



Enforcing the Rules

In a community such as ours, there is always a precarious balance between the rights of owners to use and enjoy their property freely, and the protection of the community as a whole. From the very foundations of Aspen Cove, restrictions were adopted to ensure a clutter-free, high quality environment that will help maintain our property values.

One of the least desirable obligations placed upon the association board is the enforcement of these rules. As unpaid volunteers, it is with reluctance that we confront our friends and neighbors who are reported to be in violation of the covenants and restrictions that bind all of us.

State law (Section 57-8a-208 of the UTAH CODE ANN., as amended), and the CC&Rs, empower the association to enforce the rules, including the imposition of fines. However, before taking enforcement actions against specific owners, we present the following violations currently pending enforcement action by the board, in hopes that the owners involved will take corrective action on their own:

1. Campers, camping trailers, or motor homes may be used on the property by Owners for **not more than 7 consecutive days per month** (Section 11.11).
2. There shall be **only one entrance/exit to and through each lot**, except those that obtain a special variance in writing by the Architectural Control Committee, from the main subdivision road to minimize damage to the natural surroundings (Section 11.14).
3. Snowmobile trailers may be kept on the Member's property from October 31st through March 31st and ATV trailers may be kept on the member's property March 31st through October 31st. **Said trailers should be parked behind cabins or in as obscure location on the property as is feasible** (Section 11.11).
4. While the language in #3 is not perfectly clear, it has been interpreted in the past to restrict each lot to **a single ATV or snowmobile trailer per season**.

We would ask owners who fall under any of the above, to take corrective action before the next association board meeting, which is scheduled Friday September 20. Following that date, enforcement action will proceed.

If you have questions, address them to the board using the following email address:
board@aspencovehoa.org.