



ACTION BY UNANIMOUS WRITTEN CONSENT  
IN LIEU OF THE ORGANIZATIONAL MEETING  
OF THE BOARD OF DIRECTORS OF  
POWDER WOOD AT LANDMARK CONDOMINIUM ASSOCIATION

The following action is taken by unanimous consent of the Management Committee of Powder Wood at Landmark Condominium Association, a Utah non-profit corporation (the "Association"), in lieu of a meeting, in accordance with Section 5.7 Action Taken by Management Committee without a Meeting of the Bylaws of Powder Wood at Landmark Condominium Association.

The following Resolution is hereby adopted:

RESOLVED: The Rules and Regulations Update 09-2025 is approved.

Dated this 3rd<sup>th</sup> day of October 2025

---

Joel Moskal, President/Chairman

---

Stanley Goldschmidt, Secretary/Treasurer

---

Sean Hackett, Member

(This resolution will be made part of the minutes of the next Powder Wood at Landmark Condominium Association meeting)



## **RULES AND REGULATIONS**

### **NO SMOKING/VAPING**

Powderwood is a smoke free property. Smoking/vaping in any common area such as walkways, grass areas, pool area, clubhouse, hot tub area etc. is strictly prohibited. Smoking in Limited Common Areas such as unit entrance landing, decks/patios etc. is also strictly prohibited. Individual Homeowners, per Utah State Law, may prosecute the owner of the unit that is causing a Secondhand Smoke Nuisance. Smoking is not permitted within 25 feet of a building.

### **SAFETY**

No owner shall use or permit to be brought or stored into the Units or Storage Units any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or hazardous material.

All Units must have a functioning fire extinguisher in the kitchen.

All Units are required to have operational smoke detectors as required by code.

### **FIREPLACES**

Only the gas logs that come with the Unit, or approved replacement, may be used in the fireplace. NO WOOD OR OTHER MATERIAL MAY BE BURNED.

### **POWDERWOOD CLUBHOUSE**

The Great Room of the Clubhouse is open from 10:00 a.m. to 6:00 p.m. The hours may change from time to time.

No one under fourteen (14) years of age is allowed in the clubhouse or the exercise room unless accompanied by a responsible person.

The Clubhouse Great Room is available to reserve for events. The fee is \$75.00 and is for a four (4) hour maximum period of time. The fee is subject to change. The Clubhouse closes at 10 pm and all persons must be out of the building at that time. No alcohol is permitted in the Clubhouse.

The maximum number of persons to attend an event is twenty-five (25).

The pool may not be reserved.

### **TENNIS COURT RULES**

1. Athletic shoes only must be worn on the court. No other type of shoe is permitted.
2. No food or drink is permitted.
3. No bicycles, roller skates, in-line skates, skateboards or any toys are allowed on the court.
4. A responsible person must accompany children under the age of fourteen (14) years of age.
5. Playing time is limited to one (1) hour when others are waiting to play.
6. Lounge chairs are not permitted on the court.
7. Please keep the court clean.
8. Animals are not permitted within the fenced area.
9. The tennis court is not a play area. It is intended to be used for playing tennis.

### **PARKING RULES**

1. Vehicle parking in a red zone, handicapped space without a placard or disabled license plate, fire lane, reserved space, in front of another owner's carport, or blocking the flow of traffic within the community or blocking access to the dumpster areas is not permitted.
2. All vehicles must be in operable condition and of good repair (rusted, damaged, or vehicles leaking oil are not allowed). The license and registration must always be current.
3. Vehicles parked in any open, unassigned parking space must be moved every 72 hours and must display a Powder Wood parking decal.
4. Vehicles that will be unmoved for more than 72 hours must be registered with management for a temporary permit and information on where to park the vehicle.
5. Vehicles that will be unmoved for over 72 hours may be issued a Temporary Parking Permit to avoid the vehicle being towed. Contact the management office for additional information.
6. Parking decals are required to park in unassigned spaces. A parking decal is not required to park in a Unit's designated carport.
7. Vehicles must be registered with the Powder Wood Homeowner Association.
8. Repair or service work on vehicles is strictly prohibited.



9. Bicycles and motorcycles may not be chained/locked to a carport.
10. Vehicles must not exceed  $\frac{3}{4}$  ton in size and/or seven (7) feet in height measured from ground level and eighteen (18) feet in length. Campers, trailers, commercial vehicles, boats, recreational vehicles are not permitted.
11. Vehicles in violation of the parking rules may be removed at the vehicle owner's expense.
12. Visitor/Guest parking is available in designated areas only.

#### **BALCONIES**

1. Standard propane grills with a lid are permitted on balconies.
2. Charcoal grills are not allowed anywhere within the property.
3. Items permitted on the balcony are patio furniture and plants.
4. Sunshades may be installed with Management Committee approval.
5. Snow and ice removal from decks is the responsibility of the individual owners. Owners who fail to properly remove snow and ice will be subject to HOA snow removal and fees. It is the Owner's responsibility to guard against and be liable for anything that could cause injury and/or damage related to the decks/balconies.

#### **HOLIDAY / BISTRO LIGHTS**

Holiday lights may be placed on the patio balcony rail. Holiday lights may not be placed on any surface of the patio or balcony other than the rail and cannot be attached with nails, screws, or hooks attached to the building. The lights may be put up on or after Thanksgiving Day and must be removed by January 10<sup>th</sup> of the new year. Bistro lights must be approved by the Management Committee.

#### **POOL/SPA RULES**

No Lifeguard is on Duty at Any Time

All Persons using the pool/hot tub do so at their own risk.

No diving is permitted.

Pool Hours are 8 am – 10 pm – The pool area(s) must be exited at 10 pm.

1. Keep the gate closed at all times. Do not open the gate for anyone. Authorized users will have an amenity fob to enter.
2. To help keep the pool clean, all swimmers should shower to wash off all body oils and lotions, before entering the pool. A shower is available in the Clubhouse restroom area.
3. For public health, persons having apparent skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or wearing bands or bandages, or having a communicable disease, shall be excluded from the pool.
4. To aid in pool filter operation swimsuits must be worn. No shorts, street clothes or cut off denims.
5. Spitting, spouting water, and blowing the nose are prohibited in the pool.
6. No running on the deck area. The area may become slippery when wet.
7. In consideration of others, no boisterous or rough play is permitted in the pool or on the deck area.
8. No glass allowed in the pool area. To keep our pool area pleasant, please dispose of trash in the proper containers.
9. Persons under the age of sixteen (16) years of age are allowed in and around the pool area only when accompanied by a responsible person.
10. Persons under five (5) years of age are not allowed in the hot tub at any time (State of Utah law).
11. All swimmers are required to leave the pool area immediately during thunder and lightning storms.
12. Children under three (3) years of age or individuals with bowel control issues must wear a swim diaper as well as a waterproof swim pant.
13. The pool is reserved for resident use. However, two guests per unit are allowed. If a situation arises where the pool becomes crowded for resident use, use of the pool may be restricted to residents only.
14. Please keep music to a low level in the pool area.
15. No alcohol is permitted in pool/spa areas.

The Management Committee reserves the right to deny use of the pool/spa to anyone.

#### **FITNESS CENTER**

1. The fitness center is open from 5:00 am to 11:00 pm. (Hours may be changed from time to time)
2. The fitness center is for residents only.
3. No food or alcohol is permitted.
4. For safety reasons, persons under fourteen (14) years of age must be accompanied by a responsible adult.



5. Fitness equipment is not to be removed at any time.
6. Excessive noise is prohibited.
7. All persons using the Fitness Center do so at their own risk.

Violation of amenity rules may result in loss of use privileges.

#### **ANIMALS**

1. One (1) dog or two (2) cats are permitted per condo and must be registered with the Powder Wood Condominium Association annually.
2. Homeowner agrees to comply with the Powder Wood Condominium CC&Rs, Rules and Regulations regarding animals and all applicable ordinances, regulations, and laws governing animals.
3. Dogs and cats are not permitted outside the condo unless restrained by a leash or the dog is under the control of its owner through the use of an electronic dog collar, provided that the owner maintains voice and sight control and carries a physical leash or lead with them at all times.
4. Homeowners are responsible for cleaning up after their pets. An animal waste clean-up fee of \$75.00 per incident may be charged for failure to pick-up animal waste.
5. Animals must be registered annually. The annual registration fee is \$35.00. The registration is for a calendar year. The annual fee is subject to change.

#### **CLUBHOUSE RENTALS**

The clubhouse is available to rent for a rental fee of \$75.00 and a deposit of \$150.00 for a rental during office hours. For clubhouse rental after office hours the fee is \$300.00. The deposit is refundable if there are not any damages. The rental fee and deposit are subject to change.

#### **EXTERNAL FIXTURES**

No external items other than those provided in connection with the original construction of the Condominium, and any replacements thereof, and other than those approved by the Board, and any replacements thereof, shall be constructed, erected, or maintained on the Condominium.

#### **ARCHITECTURAL CONTROL**

No external changes whatsoever which alters the exterior appearance of the Property shall be commenced, erected, maintained, made, or done without prior written approval. No sunshades, awnings, air conditioners, screen/storm doors may be installed without prior approval by the Management Committee.

No internal structural changes whatsoever shall be commenced, erected, maintained, made, or done without prior written approval. No screws or nails can be attached to the exterior of a building without prior written approval.

No changes can be made beyond the sheetrock without approval of the Management Committee, for example, recessed lighting.

No changes may be made to flooring type without approval of the Management Committee. A minimum 73 IIC will be required on a flooring type change.

Window Coverings: window coverings must have in an off-white or natural (light wood) color that shows from the outside of the building.

#### **GARBAGE DISPOSALS**

If a garbage disposal fails and becomes inoperable, no replacement shall be installed.

#### **CAMERAS**

No doorbell cameras and/or door peephole cameras shall be installed without prior written approval by the Management Committee. Protection of a reasonable expectation of privacy shall be a primary consideration in the approval process. The view of the camera cannot include the inside of neighboring unit's doors or windows and must be a motion activated camera. Cameras may not be attached to the exterior of a building.

Powder Wood Condominium has cameras at the Clubhouse and pool area. One at the pool gate and at two in the Clubhouse. The purpose of the camera system is to deter trespassing, vandalism, property damage, and rules violations. The camera system is not monitored on a real-time basis (no one is watching the cameras) and is not intended to detect or prevent crimes as they are occurring. Owner/resident and guests shall not rely on the cameras for real-time security as they have not been installed for that



purpose.

**Video Recording**

All cameras are capable of 24/7 continuous digital video recording. Recorded video is used exclusively for the investigation of crimes and/or rules violations and not for other purposes. The Property Manager is responsible for the management of the video surveillance system and has exclusive control of the release of video recordings produced by this system.

Recorded video is not made directly available to residents or homeowners. In the event that a crime occurs, residents should report the incident to the police. If the police believe that recorded video from the cameras would assist in the investigation of the crime, a permanent video clip of the incident will be produced, as long as it is available, and made available to the police officer who is investigating the case.

Recorded video is generally stored for a period of thirty days.

**LEASES**

A copy of a lease for a rental over thirty (30) days must be provided to Powder Wood Homeowners Association.

**LATE FEES**

If any Assessment is delinquent, the late charge shall be \$50.00 per month.

**DRONES**

An unmanned aircraft, drone, must comply with all Federal Aviation Administration rules and regulations, and all State and/or local ordinances and laws.

**WINDOW AIR CONDITIONERS**

A window air conditioner may be installed in the kitchen window from May 1<sup>st</sup> through October 31<sup>st</sup>.

**E-BIKES**

1. E-Bikes may not be operated within the Common Areas except the driving lanes in the parking lot.
2. E-bike riders must wear safety gear, including helmets and reflective clothing.
3. Residents must only buy e-bikes that a qualified testing laboratory has certified and approved.
4. Residents must use only the cord and power adapter designed to charge the e-bike. A qualified testing laboratory should have certified and approved this equipment, including the batteries and other charging items used.
5. Residents must adhere to manufacture’s instructions for using, charging, and storing the e-bike and its equipment.
6. Never leave the electric bike charging without supervision.