Rules & Regulations

The Presidential Club

3075 Kennedy Drive
Salt Lake City, UT 84108-2137

I. INTRODUCTION

The members of the Management Committee of the Homeowners Association (HOA) have developed the following rules and regulations pursuant to Article 6 of the second amended and restated declaration of Covenants Conditions and Regulations ("CC&R's").

II. GENERAL BUILDING SECURITY

A. All residents are required to have an Emergency Contact Number form on file with the Management Committee. This will ensure that they (or someone who can act for them) can be reached in case of a problem, such as a water leak, when the resident is not at home.

B. It is also recommended that all residents have a unit key and a utility closet key on file with the Management Committee so that access can be gained in case of an emergency. Keys are kept in a locked box.

C. All outer doors are to be secured at all times. Doors to the outside must not be propped open. Garage and elevator doors must not be held open or blocked open. Anyone holding open or blocking open a garage or elevator door will be responsible for any necessary repairs. (See the section on Moving for related information.)

D. Visitors may be admitted to the building by a resident either at the door or using the telephone intercom.

E. Visitors in the vestibule who are unable to contact the resident they are here to see should not be admitted to the building by anyone who does not know them. This includes requests for building admittance from parties indentifying themselves as delivery persons, maintenance and service technicians, or claiming to be relatives or friends of other residents.

F. Guests who use Presidential Club Common Areas (Clubhouse, Kitchen, Dining Room, Theater, Exercise Room, Woodworking Room, Courtyard, Game Room, hallway lounges, etc.) must be accompanied by a resident. Residents are responsible for the actions of their guests and tenants.

G. The Common Areas of the Presidential Club are not available to outside groups.

III. SMOKING

A. No smoking is permitted in any Common Areas, including the elevators, hallways, stairwells, and garage.

B. Smoking is permitted in the Courtyard. (Please see page 42 of the Declaration, paragraph 51, for detailed information about the Utah Clean Air Act and second hand smoke.)

IV. WASTE DISPOSAL/RECYCLING

Dumpsters are available for trash disposal. They are located in an area at the entry to the parking garage. All garbage put in the bins must be in tightly closed plastic bags. **A bin is also available for recyclable items along with a container for glass items.**

A. Please DO NOT abandon household trash in elevator lobbies on P1 & P2.

B. There is a glass recycling center in the parking lot at Rotary Glen Park, located across the street and east of the main Hogle Zoo parking lot (Crestview Drive-Emigration Canyon Road).

C. Egg shells, artichoke leaves, celery, and onions, and similar items should not be put down the garbage disposals. They can cause drainage back-ups.

D. Small trash cans in the P1 & P2 elevator lobbies are to be used for light trash disposal only (i.e. small items such as paper cups etc.). Please DO NOT dispose of pet/human waste in these cans.

V. STORAGE UNITS

A. Flammable, toxic, or otherwise dangerous substances are not allowed to in the storage units or anywhere else on the premises.

B. Food, except canned or properly sealed goods, may not be kept in storage units, as it attracts pests.

VI. GARAGE

A. One Rubbermaid-type 35-gallon container *per stall* will be allowed to accommodate automobile related items. Container dimensions not to exceed 33”L x 20”W x 20”H

B. Parking stalls are not to be used for storage of miscellaneous items. These items should be stored in individual unit storage closets.

C. Storage of flammable, toxic, or otherwise dangerous substances is not allowed in the garage or anywhere else on the premises.

D. Bike racks are located inside the garage and west of the garage overhead doors. Residents using the racks are advised to attach bikes to the racks with a secure locking system.

E. Shopping carts have been placed on each level of the parking garage for the convenience of all residents. Shopping carts have specific locations for 2 carts at each garage elevator entrance. Please feel free to use as needed and please return to designations for the convenience of other residents.

VII. INSECT AND RODENT CONTROL

A. Building residents are expected to take precautionary measures, such as cleanliness and proper food storage, to prevent the infestation of insects and rodents in their individual units and storage units.

B. Residents are asked to contact a Committee member if insect or rodent problems are observed anywhere in the building.

VIII. USE OF THE COMMON AREAS

A. The Clubhouse, Kitchen, Dining Room, Game Room, Theater and Patio are available by reservation. Please note your requested reservation on the calendars posted on the bulletin board by the mailbox on the 4th Floor. In addition, please contact a member of the Committee in order to confirm your reservation. If there is no reservation listed on the reservation calendar, any Common Area facility is available on a "first come-first served" basis.

B. The use of the Common Areas is limited to the hours of 6 a.m. to 10 p.m.

C. Residents are responsible for cleaning the Common Areas immediately after use. In addition, Residents are responsible for cleaning up any mess they or their guests make anywhere on the premises. Residents will be billed for any cleanup not done adequately or for any resulting damage.

D. Grills in the Courtyard are to be cleaned after each use. When you carry food from the courtyard to your unit, please ensure that nothing drips or spills onto the carpets in the Common Areas. Residents will be responsible for any cleanup that may be required.

E. Only Residents may use the Garage and Craft Room/Wood Shop. For liability reasons, these facilities are not available to friends, neighbors or contractors. In addition, please use the dust collection system attached to the power saws as the accumulation of dust is a fire hazard. It is imperative that the Garage and Craft Room/Wood Shop be kept clean at all times.

F. The Craft Room/Wood Shop doors must remain locked at all times. Please contact a Board or Facilities Committee member to obtain a key.

IX. RENTAL/LEASING POLICY

A. Units may be rented/leased, provided the ratio of rented/leased units to owner-occupied units does not exceed the amended Declaration rental cap of 18% (13 units). Please be aware that information about this restriction must be made public, should you offer your unit for sale. All rental arrangements must be approved by the Board to ensure compliance and verify that there is a rental opportunity under the 18% rental cap.

B. Rental policy and procedure is outlined in the document titled Rental Rules, Regulations & Policies (adopted 11 May 2011). Copies have been distributed to all Owners. Additional copies are available upon request.

C. Units may be rented/leased for a minimum of one year. A copy of the rental/lease agreement, contact information for the renter/leaser, and a copy of the Emergency Contact Information form must be filed with the Board before occupancy takes place.

D. The owner must provide a written acknowledgement from the renter/leaser that he/she agrees to abide by the rules and regulations of the Presidential Club HOA. Failure to comply with the rules and regulations may be grounds for eviction

X. MOVING IN/OUT PROCEDURES

A. All moves, in or out, must be reported to the Committee in writing before they occur.

B. Owners are responsible for and will be charged for any damage associated with a move. This includes soiled carpets, damage to elevators, doors, walls, etc. It is important that your moving company carry its own insurance for damage. A Committee member will do a walkthrough to assess damage before and after a move.

C. A non-refundable deposit of $250.00 is required for all moves in or out of the building.

D. Whether you use a moving company or are doing the move yourself, a protective layer must be used through the lobby to the elevator, in the elevator, and from the elevator to the door of the unit.

E. A key to hold the elevator doors open must be obtained from a member of the Board. Elevator doors propped, blocked or otherwise improperly kept open are subject to damage and expensive repair. You must use the elevator key to keep the doors open. Also, protective pads must be used to protect elevator interiors.

NOTE: Rules B, E & F apply when moving any large items in or out of the facility, including deliveries.

F. Please provide the moving company with a copy of the Move-In/Move-Out policies for moving company personnel so that they have a clear understanding of the Presidential Club moving requirements.

XI. PETS

A. The pet owner shall be responsible for any damage to any Common Area caused by any animal maintained in the Owner's condominium.

B. Owners must accompany their dogs at all times and must have them under control. Dogs must be leashed while in common areas i.e. hallways, stairwells, elevators, garage.

C. Dogs are not allowed in the Courtyard area. Dogs are allowed to exercise and play on the grassy areas located on the perimeter of the Presidential Club buildings provided they are accompanied by an owner, are being watched closely by that owner, and are not causing a nuisance to other pets and residents.

D. Dog Waste Stations are located close to the sidewalks on the northeast and southwest corners of the complex. Each station is equipped with a supply of "doggy bags" for easy cleanup of dog droppings, and a waste receptacle for convenient disposal.

E. Owners are responsible for any landscaping damage, such as digging up bushes or plants, or other possible damage that can be attributed to their pet.

F. The Committee, after notice and a hearing, may require the permanent removal from the Presidential Club of any animal that the Committee, in its sole discretion, determines is aggressive, a nuisance, or a danger to the health or safety of any occupant, or otherwise interferes with the quiet use and enjoyment of occupants of any unit. The Committee may find that an animal is a nuisance if the animal or its owner continues to violate the rules regulating pets (listed here

and in the Declaration) after receipt of a demand from the Committee to comply with the rules.

G. These rules are intended to supplement the restrictions detailed on page 14, paragraph 16 of the Declaration.

XII. PENALTIES

The following enforceable penalties shall be imposed on Owners for any violation of the above rules and regulations by themselves, their guests, or tenants: **All notifications will be sent to owners- and/or tenants-and/or guests.** Penalties require a majority vote of the HOA Board.

First Offense - **Warning Letter** sent to owner, tenant and/or guest unless the owner has responsibility for clean-up, repair or maintenance under these rules in which case the first offense will consist of a fine equal to the amount of clean-up, repair or maintenance.

Second Offense - **$100 FINE** sent to owner, tenant and/or guest

Third Offense and thereafter - **$150 FINE** sent to owner, tenant and/or guest. However, the fines for violation of any single rule cannot exceed $500 per month.

ASSUMPTION OF RISK and RELEASE OF LIABILITY:

In consideration for permitting a homeowner owning property in the Presidential Club Condominiums (PCC) ("Homeowner"), and Homeowner's spouse, children, relatives, tenants, invitees and guests (collectively, "Permitted Users") the right to utilize the Common Areas owned by the PCC Home Owners Association (HOA and located in the PCC HOA, homeowner understands that:

1. There is a potential risk of illness and injury from the utilization of the HOA Facilities, including the potential for severe illness, permanent disability and even death, and while particular skills and good health may reduce this risk, the risk of illness, injury and/or death does exist; and

2. OWNER KNOWINGLY AND FREELY ASSUME ALL SUCH RISKS, both known and unknown, EVEN IF ARISING FROM THE NEGLIGENCE OF THE RELEASEES (defined below) and assume full responsibility for my and the Permitted Users' presence in, and use of, the HOA Facilities; and

DUE PROCESS

In cases where penalties are imposed, the Unit Owner has the right to an appeal. The appeal must be made to the HOA within 30 days after the day on which the Owner received a notice of penalty. The HOA shall provide the Owner a hearing at which the Owner and anyone designated by the Owner can present the Owner's reasons for why the penalty is not in accord with these rules or is not reasonable in light of the practices of the HOA.

Presidential Club HOA Contact Numbers

Unit Number: _____

Resident Name: _____

Home Phone: _____ Work Phone: _____

Cell: _____ Email: _____

Resident Name: _____

Home Phone: _____ Work Phone: _____

Cell: _____ Email: _____

Owner Name: _____

Home Phone: _____ Work Phone: _____

Cell: _____ Email: _____

Presidential Club HOA Emergency Contact Numbers

Emergency Contact (Someone who could act for me in my absence in case of a water leak or similar emergency):

Contact Name: _____

Home Phone: _____ Work Phone: _____

Cell: _____ Email: _____

Additional Contact Information (optional)

Contact Name: _____

Home Phone: _____ Work Phone: _____

Cell: _____ Email: _____

Agreement to Abide by the Presidential Club Condominiums Home Owners Association Rules and Regulations:

Owner: _____ Unit # _____
(Please print)

Signature: _____ Date: _____

Signature: _____ Date: _____

Renter/Lessee: _____
(Please print)

Signature: _____ Date: _____

Signature: _____ Date: _____