for the enforcement of the following personal hygiene and behavior rules:

1. Use of a pool area is at your own risk. There will be no lifeguard on duty.
2. A patron using the facility must take a cleansing shower before entering the pool or spa. A patron leaving the pool to use the toilet must take a second cleansing shower before returning to the pool or spa.
3. Patrons having a communicable disease transmissible by water, open blisters, cuts, other lesions, or who has had diarrhea within the last two weeks caused by an unknown source or from any communicable or fecal-borne disease may not enter any pool.
4. Any patron under the age of three years old, not toilet trained, or lacking bowel control will wear a water-resistant swim diaper and waterproof swimwear. Swim diapers and waterproof swimwear must have waist and leg openings fitted such that they are in contact with the waist or leg around the entire circumference. Diapers must be changed only in restrooms, not at the poolside. The person who changes a diaper must wash their hands thoroughly with soap before returning to the pool. The person using a swim diaper and waterproof swimwear needs to undergo a cleansing shower before returning to the pool.
5. No running, boisterous or rough play (except supervised water sports), foul language, or inappropriate behaviors are prohibited.
6. No pets are allowed (except for the planned dog swim day).
7. Food or drink is prohibited within ten feet (3.05 meters) of the pool. Food must be consumed at the provided tables. Beverages must be served in sealable, non-breakable containers. Alcoholic beverages, smoking, vaping, and other drug use is prohibited. Trash containers are provided and patrons are required to use them to keep the pool area clean, sanitary, and free of litter.
8. Children 14 and under cannot use a pool without responsible adult supervision. Children under the age of 14 can bring responsible adult caretakers (18 or older) as guests to the pool. A child 16 years or older may bring guests who are also 16 years old or older. SSOA Pool monitors may request identification from these guests to verify compliance with this section.
9. Toys and floats designed for use in pools may be used for their intended purpose. If the pool is being heavily used a swimmer may be asked to remove large floats and toys, for safety reasons, until occupancy decreases. Do not use the diving board if you are over 250 pounds.
10. Only SSOA residents with appropriate information on file, who have a gate key and are in good standing, may access a pool area.
11. SSOA Residents are permitted to bring *approximately* 8 guests per unit and must be present with their guests at all times. The resident will be responsible for their guest's actions. *If a member would like to bring more guests, they can get a permit from the office allowing up to 15 guests. The permit will be issued for a specific day and time (excluding holidays) and it is good for a 3 hour period as stated on the permit. If no one has requested a permit after the 3 hour limit, then the guests may remain at the pool until another permit issued for that day arrives.*
12. In accordance with the Saratoga Springs City Ordinance (Title 10 Section 7), as well as, the Utah Code (Title 76, Chapter 9, Part 7 Section 702 also known as the "Criminal Lewdness Law"), sufficient clothing must be worn at all times in the pool area. Therefore, thong bikinis, lewd, see-thru, or provocative swimwear are prohibited.

Appropriate clothing designed for swimming must be worn in a pool. T-shirts and hats may also be worn in the pool for sun protection. Other types of shoes and street clothing and apparel cannot be worn in a pool.

13. If a unit within the Saratoga Springs Homeowners Association is owned by a trust/legal entity, the head of the trust/legal entity needs to register no more than 10 trustees/shareholders to use facilities.
14. The safety and enjoyment of all patrons is a priority. Any unsafe activities or conduct that limit or reduces others' enjoyment of the amenities is prohibited. Pool monitors have the sole discretion to limit any activity they deem inconsistent with these priorities.

Spa Pool Recommendations:

The spa pool should not be used alone or for longer than 15 minutes in any one session. The maximum occupancy at one time is 9 patrons at the north spa and 12 patrons at the south spa.

SSOA residents and their guests:

1. Who are elderly or may suffer from heart disease, diabetes, high blood pressure or use prescription medications should consult their physician before using the spa pool.
2. Who suffer from a communicable disease transmissible via water may not use the spa pool.
3. Who are pregnant should not use the spa pool without consulting their physician.
4. Who are under the influence of alcohol or other impairing substances should not use the spa pool.
5. Who are under the age of five may not use the spa pool. Because the north spa pool is heated by the hot springs and temperatures vary, the SSOA recommends that children be at least 12 years old to use the adult spa pool.
6. Who are running or engaging in unsafe activities or horseplay are not allowed near or around the spa pool.

Posted Rules for Pool Area Entrances:

1. No lifeguard on duty. Use the pool at your own risk.
2. Always shower before entering the pool.
3. Do not use the pool if you have been communicably ill within the past two weeks.
4. Swim diapers and waterproof swimwear are required under the age of 3 or those not potty trained.
5. Children under 14 must be supervised by an adult.
6. No alcoholic beverages, smoking, vaping, and other drug use.
7. Food or drink in designated areas only.
8. No pets.
9. Only toys intended for pool use are allowed.
10. Be respectful to all SSOA residents, guests, and staff.
11. No boisterous or rough play, foul language or running.
12. Appropriate clothing must be worn. City and State laws regarding lewdness apply.

SWIM ATTIRE POLICY

For a safe and enjoyable experience at pools, please follow these guidelines for appropriate swim attire. Improper attire can contaminate the pool, colored material not made for swimming can bleed into the pool, and cotton fibers can clog filters, cloud the water and lead to chemical imbalances.

ALLOWED

Proper swim attire with nylon, spandex or lycra material. Shorts are required to have netting.



2-piece Tankinis



Swim/Surf Shirts



2-piece Swimsuits (No Thongs)



1-piece Swimsuits



Swim Trunks



Swimmers Diapers



Long Swim Briefs



Short Swim Briefs



Religious Swimwear



Basketball Shorts



Swim Jammers



Board Shorts



Short-Sleeve Rash Guards



Long-Sleeve Rash Guards

NOT ALLOWED

No cotton clothing including white and colored shirts.

No socks.

No jeans or cut-off shorts.

No halter tops or leotards.

No regular diapers.

No sports bras, thongs (swimsuits or underwear), compression shorts or boxers.

No khaki shorts or pants.

No street or non-swim clothing.

No see-through or transparent clothing including swimsuits.

Animals

1. No animals, livestock, birds, insects or poultry of any kind shall be raised or bred on any Lot.
2. No more than two (2) domesticated dogs and/or cats or other small household pets may be kept on any Lot.
3. Dogs, cats or other small household pets may not be kept if they are an unreasonable bother or constitute a nuisance to others.
4. Dogs, cats or other small household pets may not be kept, bred or maintained for any commercial purpose.
5. Dogs and other similar pets shall be on a leash when not confined to an Owner's Lot.
6. Owners shall be responsible to clean up after their animals both on private Lots and Common Areas.
7. Owners should be in compliance and adhere to Title 9 – Animals of the City of Saratoga Springs Ordinances.

Parking Permits

1. There are four types of parking permits available: SSOA member parking, SSOA visitor parking, SSOA temporary parking, and Trailer parking.

2. A vehicle identification form is required for each SSOA vehicle that a parking permit is requested for.
3. SSOA member parking permits are valid for all approved SSOA parking areas.
4. SSOA temporary parking permits are valid for all approved parking areas.
5. SSOA temporary parking permits may be issued to members who have rented the pavilion or clubhouse facilities for their guests.
6. Parking permits are to be placed in the lower corner of the driver's side of the front windshield. Motorcycle type vehicles should place the parking permit on the rear of the vehicle. *Parking permits may be obtained at the Saratoga Springs Owners Association Office, 2306 Shorewood Drive, Saratoga Springs.*

Harbor Parking

1. Only homeowners, lessees, or visitors who have a valid parking permit may park in the harbor parking lot.
2. Homeowners and lessees shall use their own key card to open the harbor gate.
3. Only one vehicle may enter the harbor gate at a time.
4. Homeowners, lessees or visitors shall maintain at least eight (8) feet behind the vehicle in front, allowing the gate to cycle closed before reactivating the harbor gate with a gate key. Vehicles entering the harbor parking area should stop and allow the gate to close after them to prevent trespassers from entering. This will also forestall damage to the harbor gate motor.
5. The harbor gate is designed to protect Association property from non-association use.

NOTE: Please be careful and follow the procedures listed above to help prevent expensive maintenance repairs

Trees

1. Owners or residents may not prune, plant, spray, remove, relocate or top common area trees. Only the Saratoga Springs Owners' Association (SSOA) may do so.
2. Owners or residents shall not willfully injure or destroy common area trees, including (but not limited to) piling or storing equipment or building materials on or near common area trees so as to cause injury, posting signs on common area trees, pouring injurious matter on or around common area trees, or permitting animals to damage common area trees.
3. Common area trees may not overhang or encroach upon adjacent properties, fences, sidewalks, streets, or public right-of ways, nor shall they obstruct the view of traffic signs or street intersections. Common area trees under which pedestrians may walk shall be pruned clear of all branches between the ground and a height of seven feet.
4. Common area tree removal is covered in Landscaping, Chapter 6.18, Tree Removal.
5. SSOA may remove trees that are in conflict with sidewalks, fences, property or otherwise deemed necessary by SSOA.

Leases

1. Any agreement for the leasing, rental, or occupancy of a Unit (hereinafter referred to as a “lease”) shall be in writing and a copy thereof shall be delivered to the Association before the term of the lease commences. A twenty-five dollar (\$25.00) late fee will be assessed should a copy of the lease not be delivered to the Association within ten (10) days after the term of the lease commences.
2. An Owner of a Lot that is being leased shall pay a \$100.00 setup fee and a \$1000.00 security deposit to the Association. The security deposit is refundable to the owner when the Lot is no longer leased. The minimum lease term shall be twelve (12) months. The security deposit shall be applied to any accrued assessments fines and or/charges before a refund occurs. The security deposit must be delivered to the Association within ten (10) days after the lessee occupies the Lot. A twenty-five dollar (\$25.00) late fee will be assessed should the security deposit not be delivered to the Association within ten (10) days after the lessee has occupied the Lot being leased. The security deposit and the late fee will then be added to the Unit’s billing. The setup fee will be added to the Lot’s billing.
3. A lot having occupants other than the owner(s) of record where compensation is being provided to the owner(s) of record by the occupants shall be considered to be a lot being leased under the terms and conditions of this rule and regulation.
4. Key fobs will be available for either the tenant, or the owner. Both tenant and owner may not both utilize the keys.
5. No Owner shall be permitted to lease his/her Unit for transient, hotel, seasonal, rental pool or corporate executive use purposes. Leases shall have an initial term of no less than twelve (12) months and shall not be transferrable. Daily or weekly rentals are prohibited. No Owner may lease individual rooms to separate persons or lease less than his/her Unit.
6. Any Owner who shall lease his/her Unit shall be responsible for assuring compliance by the resident with the Governing Documents. Failure by an Owner to take legal action, including the institution of a forcible entry and unlawful detainer proceeding against the lessee who is in violation of the Project Documents within ten (10) days after receipt of written demand so to do from the Board of Directors, shall entitle the Association to take any and all such action including the institution of proceedings in forcible entry and unlawful detainer on behalf of such Owner against his/her lessee.
7. Neither the Association nor any agent retained by the Association to manage the Project shall be liable to the Owner or lessee for any eviction under this section that is made in good faith. Any expenses incurred by the association, including attorneys’ fees and cost of suit, shall be repaid to it by such Owner. Failure by such Owner to make such repayment within ten (10) days after receipt of a written demand therefore shall entitle the Board to levy an individual assessment against such Owner and his Unit for all such expenses incurred by the Association. In the event such Assessment is not paid with thirty (30) days of its due date, the Board of Directors may resort to all remedies of the Association for the collection thereof.

Harbor -Harbor Rules

1. Saratoga Springs Harbor is a private harbor for Saratoga Springs Owners’ Association (SSOA) members only.
2. Vehicles and trailers must have a valid and approved parking pass.
3. SSOA visitor or SSOA temporary parking permits are valid for vehicles without watercraft in tow to park in the SSOA gated marina area.
4. Watercraft to be launched in the SSOA gated marina area must be registered with the SSOA and have a SSOA trailer sticker affixed to the left side of the tongue of the trailer.
5. Access keys loaned by SSOA members shall be confiscated and/or deactivated.

6. Overnight stays are not permitted. For any vehicle, trailer or boat.
7. All boats and personal water craft (PWC) must be in compliance with Utah State laws such as proper registration, required safety equipment, etc.
8. Management reserves the right to deactivate access keys of owners and/or fine owners whose activity is deemed hazardous or unsafe in the harbor area.
9. No bicycles, skateboards or skates are allowed on harbor docks.
10. No skateboards or skates are allowed in the marina parking area.
11. No swimming is allowed in the harbor at any time.
12. No running or horseplay is permitted in the marina parking or boat launching area.
13. Boats or PWCs must maintain wakeless speed in the harbor area at all times.
14. Towing persons on skis, tubes, etc. inside harbor/wakeless area is prohibited.
15. Docks on either side of the ramp are for loading and unloading only. Move your boat or PWC away from these docks promptly.
16. No littering. EPA standards do not permit the spilling of oil or fuel into the water.
17. Obey all rules and regulations posted on the docks and embankments.
18. Hunting is not allowed in the harbor area.
19. Vehicles/trailers in violation of the Harbor rules will be subject to towing and or booting at the owner's expense.

Harbor -Visitor Boat Passes

1. Residents with rental boats or residents with visitors with boats may obtain one, one-day marina use pass per day.
2. Residents must be on board visitor boats using one-day marina use passes.
3. One-day marina use passes shall be available only to residents in good standing.
4. Passes shall be displayed on the driver's side, side window of the tow vehicle.
5. There will be made available five (5) marina use passes per day and will be available at the SSOA office on a first come first serve basis during regular office hours.
6. Passes are available up to thirty (30) calendar days before the planned day of usage.
7. Residents may obtain up to five (5) marina use passes per calendar year.

Pavilion Guidelines

1. Association member must be present at all times.
2. Association member is responsible for the following:
 - a. Cleaning grills after using.
 - b. Cleaning all food and debris from tables and floors
 - c. Putting all trash in garbage cans (remove from pavilion and put in large dumpster below).
 - d. Bringing additional garbage bags and taking any overflow bags to dumpster behind clubhouse.
3. A valid Saratoga Springs parking permit is needed for parking. (Note: a visitor one-day permit is available from the SSOA office during business hours when renting the Pavilion or Clubhouse.)
4. Do not use staples or nails on wood structures or tables. Use only tape for signs and cloths.
5. Skate board, roller blade or bike riding is prohibited in the pavilion area.
6. Use only approved charcoal lighter fluids for fireplace or grills.
7. Rentals are limited to one party with only the North grill to be rented. The South grill is on a first come basis.
8. Unreasonable annoyance or nuisance to other users of the pavilion or residents is prohibited. (See Section 5.04 of CC&Rs)

Clubhouse Guidelines

1. The Clubhouse (which does not include the pool, park or harbor area) is available for rent.
2. Rentals are on a first come first serve basis with a deposit in place to reserve the date and time.
3. Rentals may begin as early as 8:00 a.m. and must terminate by 11:00 p.m. (summer which is from Memorial Day to Labor Day) and 10:00 p.m. (winter which is from the day after Labor Day to the day before Memorial Day).
4. The Clubhouse is not If it is found that the Clubhouse and/or Pavilion was used to sell products, obtain business or any other commercial/business meeting or to promote a business in any manner, the deposit will be forfeited and a fine in the amount of \$400.00 will be charged to the owner renting the Clubhouse's account along with losing all key access for a period of one year.
5. The maximum number of parking passes issued will be 15, good for that day only.
6. Rental Fee and Security Deposits are posted in the schedule of charges information sheet available from the SSOA office or the website www.ssoautah.com
7. SSOA and its Sub-Associations may hold meetings as necessary to do Association business and are not subject to rental fees.
8. Failure to be cleaned up and out of the clubhouse by closing time (10PM/11PM in summer hours) will result in a complete forfeit of your cleaning deposit.

9. A \$500 cleaning deposit is required for any and all clubhouse rentals. That will include “free” or “Community” type rentals. Any use of the clubhouse that is reserved.
10. Deposit and any damages to the facilities. Neighborhood Events & Functions must meet the following criteria:
 - a. Only one “free” event per month not subject to rental fees will be allowed.
 - b. The event provides a benefit to the SSOA homeowners.
 - c. The event is open to all interested SSOA members.
 - d. The event encourages socialization among the members.
 - e. The event must be approved the SSOA board.
 - f. The event must be published in the newsletter.
 - g. The event must be scheduled at least 30 days in advance.

Swimming Pool Access Keys

1. Access keys may be obtained at the Saratoga Springs Owners Association Office, 2302 Shorewood Dr.
2. There shall be issued a maximum of two (2) activated access keys per Lot.
3. Only Saratoga Springs Owners Association members in good standing shall be allowed activated access keys.
4. If the Lot is under lease, the Saratoga Springs Owners Association member/owner may decide if the two (2) activated access keys that are allowed per Lot will be issued to the lessee or to remain with the Lot owner.
5. Unless contacted by the Saratoga Springs Owners Association member/owner of a Lot that has a new lessee, the two (2) activated access keys that are allowed per Lot will be issued to the new lessee and all other access keys assigned to the Lot will be de-activated.
6. Access keys may not be loaned to persons not of the owner or lessee’s immediate family.
7. Access keys will only be given to Owner(s) on title to the home. Access will only be given to the actual residents permanently residing in the home unless the owner on title of the unit choses to retain the keys. Extended family/friends cannot be added to the access card and will be only allowed in as guests with an owner to the home accompanying them per the guest pool rule.
8. Access keys may be de-activated for the following reasons:
 - a) Loaning of keys
 - b) Violation of Saratoga Springs Owners Association Governing Documents
 - c) Non-payment of dues, fines, or assessments or per how the board sees fit.
9. A fee outlined in the SSOA fee schedule will be charged to activate an access key that has been de-activated for cause.
10. If a unit within the Saratoga Springs Homeowners Association is owned by a trust/legal entity, the head of the trust/legal entity needs to register no more than 10 trustees/shareholders to use facilities.

Flags, Banners and Signs

The consideration of neighbors should be exercised when considering a flag, banner or sign for any occasion.

1) FLAGS

- a) A reasonably sized flag may be displayed on the exterior of each lot or dwelling.

- b) Flags are permitted to be displayed in accordance with national and state rules. Flags displaying obscene or unlawful material are not permitted. Disrespectful displays are not permitted.
- c) A maximum of two (2) reasonably sized flags may be displayed by each home.
- d) Political Flags may be placed on Lots up to 30 days before an election and must be removed within 15 days after the election.

2) BANNERS

- a) Banners are defined as any material upon which a sign is displayed in such a manner as to be fully legible in windless conditions, attached to one or more ropes, poles or flagstuffs or attached to buildings or special structures
- b) Banners maybe displayed up to 30 days before a specific event, e.g. graduation, birth, mission, welcome home, and must be removed within 15 days after the specific event.

3) SIGNS

- a) Signs may be displayed at construction sites if necessary under municipal or other ordinance. Such signs are to have Architectural Control Committee (ACC) approval, regarding location, size, color, design, and content, before posting.
- b) Owners may advertise a dwelling or Lot for rent or for sale by displaying one (1) single, neat, non-illuminated, non-fluorescent, non-reflective, reasonably sized vacancy or “For Sale” sign. A reasonably sized vacancy sign is defined as being no larger than two (2) feet tall and three (3) feet wide.
- c) Exterior signs related to a commercial or business activity may not be displayed.
- d) A non-illuminated, non-Day-Glo, non-reflective, sign no larger than one (1) square foot in a window may be permitted upon approval by the Saratoga Springs Owners Association (SSOA).
- e) Lighted, moving or flashing signs for any purposes may not be displayed.
- f) Signs may be posted by the Association including, but not limited to, street signs, directional signs, identification signs, speed limit signs, and informational signs.
- g) Political Signs related to an election may be placed on Lots up to 30 days before an election and must be removed within 15 days after the election. Such Political Signs must be less than ten (10) square feet in size.
- h) Holiday Signs may be installed 30 days before a holiday and must be removed within 15 days after the holiday.

4) GENERAL

- a) No commercial billboard or advertising shall be displayed to the public view on or from any Lot.
- b) Holiday decorations are covered in Chapter 19.
- c) Additional details can be found in CCR’s 5.12, 5.21.
- d) Several Plats within the Master HOA have more restrictive Flags and Banners rules in place, e.g. Plats 16A Amanda, 12-29 Golf Course, 14 Wiltshire., Lake Lots.

In Home Business

Home occupations that deal with children’s activities including schooling, instruction, care, lessons, or similar activities, will not be regulated and considered as “commercial” so long as there are no more than eight (8) children (in addition to the resident occupants’ children) partaking in such activities and that, other than the resident owner, there are no employees.”

Holiday Decorations and Lighting

1. Consideration of neighbors should be exercised when decorating for any occasion.
2. Holiday decorations may be installed 30 days before a holiday and must be removed within 15 days after the holiday.

3. Temporary Holiday lighting may be installed 60 days before a holiday and must be removed within 15 days after the holiday. Lights may be turned on 30 days prior to the holiday and must be turned off within 15 days after the holiday.
4. Permanent/Built In Holiday lighting must be approved by the ACC. Lights may only be turned on 30 days prior to the holiday and must be turned off within 15 days after the holiday.
5. No strobe or flashing lights of any kind are allowed.

Park Strips

1. "Park strip" means the strip of land located between the edge of a lot or parcel and the curb and gutter.
2. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip.

Rules of Conduct

Should SSOA staff or board members be threatened with either verbal abuse or mental/physical harm, law enforcement shall be contacted and a report filed with said agency. Civil standby shall be used when determined appropriate by the SSOA staff. Further legal remedies shall be used when determined appropriate and necessary by the SSOA Board or management.

While on SSOA common area property, SSOA members, management, employees or guests shall:

- a) avoid personal confrontation, attacks, slurs, and profanity in their interactions with other SSOA members, management, employees or guests;
- b) treat others with respect and do not threaten, harass, stalk, or abuse other SSOA members, management, employees or guests;
- c) adhere to all local and state laws;
- d) be responsible for their actions;

While on SSOA common area property, SSOA members, management, employees or guests shall not:

- a) litter, dump garbage, liquids or other matter, create a nuisance, hazard or unsanitary condition (including, but not limited to, spitting, or urinating, except in facilities provided). Trash and other waste materials contained in waste receptacles shall not be removed, except by persons duly authorized by SSOA management;
- b) engage in any form of illegal gambling;
- c) create excessive sound through the use of any sound production device, except as specifically authorized by SSOA management;
- d) throw, drop or cause to be propelled any stone, projectile or other article at, from, in or on a facility or conveyance;
- e) drink any alcoholic beverage or possess any opened or unsealed container of alcoholic beverage; enter or remain in any SSOA facility or SSOA common area property while his or her ability to function safely in the environment is impaired by the consumption of alcohol or by the taking of any drugs; impersonate a SSOA Board member, manager, or employee;
- f) conduct himself or herself in any manner which may cause or tend to cause annoyance, alarm or inconvenience to a reasonable person or create a breach of the peace;
- g) commit any act which causes or may tend to cause harm to oneself or to any other person;
- h) destroy, mark, soil or paint, or draw, inscribe, write, spray paint or place graffiti, upon, or remove, injure or tamper with any facility, conveyance, sign, advertisement, notice or other SSOA property, or attempt to commit any of the aforementioned acts;
- i) engage in behavior related to illegal activities;
- j) disseminate defamatory, infringing, obscene, or other unlawful material or discussion, including, but is not limited to, child pornography, bestiality, incest, illegal drugs, and harassment;

Enforcement of the Governing Documents of SSOA shall be in concert with the above listed Code of Conduct. When direct communication between parties has occurred and if, after being advised of a violation of an SSOA Rule and Regulation, a SSOA member, guest or visitor chooses to continue their prohibited activity, the proper law enforcement agency shall be contacted.

SSOA reserves the right to fine and/or ban any member, guest or visitor from SSOA common area facilities or property for violating SSOA Rules of Conduct.

Fees, Monthly Dues, and Collection Policy

1. Monthly assessments are due on the first of each month and considered late if not received by close of business on the 15th day of each month.
2. A late fee in the amount of \$25.00 will be charged to all owners who have a balance of at least \$50.00 on the 16th. In addition, interest will be charged at a rate of 18% per year.
3. When an assessment becomes sixty (60) day delinquent a certified pay or lien letter will be sent to the owner and a \$100.00 Charge will be assessed.
4. When an assessment becomes ninety (90) days delinquent and payment arrangements have not been made the account will be forwarded to an attorney for collections. Once your account is at the attorney's office, all payments must be sent to the attorney until the balance is paid in full. All key cards will be deactivated and the clubhouse will not be allowed to be rented.
5. Legal proceedings may include one or more of the following:
 - a. A lien is placed against the property
 - b. A judicial foreclosure, including any rights of deficiency
 - c. A foreclosure by private power of sale
 - d. A personal action filed against the owner
 - e. A combination of any of the above actions
6. After a lien is filed, the Association shall seek to recover from the owner, in addition to all assessments, attorney fees, all collection costs, interest and late charges and all court costs.
7. Any payment is applied first to the oldest outstanding assessment and collection fees, interest, lien letter fees, lien fees and any other fees related to the collection of an account. Any remaining funds are to be applied to fines.

Excessive Violations

1. A homeowner that has received three valid notices of a like violation of a governing document within a six (6) month period will have their access key(s) deactivated.
2. Each six (6) month period will begin upon the date of the first valid notice of a violation of a governing document.
3. A valid notice of a violation of a governing document is one that has not been appealed to the SSOA Board within the allotted appeal period OR one that has been upheld by the SSOA Board.
4. A homeowner may have their access key(s) reactivated when the outstanding violation(s) are remedied.

5. An access key reactivation fee may be charged.
6. The Association may suspend the right (where practical) to use properties owned by it for any period during which any assessment against that owner's lot remains unpaid or for any infraction of published rules and regulations of the Association.

Fine Schedule

1. Fines are progressive. Fines for violations not corrected increase as follows:
 - a. \$50
 - b. \$100
 - c. \$250
 - d. \$500
2. There are five (5) categories of fines:
 - a. Unauthorized sign violation fine beginning at \$25 plus \$5 per sign.
 - b. Regular violation fine beginning at \$50.
 - c. Incomplete Landscaping violation fine beginning at \$100.
 - d. Commercial use of property violation fine beginning at \$250.
 - e. SSOA completing incomplete landscaping fine is \$500 plus costs.
3. The maximum fine per month per violation that may be assessed is \$500.

Violations Appeal Process

1. All appeals must be in writing and received within fourteen (14) working days after a violation notice is received.
2. An appeal hearing before the Saratoga Springs Owners Association (SSOA) Board of Directors (Board) will normally be held within forty-five (45) working days of receipt of written notice of violation appeal.
3. Appellant will be notified in writing of the date, time and place of appeal hearing no later than ten (10) working days prior to the appeal hearing.
4. Appellant or their designee should arrive on time and be prepared to present their appeal to the Board with any documentation or evidence needed.
5. The appeal hearing will be conducted in a respectful manner, concentrating on the issues at hand.
6. The appeal hearing will take this general format:
 - a) SSOA staff will present the case for upholding the violation before the Board.
 - b) Appellant or their designee will present their case for granting of the violation appeal.
 - c) The SSOA board will ask questions of either SSOA staff or the appellant or their designee that it feels pertinent to the case
7. The SSOA Board will review the issues and testimony given and render a decision based upon whether substantial evidence has been presented for upholding the violation.
8. A written decision will be sent to appellant within fourteen (14) working days of the date of the appeal hearing.

9. Appellants are reminded that vehicles parking in the SSOA marina parking lot need to be registered with a current SSOA parking sticker affixed. Contact the SSOA office during normal business hours for a parking sticker(s).

Guidelines for SSOA Board of Director Elections

1. Notice of upcoming SSOA Board vacancies to be filled at the May SSOA annual meeting shall be sent in the March SSOA newsletter.
2. Candidate Statement Forms, Notice of Annual Meeting and Lot Owner Proxies shall be sent to the lot owners physical or email address of record with the March newsletter.
3. Lot owners of good record wishing to be considered as a candidate for election should fill out a Candidate Statement Form. Candidate Statement Forms must be received by SSOA 10 days before the April Board Meeting. Final nominations for vacant SSOA board positions shall be made and accepted at least 10 days prior to the April SSOA board meeting agenda. Nominations must be accepted in person. No further lot owner nominations or candidate statements shall be accepted.
4. A "Meet the Candidate" night should be a part of the April SSOA board meeting agenda.
5. If no Candidate Statement has been received by SSOA by the close of business on the date of the April board meeting or if no nominations have been proffered and accepted at the April board meeting, the SSOA Board shall select at least two (2) candidates to be on the May Annual Meeting election ballot.
6. Notification of final candidates for election shall be sent in the May SSOA newsletter.
7. Proxies must be received by SSOA by the close of business on the last Thursday in April. Proxies received by SSOA after the close of business on the last Thursday in April will be invalid.

SSOA Gym Rules

The SSOA provides fitness facilities for the benefits of Homeowners use. We believe fitness activity can encourage physical and mental well-being of our families

Please be respectful of your neighbors and the equipment. We expect kind, courteous and well-mannered behavior at all times. This is a friendly neighborhood facility.

GYM HOURS

4:00 am – 10:00 pm Labor Day to Memorial Day

4:00 am – 11:00 pm Memorial Day to Labor Day

Please do not remove or bring equipment from other rooms into other rooms.

GYM Standards & Recommendations

1. Only clear liquids or sports drinks contained in plastic containers are allowed. No food or glass containers allowed.
2. Return/put back all equipment/benches/weights/bars after use.

3. Please keep weights and equipment in their designated rooms.
4. Music is permitted with headphone/earbud use only. Your music can not disturb or cause a nuisance to others
5. It is the responsibility of each resident to wipe down equipment after use. Cleaning supplies will be provided.
6. Please throw your trash away before leaving.
7. Everyone must exit the gym at close.
8. Anyone found defacing or damaging, building or equipment will be responsible for repairs and could have their key/fob turned off and/or fined.

Gym Rules

1. Appropriate workout attire is required. Shirts, closed toed shoes, and shorts/pants must be worn at all times.
2. Residents ages 12-15 must work out with a parent or legal guardian. Residents between the ages of 16-17 may work out unaccompanied but a parent or guardian will need to sign as the responsible party the release form. This can be done at the office. (when you enter the building the responsible party on the account assumes all responsibilities of the minor)
3. Clean language will be enforced. Harassment, threatening, or foul language will not be permitted.
4. Residents must be 18 years or older to have quests and be responsible for them. 2 guests max per household.

* Violations to these rules will lead to loss of HOA privileges and/or fines as follows:

1st offense – warning

2nd offense – Key/fob turned off for 2 weeks

3rd offense – Key/fob turned off for 4 weeks and possible fine

Depending on the offense, any of the above can be enforced.

** SSHA is not responsible for lost or stolen items.*

** Please report any damages or concerns to office@ssha.com*

ACC Standards/ACC Rules

Article III of the Saratoga Springs Owners Association (SSOA) Master CC&Rs define the ACC Rules/ACC Standards document that “shall be developed and contain rules and standards which will promote both high quality architectural, design, engineering and building standards while, incorporating a reasonable degree of variety and flexibility while maintaining an overall design and conceptual consistency congruent with a master planned community concept.” This document is intended to be fully adopted by the ACC under Article XI of the Master CC&Rs which defines the role and responsibilities of the Architecture Control Committee. (See also Master CC&Rs 5.26).

This ACC Rules/ACC Standards document in no way supersedes the requirements in the Master CC&Rs, and any conflict between this document and the Master CC&Rs will defer to the requirements already stated in the Master CC&Rs. However, there are a few cases where ambiguities in the Master CC&Rs have required interpretation by the SSOA board. Those interpretations are communicated from time to time in this document.

Further, this document does not supersede state laws, city ordinances, rules, regulations, permitting requirements and other safety or building requirements. Owners should check with the City of Saratoga Springs for any specific requirements. Where possible, references have been made to applicable rules and ordinances.

Homeowner Developed

The Standards and Rules as defined in this document were developed by a team of Homeowners, not by the ACC or SSOA board. The ACC and SSOA are responsible to represent the collective desire of the Homeowners, and this document was created by Homeowners for Homeowners.

Some differences may exist from previous ACC rules documents. While this document remains true to the Master CC&Rs for the SSOA, where ambiguities exist, the Homeowners tried to clarify rules and standards in a way that favors Homeowners collectively.

Standards, Rules, and Recommendations

To achieve the goal of promoting “high quality architectural, design, engineering and building standards while, incorporating a reasonable degree of variety and flexibility,” the ACC focuses primarily on Standards, supported by limited Rules, to provide flexibility and diversity of design while maintaining consistent, high-quality standards for the neighborhood overall.

Standards are the primary tool used by the ACC. Standards define target design objectives, while allowing some flexibility in specific implementations. Homeowners should try to get as close to the standards defined herein, but flexibility is inherent and encouraged. If a design concept strays too far from the standard and starts to become inconsistent with the design standards of the neighborhood, the ACC may reject such requests. The distance from the Standard is subjective, but the ACC has final approval as described in the Master CC&Rs.

Rules are absolute. Rules are clearly stated in this document and in the Master CC&Rs and in many Supplemental CC&Rs for various plats. Failure to comply with Rules defined in this document may result in enforcement measures including fines, design modifications, and even removal if not otherwise approved by the ACC. Rules may be discussed and even changed based on architectural technologies or environmental needs over time.

In addition to Standards and Rules, in this document, the ACC may also make recommendations. Recommendations are based on practical experience of the ACC and SSOA. These recommendations need not be strictly followed and are not enforced but generally result in a better overall solution for homeowners and the neighborhood overall.

Standards, Rules, and Recommendations are clearly differentiated in each section this document.

Scope of Authority

Please note that the Master CC&Rs require that “DETAILING OF EACH IMPROVEMENT (INCLUDING EACH BUILDING) AND THE ASSOCIATED LANDSCAPING AND SITE USE IS SUBJECT TO ACC REVIEW AND APPROVAL” (uppercase added).

Specifically, no improvements of any kind or changes in the natural condition of any land within the Project shall be erected, altered, or permitted to remain on any Unit or elsewhere in the Project unless complete architectural plans, specifications and a site plan showing the location and orientation for such construction, alteration or landscaping are approved by the Design Review Board prior to the commencement of any work. Work subject to Design Review Board approval may include, but is not limited to, the construction of structure, installation of utility line, fence, grading, planting, antennas, satellite dishes, flag poles, any renovation, expansion or refinishing of the exterior of an existing Unit or other structure, excavating, clearing, landscaping, or other modification.

Owners should not order materials or commence construction or modification prior to ACC approval. Costs incurred prior to approval by the ACC are borne solely by the homeowner, including being required to remove such changes if they violate Rules or Standards as defined or are otherwise not approved by the ACC.

Submitting Proposals to the ACC

ACC proposals are submitted to the ACC using the TownSq application under Architectural Review. Choose Submit Project and answer the questions.

Note that the Master CC&Rs require that the Homeowner submit two copies of the proposal. When the submission is electronic and therefore duplicable, submitting a single copy of the proposal meets the requirement for multiple copies. Please be aware that the ACC may take up to 30 days to respond to the submission once the submission is complete. Implementation of the proposal, including purchasing materials, should not be done prior to approval.

Common Projects

For simplicity of the homeowners, this document is organized around typical architectural and landscape projects.

Fences

The Saratoga Springs Owners Association (SSOA) fosters an open neighborhood feel. (See Master CC&Rs 5.24). Fencing may be used to increase the safety, security, and privacy for homeowners.

Note the City of Saratoga Springs requires residential fencing along property lines abutting open space, parks, canals, and trails (See Section 19.06.09.7).

Definitions

- Fence – A fence is a structure that encloses or screens an area, typically outdoors, and is usually constructed from posts that are connected by boards, wire, rails, or netting. A fence differs from a wall in not having a solid foundation along its entire length (State of Utah, 19.95.30).

Interpretations

- The term “wrought-iron fencing” in the Master CC&Rs, section 5.24(b) includes traditional wrought-iron as well as steel or aluminum tube fencing.
- The term “right-of-way” in the Master CC&Rs, section 5.24(b) with respect to corner lot fencing is interpreted to mean the edge of the street or curb that is furthest from the center of the street.
- The term “routine maintenance (including painting, repair, and replacement)” in the Master CC&Rs, section 5.24(h) with respect to fences along Common Areas may include the replacement of no more than one section of fence adjacent to the homeowner’s lot with a gate made of the same material and quality as the fence and at homeowner’s expense. The gate may provide the homeowner with access to Common Areas.

Fencing Standards

- Fences should maintain an open feel. Except where required by city ordinance or state law, fencing is not required, but may be desired.
- Fences should be black open steel or aluminum tube fencing. White vinyl fencing is allowed in plats that are historically and predominantly vinyl. Please refer to your plat’s Supplemental CC&Rs for details.
- Fences should be no higher than is required for the fence to perform its purpose for safety and security.
- Fences should be maintained in good appearance and condition at the expense of the fence Owner. Repairs are to be made within a reasonable time.
- Fences should preserve adjoining lot views and vistas, especially for lake, greenspace, or golf-course lots.

Fencing Rules

- Fences shall not be installed without approval by the ACC.
- Fences may be only erected within or on the property line of a homeowner’s lot, and not on SSOA common areas.
- Fences shall not project beyond the front of the principal home or building on the lot. (Master CC&Rs 5.24.a)
- Fences shall not exceed 6 feet in height. (Master CC&Rs 5.24.a)
- Fences on the Street Side Yard may be placed within the homeowner’s property, or on the property line, but shall not be closer than 10 feet from the home-side edge of the curb. (Master CC&Rs 5.24(b), see also Interpretations, above).
- Fences shall not be chain link, except for a limited interior space (such as a dog run) (City Ordinance 19.06.09.4, Master CC&Rs 5.24.i). Interior fencing which may be visible from an adjoining Lot or from a street within the Subdivision is subject to prior approval by the ACC (Master CC&Rs 5.24.f).
- Fences used for privacy for pools, hot tubs, patios, etc. may be allowed if attached to house and made of materials and colors as approved by the ACC and covering not more area than 30% of the ground floor area of the house. (Master CC&Rs 5.24.g)

- Fences installed by Owners of lake, greenspace, or golf-course bordered Lots shall erect only such Lot border fencing as is required for safety purposes, with the objective of preserving adjoining Lot views and vistas. (see Master CC&Rs 5.24.e).
- Fences shall not interfere with the use and enjoyment of any easement reserved in the Master CC&Rs (Master CC&Rs 5.24(d)).
- Fences which run parallel to existing fences are prohibited by state law and the Master CC&Rs. (Utah State 19.95.040.E, and Master CC&Rs 5.24.h)
- Fences must not impede traffic visibility (City Ordinance 19.06.11).
- Common-area fences may have gates added provided that the gate is made of the same material, color and quality as the fence itself, and that the gate has a sturdy, high-quality design. ACC approval is required.

Fencing Recommendations

- Privacy between lots can be achieved using hedges, trees, shrubbery, or other landscaping, as approved by the ACC. (Master CC&Rs 5.24(b)). Such landscaping must not impede the vision triangle of traffic. (See City Municipal Code Title 19.06.11).

Landscaping and Hardscapes

The Saratoga Springs Resort Community has been designed since its inception to foster an open, spacious, green, and growing appearance. This objective underlies landscaping standards and rules below. Minimum landscaping is clarified in the Master CC&Rs in section 5.25 and in the City Ordinance 19.06.08. Some plats may have supplemental requirements.

Landscaping Definitions

- Landscaping – The City of Saratoga Springs defines landscaping as the installation of certain items “to produce an aesthetic effect or to enhance and preserve natural features of the site.” (See details at City of Saratoga Springs Municipal Code Title 19.02.02.156)
- Hardscape – Any hard surface such as concrete, pressed concrete, deck material, or pavers that are typically used for patios, pads, or storage.
- Xeriscaping – Xeriscaping is defined as a landscape strategy that uses plants such as trees, shrubs, and grasses—including drought-tolerant plants—to minimize watering needs. Irrigation can be minimized with automated drip systems and by minimizing sprinkler watering systems. Xeriscaping can be done in a way that meets the standard for a green and growing appearance.
- Xeriscaping – Xeriscaping is often confused with Xeriscaping. A xeriscape yard may have a few token plants but is predominantly made up of dirt and gravel. Xeriscaping creates heat islands and do not meet the standard for a green and growing appearance. Xeriscaping is not approved.

Landscaping and Hardscape Standards

- To maintain a green and growing appearance, all lots shall incorporate living and growing plants, trees, and shrubbery.
- Landscaping that blocks or impedes homeowner or neighbor views of the lake, golf course or any other greenspace are discouraged.
- Landscaping should be green and growing but should not be overly thick, over-grown, or imposing. Plants and shrubs that are used for privacy must be kept neatly trimmed. Enclosing a front or side setback area using high shrubs to block street views of the house for the purpose of privacy is contradictory to the standard.
- Berms, sculptured planting areas, curbing, decorative mulch or decorative rock, and other features are encouraged to create variety and beauty.
- A well-trimmed weed-free green lawn is the standard for the front yard. Such lawns may be installed with sod or hydro seed. High-quality artificial turf may be used as an alternative to live lawn provided that it meets the rules as described below.

- Xeriscape (as defined above) is acceptable as long as trees, plants, and shrubs are used to meet the standard of green and growing. Xeriscaping does not meet the standard for a green and growing appearance.
- Since most back yards in the neighborhood are visible because of the open fencing standard, all yards (front, side and back) must be landscaped per city ordinance and must be clean and well maintained.
- Hardscapes may be used for storage pads, or to widen driveways but the size should be only what is essential, ensuring a green and growing appearance.
- Hardscapes including concrete pads and driveways are to be kept in good condition consistent with the neighborhood. While cracks and settling may occur, unsightly or unsafe degradation and weeds are not in keeping with the standard.

Landscaping Rules

- At least two trees of at least 2-inch diameter (measured 12 inches above the root ball) are required in the front yard. In addition, two trees of at least 2-inch diameter are required in the back yard. (See Master CC&Rs 5.25(c)(ii)).
- Mulch, including hardwood and decorative rock may be used as an accent, but not as the primary landscape feature of the yard. Decorative rock must be natural colors including white, browns and greys. Painted decorative rock in unnatural colors does not meet the standard for natural colors. “Road base” gravel, such as $\frac{3}{4}$ minus or $\frac{1}{4}$ minus are intended for compaction, not decoration, and do not meet the standard for decorative rock.
- Where xeriscaping is installed, trees and bushes are to be used to meet the standard of green and growing. Xeriscaping, including yards substantially covered by decorative rock or gravel, is not consistent with neighborhood standards for green and growing.
- If artificial turf is used, it must have at least a 15-year no-fade guarantee, have a multi-color blend to mimic real grass, and be maintained in a way that meets the standard for green and growing. Note that artificial turf requires a building permit by the City of Saratoga Springs. (See City Municipal Code Title 19.06.08f (f) for additional requirements). Note that artificial trees and bushes are not allowed by the city.
- All yards are to be irrigated with underground drip or sprinkler systems. Automatic sprinkler zone control systems are the standard.
- A minimum 1” expansion joint is required between concrete and the curb to prevent expansion of the concrete from damaging the curb.
- All required landscaping on a lot shall be installed within 180 days after substantial completion of the building on the lot, or the occupancy by an occupant. Extensions are given during winter or when landscape resources are in short supply. (See Master CC&Rs 5.24(d)).
- The SSOA owns the Right of Way easement extending beyond the street up to the property line. This easement may be up to 15 feet from the curb. The SSOA maintains right of access to that area when situations require it. For example, should a water main break, the SSOA maintains the right to remove any landscape or hardscape necessary to fix the problem. Damage to landscape or hardscape in the easement area remains the responsibility of the homeowner.

Landscaping Recommendations

- The SSOA desires a neighborhood that is open and friendly. Owners are encouraged to communicate landscaping plans openly with neighbors. Open discussion helps to avoid impeding views or installing plants or trees that will encroach uncomfortably.
- The SSOA recommends avoiding concrete over the easement, to avoid easement conflicts in the future. Instead, planters with trees and shrubs are encouraged to add to the vitality of the neighborhood.
- See the section on Parking and Vehicle Storage if you are considering hardscape projects.

Exterior Colors and Finishes

The Saratoga Springs Resort Community seeks to encourage variety and individuality with an emphasis in highlighting the unique natural beauty of our surroundings. A paint color that is dramatically different than the surrounding homes in the neighborhood can distract from the natural beauty of the area and is not in keeping with the SSOA’s standard of

natural, green and growing appearance. For that reason, the ACC requires that external home paint colors and other finishes including brick, rock, lattices, etc. be approved by the ACC.

Standards for Exterior Colors and Finishes

- The SSOA does not specify approved colors or shades. The Saratoga Springs Resort Community desires colors that are consistent with an emphasis on natural earth colors and subdued tones that blend with other homes in the neighborhood. Colors that are overly bright or bold or high contrast that draw attention to one home are not in keeping with this standard.
- As specified elsewhere in this document, outbuildings should be finished in colors that blend, or more specifically match the main home.

Rules for Exterior Colors and Finishes

- All exterior finishes and/or colors shall be earth tone, provided that subtle blue and gray tones may also be permitted. (See Master CC&Rs 5.17).
- Roofs shall be tile, architectural shingles (grays, black and browns), or wood shingles as approved by the ACC. Roof shingles of primary colors shall be prohibited. No gravel roofs shall be permitted. (See Master CC&Rs 5.17). Metal roofs are permitted as an accent, but not as the predominant roof type.

Sheds and Outbuildings

Some Homeowners may want to add storage for garden tools, machinery and other outbuilding uses to enhance the usability of their lot. Outbuildings or sheds can provide storage in a compact space. Sheds and Outbuildings, and their location on the lot, must each be approved by the ACC.

Sheds and Outbuildings Standards

- Sheds or outbuildings should be just the minimum size to fulfil their purpose, which is primarily for storage of garden tools, bicycles, yard toys, etc.
- Sheds or outbuildings should be of colors and quality that blend with the primary structure and the neighborhood.

Sheds and Outbuildings Rules

- Sheds and other outbuildings must meet the city setback requirements as described in Minimum Setbacks for Accessory Structures. (See City Ordinance 19.04.07):
 - Front or Street Side Yard: same as principal structure.
 - Interior side yard: 5' if over 200sqft, 2' if under 200sqft.
 - Rear yard: 5' if over 200sqft, 2' if under 200sqft.
- No outbuilding (including trailers or other vehicle, tent, or shack) shall be used as a residence.
- Sheds or outbuildings must be constructed on a concrete pad foundation.
- Sheds or outbuildings are not to be larger than 144 square feet (example: 12 feet by 12 feet) and must not be higher than 9 feet from the pad to the beginning of the roof line.
- Sheds or outbuildings must not block or impede homeowner or neighbor views of the lake, golf course or any other greenspace.
- Carports are not approved.

Sheds and Outbuildings Recommendations

- Sheds and Outbuildings placed alongside the wall of the home are recommended to preserve views of the lake, golf course or greenspace.

Parking and Vehicle Storage

The objective of the Parking and Vehicle Storage section is to keep streets safe and available for travel in both directions, and to maintain a clean and neat appearance in the neighborhood. Section 5.15 of the Master CC&Rs defines most requirements for parking and vehicle storage.

Parking Definitions

The Master CC&Rs and the SSOA board have defined six types of parking as described below. Each type of parking has associated rules and limitations. (See Master CC&Rs 5.15).

- Driveway – The Master CC&Rs do not define a driveway, so it is defined here. A Driveway is an access between the curb along the street and the garage, normally made of concrete. Its primary use is to allow vehicle access to the garage. The Driveway may extend on either side of the garage (see Landscape and Hardscapes for more information on concrete areas).
- Driveway Parking – Parking is limited to the Driveway directly in front of the garage. (See Master CC&Rs 5.15).
- Vehicle Storage – Vehicle Storage is for vehicles that are not normally moved and are stored on the lot. This might include boats, trailers, RVs and other vehicles that are stored for long periods of time and used relatively infrequently (see Master CC&Rs 5.15).
- Inoperable Vehicles – Inoperable Vehicles include those that are broken down, unregistered, or otherwise unusable on public streets, and must be stored wholly within an enclosed structure or garage (see Master CC&Rs 5.15).
- Street Parking – Street Parking is a type of Temporary Parking that is along the curb on a street. Street parking is limited to 72 hours a week.
- Harbor Parking – Harbor Parking is parking within the enclosed area around the Harbor inside the harbor gate. This type of parking is for residents and guests only and requires a parking permit. See Harbor Parking rules. The Master CC&Rs also define a Side Yard Storage Area:
- Side Yard Storage Area - A side yard area behind the front yard setback and behind the front façade of the home, next to the garage, where storage for vehicles and other equipment is provided. Locations for the Side Yard Storage Area that are not next to the garage require ACC approval. If a fence or gate exists within the area designated as the Side Yard Storage Area, the Side Yard Storage Area begins behind the fence or gate. (See Master CC&Rs 5.15).
- Side Yard Storage Access way – The access way is any paved extension of the Driveway that provides access to the Side Yard Storage Area. See the Landscape and Hardscape section for information on concrete areas. Section 5.02 and 5.15 of the CC&Rs are interpreted such that parking on Side Yard Storage access ways is not permitted.

Parking Standards

- Vehicles should be parked in the garage, or directly in front of the garage on the Driveway, see the definition of Driveway Parking.
- Street Parking is discouraged.
- Too many vehicles regularly parked on a lot should be avoided as it can make the home look crowded and unattractive.

Parking Rules

- The primary purpose of the garage required on each Lot is for the parking and storage of automobiles and other vehicles. No other use of a garage or conversion of a garage, which prohibits or limits the use of a garage for the parking or storage of the number of automobiles for which it is designed, shall be permitted. (See Master CC&Rs 5.15).
- Driveway Parking is for vehicles that are generally in use and is limited to the space directly in front of the garage. (See Master CC&Rs 5.15).
- Parking on the lawn or any unpaved (including gravel) portion of the lot is prohibited, except for temporary project, development, or construction on the lot.

- Motorhomes, trailers, trucks larger than standard pickups, boats, tractors, campers, side-by-sides, 4 wheelers, motorcycles, and other RVs, when not in actual use, shall be stored in an enclosed garage or outbuilding or in a Vehicle Storage Area.
- Street Parking of motor vehicles and RVs anywhere in the Subdivision (which is not otherwise marked by signs or curb color) is considered Temporary Parking and is limited to about 72 hours in week.
- Outbuildings, including motorhomes and travel trailers may not be used for temporary or permanent residence on the lot. (Master CC&Rs 5.04, see Sheds and Outbuildings Rules in this Standards and Rules document).
- No Inoperative Vehicle shall be parked or stored at any time on a lot unless wholly within an enclosed structure or garage. Street Parking of Inoperative Vehicles is not permitted.
- The parking or storage of commercial equipment, including, but not limited to, large truck trailers or cabs, construction or excavation equipment, snowplows, etc., is prohibited, except temporarily for work being done within the lot.
- Side Yard Storage Areas and Side Yard Storage Access ways are to be paved with materials of sufficient tension, density and thickness to support the weight of the vehicles. A cohesive look that matches or blends with the driveway is required. Most often, the best material for these areas is high-quality concrete. Gravel Side Yard Storage Areas are not permitted.
- Vehicle Storage Areas, Driveways, and Vehicle Storage Access ways are to remain well maintained and weed free.
- Carports are prohibited.

Parking Recommendations

As a courtesy to other neighbors, please limit Street Parking, when possible, to the space in front of your home, and in a way that does not impede neighbor Driveways or Vehicle Storage Access ways.

Exterior Lighting

Exterior lighting enhances both the beauty of the neighborhood and the safety of residents. Exterior lighting can take many forms including landscape lighting, home lighting, and yard lighting.

Exterior Lighting Standards

- Exterior lighting should be directed to the object being lighted. Large parking-lot-style lighting that shines in all directions should not be used.
- Low-wattage accent lighting including string lighting is acceptable but should not spill into neighboring lots.
- Permanent holiday lights may be used for events including holidays and community and family events. Please see separate rules about Holiday Lighting.

Exterior Lighting Rules

- Raised pole lighting such as for sports courts or other yard lighting is not permitted. Yard lighting mounted on the home is acceptable.
- High-wattage lights, including motion security lighting must be directed within the homeowner's own lot and must avoid light spillage into neighboring lots.
- Flag lighting is encouraged but must be directed only at the flag, and with minimum light spillage.

Alternative Energy Systems

Alternative energy technologies continue to advance, and many homeowners may wish to implement such technologies to reduce energy costs or to increase safety and security.

Alternative Energy Standards

- The SSOA encourages the use of alternative energy sources as long as they do not impinge on other homeowners or the neighborhood in general with either visual or aural impairments or annoyances. For example, solar panels may be approved assuming the location of the panels and supporting installation blends well with the home.

Alternative Energy Rules

- Solar panels may be used if they are placed on the roof as flat as possible, with no angled or movable panels. Exterior electrical boxes must be placed against the home with minimum visual impact.
- Fixed external generators designed for emergency power may be mounted outside the home. Noise levels when the generator is running must be specified at less than 70dB SPL in front of the generator. Like all-high-voltage power, electrical connections outside the home must be in conduit and should be placed against or inside the home with minimum visual impact. Testing of generators is limited to once a week and for no more than 30 minutes. Testing times must be after 8:00am and before 8:00pm.
- Wind turbines, radio and TV antennas, and large satellite dishes are not permitted outside the home.
- Any fixed location, installed alternative energy systems outside the home require approval of the ACC.

Alternative Energy Systems Recommendations

- When putting solar panels on your home, the ACC strongly recommends that bird guards be installed to help protect your home investment. The guards will prevent birds, nests, and other animals from living or leaving messy trails under or around the solar panels. Not doing so can result in an unsightly mess.

Playground Equipment

Playground equipment requires ACC approval.

Playground Equipment Standards

- Playground equipment should be sturdy and safe for their intended use.
- Playground equipment should not impair neighbor's views.

Playground Equipment Rules

- The only playground/sports equipment which may be placed upon a Driveway are basketball standards.
- Playground/sports equipment may not be placed onto the front yard or onto the road in the front of the lot.
- All playground/sports equipment must be located within the city setback requirements as described in Minimum Setbacks for Accessory Structures. (See City Ordinance 19.04.07, and Sheds and Outbuildings Rules in this Standards and Rules document for more details).
- While trampolines and "other outdoor erected equipment" are not allowed in the CC&Rs on view lots (See Supplemental Restrictions for the Golf Community at Saratoga Springs Plats 12 - 29, Page 4), the SSOA has interpreted that the purpose of the limitation is to prevent blocking views for other Homeowners. Therefore, in-ground trampolines that do not require safety nets that impede golf course, lake, or greenspace views are permitted. Homeowners installing trampolines, especially on golf-course lots, take full responsibility for any injuries.

Playground Equipment Recommendations

- Playground equipment has natural risks for which the SSOA is not responsible. The ACC recommends that playground equipment be of high quality and installed with safety in mind to avoid unnecessary injury to children.