



SOLAMERE HOMEOWNER RULES

The Board of Trustees (the “Board”) of the Solamere Homeowners Association (the “HOA”) adopts these Solamere Homeowner Rules (the “Rules”) in accordance with Section 9.01 of the HOA’s Bylaws as part of the HOA’s governing documents effective July 27, 2024.

1. **Compliance with CC&Rs.** The Solamere Protective Covenants (CC&Rs) are posted on the Solamere Homeowners Association website at <http://www.solamerehoa.com>. Homeowners are required to comply with the CC&Rs and to ensure that their renters do so as well.
2. **Compliance with Rules on Building and Design.** The Solamere Rules on Building and Design are posted on the Solamere Homeowners Association website at <http://www.solamerehoa.com>. Homeowners are required to comply with the Rules on Building and Design.
3. **Compliance with Homeowner Rules.** These Solamere Homeowner Rules are posted on the Solamere Homeowners Association website at <http://www.solamerehoa.com>. Homeowners are required to comply with these Homeowner Rules and to ensure that their renters do so as well.
4. **Trash and Recycling.** Homeowners must use only waste collection and recycling bins provided by Summit County for trash and recycling. Homeowners shall place these containers at the street edge no sooner than the day before the scheduled pick-up day and must remove them within 24 hours after pickup. No trash is to be placed on the ground next to the bins. Trash bins must be stored out of sight and not in front of homes unless completely screened from view. Christmas trees and landscaping debris may not be placed on the street for pickup. Summit County does not pick up trash unless it is in approved trash containers. The current pickup day for trash in Solamere is Friday. Recycling pickup is every other Friday. The schedule for trash and recycling pick up can be found at <http://www.co.summit.ut.us/779/Waste-Collection-Recycling>.
5. **Parking.** Homeowners must obey all posted Park City parking restrictions. These include no parking on Solamere Drive, and no parking on any street during plowing operations. In addition, Solamere prohibits overnight street parking, and no trailers, motor homes, boats, off road vehicles, recreational vehicles or mobile homes may be parked on the street or in driveways at any time, except for a few hours (8 AM to 8 PM) while loading or unloading. Commercial vehicles may only be parked on the street or the driveway when the owner of the vehicle is providing services to the home.
6. **Residential Use Only.** Solamere homes may be occupied only for residential use. Solamere homes may not be rented as a venue for parties, for hospitality purposes, or for any commercial or business purpose, other than a residential rental that complies with the



CC&Rs. Working from home is not considered a business use, but any work from home that involves in-person business meetings with customers, clients, or employees is considered a business use.

7. **Consideration for Neighbors and the Neighborhood.** Solamere homes may not be used in a way that causes unreasonable disturbance or annoyance to others, such as loud music or noise or bright lights. Please be sure to turn off outside lights when they are not needed because they are probably shining in your neighbor's windows. Please turn off hot tub jets and close garage doors overnight and when you are away from the property.
8. **Fire and Other Hazards.** Solamere homes may not be used for any hazardous activity, including the discharge of any firearms or the display of fireworks. Open fires are not permitted at any time except in a contained barbecue or grill unit used for cooking purposes while attended
9. **Noxious Weeds and Appearance of Lots.** Homeowners are responsible for removing noxious weeds, as identified by Summit County at <https://www.summitcounty.org/1221/Noxious-Weed-ID>. Homeowners are responsible for keeping their Lots neat and well-tended.
10. **Animals.** Only ordinary household pets, including service animals as defined by federal and Utah law, are permitted. Owners should use a leash and clean up after their pets when in the community for walks.
11. **Outdoor Lighting.** Outdoor lighting must comply with Park City's Land Management Code §155-5(J). Those requirements include that seasonal lights may be illuminated only between November 1 and March 1 of the following year and must be extinguished nightly by 11 p.m. The Code also requires any new, repaired, or replaced outdoor lighting to comply with the Code.
12. **Garage Lights.** Homes with glass garage doors must turn off lights when garage and/or garage lights are not being used. Garage lights cannot be left on overnight.
13. **Notification of Intent to Rent.** Homeowners must notify the Solamere Homeowner Association if their home will be used for rentals and must provide the Solamere Homeowner Account Manager with current contact information for the homeowner and homeowner's rental representative during the term of any rental. Contact information for the Solamere Homeowner Account Manager is posted on the Solamere Homeowners Association website at <http://www.solamerehoa.com>.
14. **Rental Agreements.** Homeowners must use a written rental agreement for every rental. The rental agreement used must include the renters' agreement to abide by these Solamere Homeowner and Rental Rules.



Solamere
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15. **Rental Occupancy.** Homeowners must stipulate the maximum number of occupants in their rental agreements, and that maximum must comply with occupancy limits applicable to their homes established by Park City.
16. **Rental Period.** Only rentals of not less than seven consecutive days are allowed. The Board of Trustees of the Solamere Homeowners Association interprets this rule to mean that no Solamere home may be rented more than once in any seven-day period.
17. **Rental Use.** Rentals are permitted only for residential use. Homeowners may not rent their homes as a venue for parties or other hospitality events, or for any business or commercial use.