

GIANT STEPS RULES (Eff. 4/14/21)
TO BE PLACED IN ALL UNITS
AND WILL BE STRICTLY ENFORCED

- 1.) NO SMOKING ON BALCONIES OF ANY UNIT OR CLUBHOUSE – SMOKING IS PROHIBITED W/I 25 FEET OF ANY ENTERANCE/EXIT/OPEN WINDOW PER THE UTAH CLEAN AIR ACT.
- 2.) ALL RENTALS MUST BE LICENSED WITH THE TOWN OF BRIAN HEAD. A COPY OF THE LICENSE, GIANT STEPS COMMUNITY RULES, AND BRIAN HEAD GOOD NEIGHBOR POLICY MUST BE POSTED IN YOUR UNIT. ALL OWNERS, REGARDLESS OF RENTAL STATUS, MUST ALSO PROVIDE A COPY OF YOUR INSURANCE POLICY PER THE CC&R'S (*Amended CC&R's Recorded 05-09-2012. Thirteen. Section 11.05)
- 3.) NO CANNIBUS/MARIJUANA OR ANY OTHER DRUG PARAPHERNALIA IS ALLOW IN ANY UNIT OR ON THE GIANT STEPS PROPERTY – THE MARSHALL WILL BE NOTIFIED
- 4.) WOOD IS NOT ALLOWED TO BE STORED ON BALCONIES, WITHIN GARBAGE CANS OR OTHERWISE (INSURANCE REQUIREMENT)
*Exception is a chopping block for kindling
- 5.) NO CHARCOAL OR WOOD BURNING BARBEQUES. PROPANE GAS ONLY (INSURANCE REQUIREMENT)
- 6.) QUIET HOURS ARE FROM 10:00 PM TO 7:00 AM
– No running in Halls or Playtime in halls
- 7.) ONLY DOGS BELONGING TO HOMEOWNERS ARE ALLOWED AND THOSE PETS NEED TO BE REGISTERED / APPROVED BY THE HOA BOARD
- 8.) NO PARKING IN FRONT OF DUMPSTERS, FIRE HYDRANTS, OR AREAS CONED OFF WITH NO PARKING SIGNS (FOR SNOW REMOVAL)
– MARSHALL WILL BE CALLED AND VEHICLES WILL BE TICKETED
- 9.) NO DUMPING OF ANY KIND OF CONSTRUCTION DEBRIS OR DISCARDED HOME ITEMS (lamps, carpet, mattress's, furniture, etc.) INTO ANY DUMPSTER (\$1,000 FINE FROM THE TOWN OF BRIAN HEAD)
- 10.) NO THROWING OF BURNT FIREWOOD OR DEBRIS OVER BALCONIES TO THE GROUND BELOW, THIS IS A FIRE HAZARD.
- 11) NO STORAGE OF SKI'S, BOOTS, SNOWBOARDS, SLEDS OR MOUNTAIN BIKES IN THE HALLWAYS AT NIGHTTIME (THIS IS A FIRE ESCAPE HAZARD)