

CC&R Rewrite Newsletter

Article VII *Use and Restrictions*

DOES ARTICLE VII REALLY IMPACT ME? -- or “Whadda ya’ mean I can’t do that!

Many articles in our CC&Rs determine what we can build, where we can build, and how the appearance of what we build fits into the community and enhances property values. **ARTICLE VII of our CC&Rs sets the rules for how we use our property.** The restrictions here are meant to keep our community a pleasant and well-maintained place in which to live.

“That REALLY bugs me!”

A nuisance is defined here as things such as excessive noise, trash, debris, hazardous waste, foul odors, etc. that can negatively impact another property or the general community. Generally speaking, things happening around you that are outside the range of “normal or usual” and distract from your ability to enjoy your property are prohibited. The challenge with the CC&Rs is how we strike a balance between “peace and quiet” and the rights we have to respectfully enjoy our own property and the benefits that come with living where we have large lots and animal rights.

“One man’s trash is another man’s treasure -- right?”

Unightly articles are prohibited in Article VII. This is where we find the limits on the number of RVs and similar vehicles, including different kinds of trailers, that can be visibly parked on your lot. Article VII also prohibits any outside repair or maintenance work, other than minor emergency repairs, on vehicles or equipment. It prevents vehicles that are not roadworthy, or are unlicensed or unregistered, etc. (if required by law), from being left visible on a lot. The bottom line, “junk” cars cannot be parked and visible on your property. Who wants to live next to a junkyard or repair shop? We have no guidelines for home business. Article VII is the place for those if we want them.

Article VII defines commercial vehicles and requires that they must be screened from view on your lot with a screen at least as tall as the item or a maximum screen height of 8’.

Signs must be professionally lettered or painted. Where and how long they can be placed are also restricted. They are limited to a certain size and type. Every type of sign except those advertising your property for sale must be for events only, approved by the Architectural Committee, and removed within 48 hours of the event. Electrical signs are prohibited altogether. No special allowance or consideration is given to political campaign or election signs and this means each person who wants to place such a sign must provide the Architectural Committee with detailed sign information and seek approval for placement.

“Absence makes the heart grow fonder” -- or “The more, the merrier”?

Lastly, a discussion on this article will include the possibility of mother-in-law apartments and rental restrictions (compliant with City code). (How do we determine who can rent their property or portions of it, etc?) All of this must comply with current Utah and federal law.

“Who planned this road trip anyway?!?”

You can have a real impact on how we all are able to use our property but only if you get involved and speak up. Are you happy with the use of restrictions we currently have? Do you want to add more or eliminate some? Your CC&R Update Committee is beginning the discussion of possible changes to Article VII and needs your input.

Meetings are held at the Muhlestein Gathering Barn (2248 E Cedar Fort Drive) and begin at 6:30 p.m. The meeting dates and topics are emailed (if you are subscribed to emails from Parker Brown, our property management company) as well as posted on our website at cedarpassranch.org and our “Cedar Pass Ranch HOA” Facebook group. Your participation means we have a greater likelihood of creating a document all of us are happy to live with.