

Sunset Park Homeowners' Association

Website: <http://sunsetparkhoa.wordpress.com>

Email: sphoa04@yahoo.com

Mailing Address:

PO Box 476

Spanish Fork, UT 84660

Welcome to the neighborhood!

We're glad you're here, and we hope you love living in Sunset Park as much as we do.

Now that you're part of a Homeowners' Association (HOA), here are some things you should know:

Purpose of the HOA:

The main purpose of the HOA is to keep our neighborhood nice and our home values up. The HOA Board helps maintain our neighborhood by paying the grounds crew, doing monthly inspections, hosting neighborhood events, and helping newcomers understand the expectations that come with being a part of our community.

Expectations:

As a part of our neighborhood, you're expected to abide by certain rules, as listed in the CC&Rs. These rules are essentially just specifics about how to be a courteous, responsible neighbor in a place with shared driveways and smaller lot sizes. Most people just naturally follow most of these rules.

Your \$20 HOA dues need to be paid by the 1st of every month (with a grace period until the 15th). You can send your payments to:

Sunset Park HOA
C/O Action Realty Management
PO Box 476
Spanish Fork, UT 84660

We recommend using Bill Pay (most banks offer the service for free), or paying a year in advance, to simplify your due payment experience.

Use of Dues:

A lot of the dues are used on upkeep of the park and other grassy areas. We have a park, an outdoor basketball court, and a pavilion (which you're welcome to schedule via email) in the middle of our neighborhood, plus a tree-lined path around the outside and throughout the neighborhood that you and your invited guests are welcome to use, all of which require upkeep.

You can get the full HOA budget (and a lot of other useful information) at <http://sunsetparkhoa.wordpress.com>.

HOA Board Involvement:

We'd love for you to get involved in the HOA Board! If you're interested, please contact us at sphoa04@yahoo.com for the time and place of the next meeting. We meet on the first Tuesday of each month.

The website (<http://sunsetparkhoa.wordpress.com>) has a page of frequently asked questions, but feel free to contact us any time as well at sphoa04@yahoo.com.

-Sunset Park HOA Board of Directors

Sunset Park/Spanish Fork Fact Sheet

Groceries:

Macey's - 187 East 1000 North

Fresh Market - 652 North 800 East

Coming Soon: Costco - directly East of Macey's

Schools:

Spanish Fork High School - 99 North 300 West - (801) 798-4060

Spanish Fork Junior High - 600 Sout 820 East - 801-798-4075

Brockbank Elementary – 340 West 500 North - (801) 798-4025

American Leadership Academy (ALA) - 898 West 1100 South - (801) 794-2226 (Charter School)

Parks and Recreation:

Sports Park - 295 West Volunteer Drive (950 South Main Street)

Includes lots of baseball fields, a large playground, pavilions, lots of green space (usually used for soccer), a football field, and a great biking path that starts between our neighborhood and the high school and goes all the way around the Sports Park by the river.

Library Park – 200 North Main Street

Next to the Spanish Fork City Library, which hosts quite a few kids' programs. Has a playground that's shaded by the huge trees in the park. There's also a small rose garden and a few picnic tables.

North Park – 1185 North 400 East

Two words: Splash Pad. Also a great playground that's good for older kids. This is Northeast of Macey's behind the site of the Costco that's currently being built.

Church Schedules:

Church of Jesus Christ of Latter-day Saints

- Sunset Park Ward - 11:00am services - 99 North 920 West
- West Park Spanish Branch - 11:00 am services - Northwest corner of 100 South and Main St
- Spanish Fork Young Single Adults Ward - 1:00 pm services - 400 North 680 West

San Andres Catholic Church - 315 E 100 N, Payson - (801) 465-4782

Faith Baptist Church - 730 East 800 North - (801) 798-9470

Jehovah's Witnesses - 8497 South State Road - (801) 798-3273

Local Food Joints:

Amber's Family Restaurant - 80 West 1000 North

Bajio Mexican Grill - 1090 North Main St

Barry's Parkview Drive Inn - 115 South Main St

Cafe Rio - 782 North 800 East

Glade's Drive Inn - 296 South Main St

Jaxies - 747 North Main Street

Los 2 Potrillos - 146 South Main St

Lucky 5 Chinese Restaurant - 130 North Main St

Magelby's Fresh - 310 North Main St

Mi Rancherito Mexican Restaurant - 242 North Main

One Man Band Diner - 410 North Main St

Two Jack's Pizza - 30 North Main St

Winger's - 592 Kirby Lane

...plus most chain fast food joints.

CC&R Interpretation and Tips

In case you're worried about the rules* (because you looked at the CC&Rs and realized you'll need to go back to school and get a law degree to understand everything in there), below is a list of the most common issues, plus some tips.

NOTE: You have a 90-day grace period from when you move in, just in case the previous occupants of your home left it in less than stellar condition. You won't receive any notices or fines for violation of these rules during your first 90 days, since we realize it takes time to get things in order.

- **Antenna/Satellite Dishes** – keep them small, no rabbit ears, and in the back of your house (Per CC&R 5.06)
- **Animals** – no livestock or poultry, up to 2 cats/dogs, keep dogs on a leash, and clean up pet feces in common areas (Per CC&R Section 5.09)
- **Changes to Exterior** – get them approved. This is just so that you don't do something that will negatively affect your neighbor(s). We love upgrades! But we have to be careful with them in a neighborhood this close. (Per CC&R Section 5.02b/c)
- **Fences** – get them approved first. No chain link, only short, white, half picket fences on the front. (Per CC&R 5.24)
- **Renting** – To do rentals right, email us at sphoa04@yahoo.com to receive permission in writing. By law if we have more than 20% of our neighborhood as rentals, anyone trying to buy a home here can't qualify for an FHA loan, which makes it even harder to sell houses. If you're renting out your house, you're still responsible for the upkeep. The board will communicate directly with you, not the occupants of your home. There are severe consequences for renting out your home illegally! Rent-to-own is still renting. (Per CC&R 5.23)
- **Lamp Post** – make sure your light works. There is a limited number of city street lights in our neighborhood so we are required by our agreement with the city to keep our lamp posts lit for safety. We recommend an energy efficient bulb, since they last longer. If it's a wiring issues, contact the board if you need help resolving it. (Per CC&R Section 5.08)
- **Landscaping** – ya gotta have some grass – no all rock yards. (Per CC&R 5.25a)
- **Lawns and Care** – make sure it looks good. A good weed controlling fertilizer applied in the spring will make a big difference in the amount of dandelions you have. Don't forget to water regularly. If you have a tree that dies, please remove it. One tree in your front yard is recommended, but not required. If you need help with mowing or sprinkler repair, please contact the board. (Per CC&R Section 5.13)
- **Shingles** – replace/repair them with the same color of shingles. If you use both glue and extra staples it will strengthen it against the wind. If you need help repairing your roof, please contact the board. (Per CC&R Section 5.13f)
- **Swimming Pool** – fence them in or empty them at the end of the day. It is extremely unsafe to leave a pool with water unattended. (Per CC&R 5.16)
- **Vehicles, Parking, Trailers/Boats** – no boats, no non-running vehicles (unless they're inside the garage), trailers may be parked at the far end of a driveway or on a separate cement pad from May-October as long as you turn in a permit before the trailer arrives. Make sure your neighbors can always access their garage if you share a driveway (Per CC&R Section 5.15)

*These aren't the official rules - just an unofficial interpretation of them with some tips. For the full, official text, see your CC&Rs. If you have any questions or need help interpreting the rules, don't hesitate to email us at sphoa04@yahoo.com.