



July 17, 2009

Vintage on the Bluffs HOA Members,

Recently we have received feedback and concerns from various HOA Members regarding usage of our amenities such as our pool, pool enclosure area, and clubhouse. After much discussion, we as an HOA Board along with our Management Company have decided to send this letter to all HOA Members as a reminder of some of the rules regarding these amenities.

1. No pets allowed in the pool or pool enclosure. This is not only a community rule, but a Salt Lake County regulation. (Utah State Code 26A-1-114, Section 4.26.1) Salt Lake Valley Health performs periodic pool inspections and as part of this inspection if any pets were found inside this area it would result in immediate closure of our pool for a minimum of 2 weeks to prevent crypto.
2. No food or drinks of any kind are allowed in the pool or pool enclosure. This too is a Salt Lake County regulation, not just a community rule. (Utah State Code 26A-1-114, Section 4.26.2) Please use the picnic area west of the pool for food and drinks. Food, drinks, food wrappers, plastic baggies, gum, and garbage are being left on the pool deck and in some cases are being found inside the pool which leads to increased maintenance costs and possibly expensive replacement costs for pumps and filters.
3. Please do not prop open the door between the pool and clubhouse. When the door is propped open, we are paying to air condition the outside. This causes undue stress on the air conditioner because it is then continually on and it results in an increase to the electric bill. We all pay the electric bill for the club house through the HOA dues; please help to keep the electric bill down by keeping the door closed.
4. Do not open the gate to the pool for anyone but your own guests. Only residents of Vintage on the Bluffs and their guests are allowed to use the pool. Therefore, everyone must enter with their own key. Residents have been letting in people who are not authorized or allowed to use our pool facility, such as those from the apartments. This could also become a monetary and liability issue for our HOA. This pertains to the clubhouse as well.
5. No unsupervised children in the pool, pool enclosure, and clubhouse. All children must be supervised when in these areas. Please remember that the exercise equipment is for adults and that the equipment is dangerous for children to be around unsupervised. Also, no food is allowed in the exercise room.
6. Do not remove any furniture from the club house. All furniture is to remain in the clubhouse, regardless if you have reserved the clubhouse or not.



The board appreciates your continued help in making sure that everyone can continue to enjoy the pool and clubhouse. As is the case with all HOA rules, violations of HOA rules may result in a fine. We are confident that these concerns can be managed and taken care of in a manner that will allow all HOA Members and Residents to enjoy these amenities.

Also, in an effort to manage our facilities better the board is in the process of updating the clubhouse key list, so please complete the rest of the form. Please return to any board member or Advantage Management.

Thank you,

Vintage on the Bluffs HOA Board

Please fill in below.

UNIT # _____

KEY # _____

UNIT ADDRESS (please print)

OWNER NAME (please print)

OWNER SIGNATURE

If Applicable:

TENANT NAME (please print)

TENANT SIGNATURE