



**Welcome to Timber Lakes Estates. For your safety, please familiarize yourself with this important information. By entering Timber Lakes, you agree to abide by the following rules and regulations.**

**In addition to the codes and ordinances of Wasatch County, the following rules apply to the TLPOA development:**

- All property within the development is private, including the roads. Only owners and owners' guests may use the roads and Common Areas (designated by red-roofed kiosks). ATVs, UTVs, 4-wheelers, side-by-sides or motorcycles are allowed on roads ONLY and NOT allowed on Common Areas.
- If you are not on a road or Common Area, you are trespassing on someone's property.
- Short-Term Rentals (any rental for a period of less than 30 days) are illegal as per County and community zoning and the Nightly Rental Ordinance. Short-term renters caught using **any** Common Areas are reported to the Sheriff for trespassing.
- This is a mountain development with steep roads. Roads are snow and ice-covered in the winter, and may have loose gravel in the summer. You acknowledge by entering through the gate that your vehicle is suitably equipped for safe operation under these conditions.
- You agree by accessing the development that you and all persons traveling in your vehicle will indemnify and hold harmless the TLPOA for any injury or property damage arising from your using the roads or common area. TLPOA assumes no liability for the operation and use of any motorized vehicle including but not limited to ATVs, snowmobiles and other vehicles with motors.
- There is no sledding permitted on any road that is open for travel.
- Annual TLPOA stickers are required on all recreational vehicles (snowmobiles, ATVs, UTVs, side-by-sides, motorcycles, etc.) operating in Timber Lakes (including visitors and state registered). Only TLPOA lot owners can obtain these stickers. TLPOA owners must obtain these stickers for their guests. Permit sticker must be placed on the left side of snowmobiles and the rear of all others. (IF State registered, stickers are at no cost) Permit stickers are vehicle specific and are not allowed to be moved from one vehicle to another vehicle.
- There are no open fires permitted in Timber Lakes.
- There is no parking on any Timber Lakes roads.
- The speed limits for Timber Lakes' roads are 25 MPH (dirt) and 35 MPH (paved). The speed limit on all roads during the winter is 25 MPH, or as dictated by conditions.
- No trespassing on LDS Church property – the ONLY time TLPOA members and their guests are permitted on this property is ONLY on snowmobiles on the marked easement. When crossing this easement all snowmobile guests must be accompanied by a current lot owner.
- It is your responsibility to read the TLPOA rules on the front and back of this flyer and failure to follow these rules will result in an issuance of a fine (as outlined in this flyer.)
- As a lot owner, I agree to cover the above rules and the info on the back of this form with all my guests. I understand that I am responsible for my guests and will be held responsible for all fines relating to my lot.



## **Citations may be issued for the following reasons:**

1. Roads / Recreational
  - a. Speeding – speed limits are 35 MPH on paved roads, except where designated slower, and 25 MPH on all dirt roads. Winter speed limits are 25 MPH on all roads, or as dictated by conditions.
  - b. Children riding a recreational vehicle without a helmet (16 years and younger)
  - c. Damaging roads
  - d. Stickers for Recreational Vehicles – Annual Timber Lakes stickers are required on all recreational vehicles, including snowmobiles, ATVs, UTVs, side-by-sides, motorcycles, etc.
2. Parking – Illegally parked vehicles and trailers will be booted. The boot removal fee of \$150.00 must be paid before the boot will be removed. Snowmobile trailers and the vehicle towing the trailer may be parked at Duck Lake *during the winter only*. In order to park in the office lot or to park at Duck Lake, the owner is required to obtain a parking pass from security and leave it on the vehicle dashboard.
3. Disruption of Peace (Quiet hours are from 10:00 P.M. to 7:00 A.M.)
  - a. Snowmobiles, ATVs, side-by-sides, motorcycles, etc. with modified and or loud exhaust systems are not allowed in Timber Lakes.
  - b. Discharging a firearm and hunting (of any kind) in Timber Lakes are both illegal.
  - c. “No noxious or offensive activity shall be carried on within the Development nor shall anything be done or permitted which shall constitute a public nuisance herein.” (See CC&Rs Article IV, Section 14.)

Fine structure as follows: 1st offense \$100.00, 2nd offense \$300.00, 3rd offense \$500.00 plus take away the privilege for one year. Any additional offenses above 3 in one calendar year will be fined at the rate of \$500.00 per occurrence. Number of offenses is based on a per lot basis (not per person) per calendar year. In addition, the offender may be required to pay the entire cost of rebuilding or restoring any property damage.

For a complete list of rules and info regarding fines, please refer to the CC&Rs and Policies and Procedures on our public web site [www.TimberLakesUtah.com](http://www.TimberLakesUtah.com) .

Closed circuit video has been utilized to record your receipt of these conditions of entry.

If you have an emergency while in the development, call Wasatch County Dispatch at 911. Timber Lakes Security can be reached for non-emergency questions during normal business hours by dialing 435-200-9542.