



## COMMUNITY RULES

Quiet Hours are from 10:00 pm to 7 am. Please be respectful of your neighbors. \* 6:00 pm to 8:00 am, M-F for Construction/Remodeling Activity

Common Areas, including halls and stairwells, are not to be obstructed or used as storage at anytime. Please store cycling and ski equipment elsewhere to prevent a fire hazard for emergency responders accordingly, as required by the town of Brian Head.

Giant Steps is a non-smoking community. The Utah Clean Air Act prohibits smoking or use of e-cigarettes within 25 feet of any entrance, exit, open window, or air intake of a building. Smoking is also prohibited on the balconies of any unit and within the clubhouse. (Title 26, Chapter 38, Rule 392-510) The use of marijuana/cannabis or any drug paraphernalia is prohibited by law in the state of Utah. The Marshall will be notified accordingly.

Licensing of all rentals is required by 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. A copy of your insurance policy must also be provided per the CC&R's (Amended CC&R's Recorded 05-09-2012. Thirteen. Section 11.05)

Do NOT discard or throw anything from the windows or balconies, down the stairways, or into the common areas. Properly extinguish fires and do NOT toss burnt firewood onto the ground below.

Do NOT store firewood on balconies, within garbage cans or otherwise, due to the inherent risk of fire/bug infestation. This is also an insurance requirement. \*Exception is a chopping block for kindling.

Only Propane Gas Grills are allowed for use on the deck of the units. Due to the inherent risk of fire, the storage and use of wood or charcoal barbecues is prohibited. This is an insurance requirement.

Only dogs belonging to homeowners that are registered with the Giant Steps HOA are allowed on the property. Be a good neighbor and always clean up after your pet.

Trash Disposal. Do NOT place any kind of construction debris or discarded home items (lamps, carpet, mattress, furniture, etc.) into the dumpster. This is a \$1,000 fine from the Town of Brian Head.

Do NOT park in front of dumpsters, fire hydrants, or areas coned off with No Parking Signs. The Marshall will be notified accordingly.

Any damage to the property of others including damage to the common areas, resulting from any misuse will be repaired at the expense of the owner of the involved unit and/or their guests.