

ROLLINS RANCH RULES AND REGULATIONS

SECTION 1—PARKING RULES AND REGULATIONS

SECTION 2—DISPLAY RULES AND REGULATIONS

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Adopted on March 10, 2015 by the HOA Board.

Section 10.32 in the Covenants, Conditions and Restrictions grants the HOA Board authority to designate areas for parking (see below):

Except as may otherwise be provided in the Rules and Regulations of the Association, overnight parking of boats, trailers, off-road motorcycles, trucks, mobile homes, campers or other recreational vehicles or equipment, regardless of weight, and parking of any other vehicles in excess of three-quarter ton in weight is prohibited on the Property, excepting only within areas designated for such purposes by the Board or within the confines of an enclosed garage.

After consulting with homeowners at the annual meeting and inviting all homeowners to share their input, the HOA Board adopts the following Rules and Regulation with regards to parking:

Parking of a Trailer or RV

Homeowners are allowed to park 1 trailer or RV on their property as long as it is parked behind the front plane of the closest section of the home it is being parked next to and also adjacent to that section of the home. No trailer or RV will be allowed to be parked starting behind the back plane of the home. Semi-trailers, buses, tractors, and maintenance or commercial equipment are not allowed to be parked in Rollins Ranch. Nothing over 14 feet in height is allowed to be parked in the HOA. Commercial equipment owned by a third party may be parked in Rollins Ranch while the specific equipment is being used to complete the project. All trailers or RVs will be parked on a surface made of concrete, bricks or pavers (must be approved by the Architectural Committee before installation). No other surface material is acceptable.

Vehicle or Trailer in Disrepair

No home or lot owner shall permit any vehicle or trailer which is in an extreme state of disrepair or to be abandoned or to remain parked upon any lot for more than 48 hours without written approval of the Board. The Board shall have discretion to determine whether any vehicle or trailer is in an extreme state of disrepair at any time. If a vehicle or trailer is determined to be in a state of disrepair the owner has 7 days after being notified to remove the vehicle or trailer. Vehicles or trailers which do not have current state required registration shall be considered abandoned as it relates to storage within the community and the owner shall have 7 days to remove the vehicle or trailer.

The Board reserves the right to modify the Rules and Regulations as needed.

SECTION 2—DISPLAY RULES AND REGULATIONS

Adopted on January 7, 2020 by the HOA Board

BACKGROUND

On November 24, 2020, Rollins Ranch Homeowners approved the below amendment to the Covenants, Conditions and Restrictions:

SIGNS

Section 10.24 of the Declaration is hereby deleted in its entirety and amended to state as follows:

For-sale signs may be placed on Lots, provided no such sign may exceed 16 square feet. Traffic control signs may be placed by the county and temporary signs warning of immediate danger. No other signs will be permitted on any Lot or within the Development, except as may otherwise be provided in the Rules and Regulations of the Association.

DISPLAY RULES AND REGULATIONS

No signs, posters, flags, or banners will be permitted on any HOA common space or property within the development, except for the following:

Traffic

- Traffic control signs placed by county, state, utility company or the HOA.

Flags

- United States' flag; however, must comply with United States Code, Title 4, Chapter 1, The Flag. There is no limitation on the number and size of United States Flags.
- State flag of Utah.
- United States Military branch of service flag or first responder support flags.
- Sport's team flag.

Timing

- No permanent signs other than traffic control signs.
- Political candidate signs and flags may be displayed 60 days prior, and 7 days post-election date for the identified candidate.
- Neighborhood activity signs and personal celebration signs may be displayed 30 days prior, and 2 days post activity or celebration date.
- School event signs may be displayed 30 days prior, and 2 days post event.
- Appropriate holiday signs may be displayed in the season thereof.

Size and Amount

- Flags may not exceed 15 square feet and limited to 2 per property.
- Signs may not exceed 6 square feet and limited to 2 per property.
- Personal celebrations, a single sign may not exceed 32 square feet and must be displayed against the home on the property displaying.

Placement

- No sign or flag may obstruct sidewalk or road traffic.
- No sign or flag may obstruct traffic signs or be affixed to traffic sign polls.
- No sign or flag may obstruct the safe flow of traffic through the neighborhood (i.e., obstruct visibility around corners)

Content

- No sign or flag may advertise a business or service.
- No sign or flag may contain nor convey anything foul, rude, sexual, discriminatory, or inappropriate.

The Board reserves the right to modify the Rules and Regulations as needed.