

# Bridgerland Meadows HOA Rules

(Summarized from CC&R's)

Welcome to the Bridgerland Meadows Homeowners Association (HOA). We have had several requests to put together in one (or two) simple pages, the highlights of items that all residents need to know and procedures to follow. Our hope is that your experience living at Bridgerland Meadows is positive and that you recommend town home living to your friends and family. These rules are not meant to be restrictive or punitive, but hopefully will lend to the enjoyment and comfort of all residents. Again, welcome to Bridgerland Meadows!

1. **HOA:** The Bridgerland Meadows Homeowners Association office is located in the Club House (503 West 1530 North) on the NW corner of the round-a-bout. The office hours are Tuesday and Thursday 9 am – 5 pm. To contact us, call 435-755-7829.
2. **HOA Dues:** If you are renting your unit then your Landlord will pay your HOA Fees. If you purchased your town home, then your monthly dues pay for insurance on the building (this does not cover the \$10,000 HOA policy deductible or any personal property so you need a policy to cover those items), landscape maintenance, snow removal, maintenance on the exterior of the building (roof, siding, concrete, etc.), maintenance on the common areas, irrigation water, individual unit culinary water beyond the basic provided by the city. It does not pay for damage to the landscaping or damage to the buildings caused by tenants or owners such as to doors (garage and entry), damage to landscaping caused by pets or children, window breakage, window washing, or damage caused accidentally or intentionally to property or landscaping.
3. **CC&R's:** This is the acronym for the Covenants, Conditions and Restrictions (CC&R's) which is the governing document for the Bridgerland Meadows Town Home PUD. It is recorded with the County Clerk's office and you can find a copy on our website, [www.bridgerlandmeadowshoa.com](http://www.bridgerlandmeadowshoa.com). You should have received a copy when you closed the purchase of your home. Please read this document and be familiar with its contents.
4. **Garbage Day:** Garbage day is Thursday. The City of Logan serves the development. Please move your cans (black every week and blue recycle every other week) from your garage and place them at least 2 feet from the building to avoid damaging the siding. The truck will not pick up unless the cans are 2 feet from the building. You may put cans out on Wednesday evening but they must be moved back into your garage by Thursday evening. They cannot be left outside for a multitude of reasons including safety, providing a clear fire lane, snow removal and Logan city ordinance.
5. **Parking:** Guest parking is provided in multiple locations throughout the development. This parking is strictly reserved for your guests and is not for residents. Therefore understand that if a car remains overnight (1 am- 6 am) in guest parking without a permit, they will be "booted". To avoid booting, contact the booting company via their website at [www.parkrule.org](http://www.parkrule.org) to obtain a guest parking pass if your guest is remaining overnight.

Logan City winter parking (November 15- March 15) rules do not allow any overnight parking on city streets (500 West and 1530 North). Therefore if you have a need to park more than 2 vehicles in your garage (space assigned by the CC&R's) you will need to contact the HOA office to see about renting an extra parking space. These spaces are rented out on a first come first served basis and availability is limited so please use your garage as much as possible.

6. **Fire lane:** The alleyways providing access to the garages also provide access for fire trucks. Parking, even for short periods of time, is not allowed by Logan City and they strictly enforce this policy. Do not park behind your garage! The fire lanes (alleys) must remain clear at all times.

7. **Booting:** The development is monitored by Cache Auto Booting Service of Logan. Vehicles illegally parked are subject to be booted by Cache Auto Booting. If you have a guest that is staying overnight, please fill out the guest registration form on their website [www.parkrule.org](http://www.parkrule.org). The booting hours are from 1 am to 6 am in guest parking by the buildings, 24/7 in the fire lane in the alleyways and 24/7 in the permitted parking areas by the mailboxes (must have permit sticker on your car to park there). See attached booting regulations and guidelines for more information
8. **Pets:** Pets are allowed by the Covenants, Conditions and Restrictions (CC&R's). Please read the section on pets in the CC&R's, section 6.(b)(x)1. There is an extra assessment of \$10 per dog, cat or other qualifying pet levied to the unit owner up to the allowed amount. See chart on page 9. It is critical that pet owners be responsible for their animal. The pet must always be on a leash when out of doors and never allowed to roam freely. The owner must immediately pick up after their pet and dispose of its droppings in their own garbage can or one of the public garbage cans throughout the development.

Tying your dog in the front yard for extended periods of time will result in damage to the front yard and if this occurs will be repaired by the owner or the HOA at the owner's expense. Please walk your dog on a leash and pick up after him/her immediately.

**Pet Registration:** All qualifying pets must be registered with the HOA. A fine of up to \$250 may be assessed to the owner for any pet not registered with the HOA within 30 days of either moving in or acquiring the animal.

9. **Noise:** A little common sense goes a long way in regard to noise and courtesy. Please be considerate of your neighbors and realize that your taste in music or other possible disturbing activities may not be seen (or heard) by your neighbors the same as you. Ask yourself: "Am I being a good neighbor?" If the answer is no, then perhaps some modification on your part is justified. Remember that others may have small children trying to sleep or may need to get up early for work. Logan city also has noise ordinance that are enforced by Logan City Police. You can find those ordinances on their website.
10. **Driving Habits:** Please drive no more than 10 miles per hour down the alley ways. Children or cars backing from garages can present serious accident potential. Also please drive slowly on the roads in the development (20 mph or less) and **ALWAYS USE THE ROUND-ABOUT CORRECTLY!!! DO NOT CUT THE CORNERS!** That is an accident waiting to happen so just don't do it!
11. **General Clean Up:** If you see discarded bottles, paper and other debris in the development, please pick it up and dispose of it in one of the HOA garbage cans. Our maintenance crews do a pretty good job, but if we all pitch in to help, the development will remain clean and inviting.
12. **Insurance:** Your HOA dues include insurance coverage on your unit. This policy covers the entire unit to rebuild but has a \$10,000 deductible that the owner is responsible for. The HOA policy does not cover any personal property so it is recommended that each owner/renter has their own policy to cover the deductible, personal possessions and personal liability. From time to time your mortgage company may ask for verification of the HOA policy, this is obtained by sending an email request to [hoa@buckner.com](mailto:hoa@buckner.com).
13. **Technology:** You are free to choose whatever provider you want for internet, cable or phone service, however if it is a company that uses a satellite dish then there are rules on dish placement and how many units a dish needs to service. If you are thinking about using a company that requires a dish, please contact the HOA office and find out what these rules are before installing a dish. The HOA maintains the roof and the siding and if damage is caused by an unauthorized satellite dish then the owner of that unit will be responsible financially for removal of the dish and any damage that is incurred.

HOA website: [www.bridgerlandmeadowshoa.com](http://www.bridgerlandmeadowshoa.com)

Facebook page: Bridgerland Meadows Homeowners Association

Email: [contact@bridgerlandmeadowshoa.com](mailto:contact@bridgerlandmeadowshoa.com)