



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

MEMBER PROPERTY COMPLIANCE STANDARDS

The purpose of this guide is to help provide additional clarity on property compliance and maintenance standards.

Please refer to TMMA Governing Documents for all details related to compliance standards.



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TRAVERSE MOUNTAIN
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FENCE STAINING & REPAIR

COMPLIANCE STANDARD

Violation Letter Text

All fencing and gates must be stained and sealed. Color must be approved by the TMARC. Please restain and seal your fence. Stain must be uniform in color and application on all fencing. Each owner is responsible for re-staining the side of any Party Wall (fencing) facing his/her Lot including interior fencing. Each Owner, at the Owner's sole expense, shall maintain and restore all Improvements located on the Owner's Lot and the Lot itself, in a neat, sanitary and attractive condition.

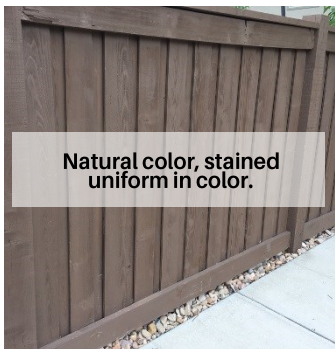
Pre-approved stains include natural stain/sealant that matches the color of the wood. The colored stain of TMMA wood fencing along Traverse Mountain Blvd is also approved. The details of a custom color match for the Behr solid stain product is available at the TMMA management office or stain can be purchased directly through Sherwin Williams in American Fork, 198 N. Pacific Dr, request the Traverse Mountain Custom Fence Colored Stain.

Please refer to the TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.

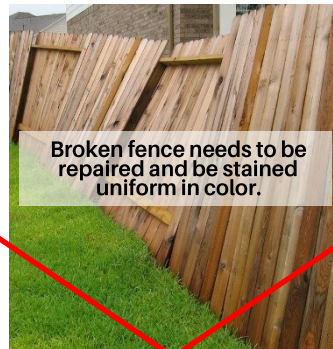
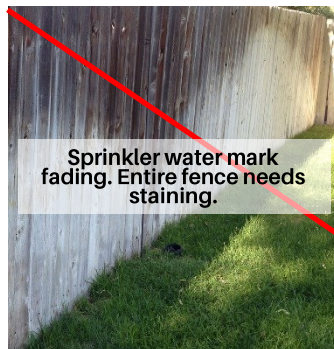
Key Points

- ✓ Entire fence is stained including exterior and interior
- ✓ Any natural fence stain color: browns, tans, grays
- ✓ Fence is uniform in color shade and not faded or peeled off

Approved Examples



Unapproved Examples



Installing a new or replacement fence? Refer to tmma.org > resources for the approved fencing lists. Note: Canyon Point has a separate approved fencing list. Page 2 of 13



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LAWN CARE

COMPLIANCE STANDARD

Compliance Letter Text

Yard Maintenance, lawn must be maintained at appropriate standards.

Owner's shall maintain and restore all Improvements located on the Owner's Lot and the Lot itself, in a neat, sanitary and attractive condition. If any Owner permits and Improvement, including landscaping, to fall into disrepair or to become unsightly, unattractive or in otherwise violate the Governing Documents, the Board may seek any and all remedies which it may have. All weeds and debris, shall be regularly removed from the lot and shall not be allowed to accumulate thereon.

Please refer to the TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.

Key Points

- ✓ Lot to be in a neat, sanitary, and attractive condition
- ✓ Lawn must be free of weeds and dead areas
- ✓ TMMA will be sensitive to times of drought and water restrictions. Low watering still means no weeds and no dead lawns. Even during water restrictions, in most cases dead spots are a matter of maintaining sprinklers to have proper coverage.

Approved Example



Unapproved Examples





TRAVERSE MOUNTAIN
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WEEDS, DEBRIS & UNSIGHTLY COMPLIANCE STANDARD

Compliance Letter Text

All weeds and debris, shall be regularly removed from the lots and shall not be allowed to accumulate. Please remove all debris.

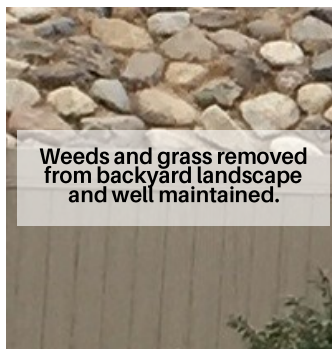
All weeds, rubbish, debris, or unsightly materials or objects of any kind shall be regularly removed from the Lots and shall not be allowed to accumulate. Front yards and rear yards must be kept clean and presentable at all times. All clotheslines, refuse containers, wood piles, storage areas, machinery, and equipment shall be prohibited upon any Lot unless obscured from view of adjoining streets, sidewalks, Lots, Residences, or Common Area.

Please refer to the TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.

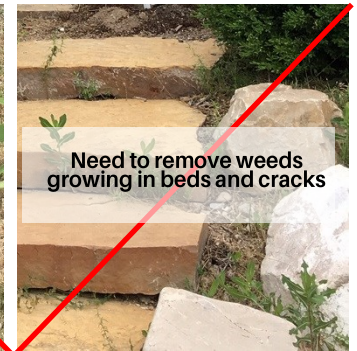
Key Points

- ✓ All weeds removed from landscape beds
- ✓ Garbage/debris removed from property

Approved Examples



Unapproved Examples





TRAVERSE MOUNTAIN
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CANYON POINT RETAINING WALL AND SLOPE MAINTENANCE STANDARD

Compliance Letter Text

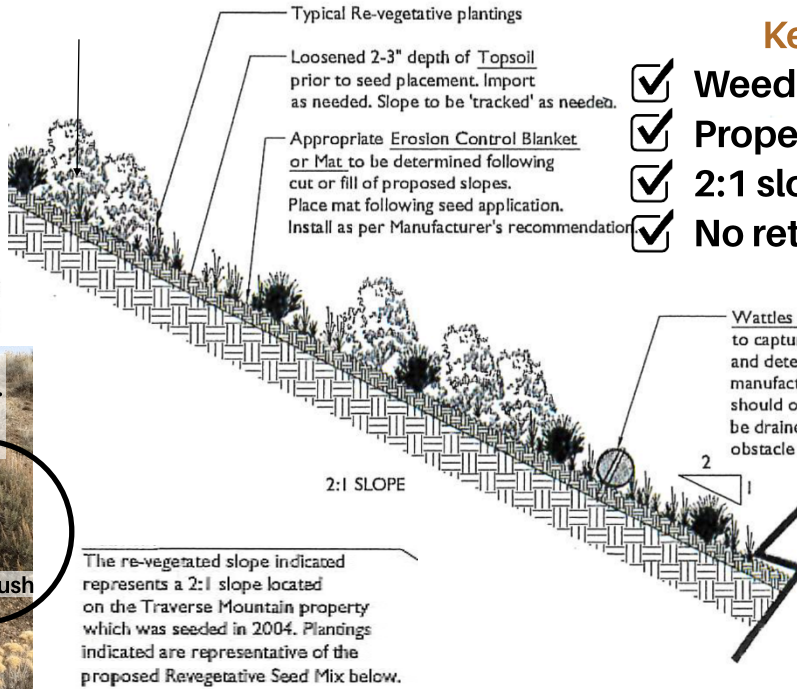
Each Owner, at the Owner's sole expense, shall maintain and restore all Improvements located on the Owner's Lot and the Lot itself, in a neat, sanitary and attractive condition. All weeds and debris shall be regularly removed from the lots and shall not be allowed to accumulate thereon. Such maintenance responsibilities include the maintenance of the entire Lot, to property lines, including slopes. Natural vegetation such as sage brush or rabbit brush may be kept and maintained. Other natural vegetation or wild flowers must be kept under 1' tall. Slopes need a permanent landscaping or weed control solution and may not be left as bare dirt or weeds. Slopes within residential lots need to be 2:1 or less to properly maintain. If slopes are greater than 2:1, re-grading or additional retaining may be needed. Please maintain property to property lines, including slopes.

RE-VEGETATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

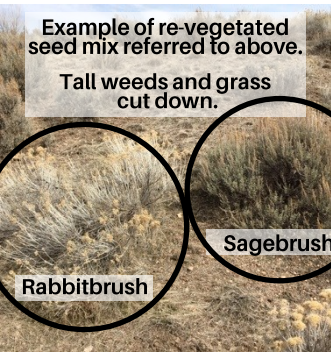
SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)



Key Points

- Weeds under 6 inches
- Properly vegetated
- 2:1 slopes or retaining wall
- No retaining wall weeds



The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.

Approved Examples



Unapproved Example





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ANIMALS

COMPLIANCE STANDARD

Compliance Letter Text

Animals within the Properties must be either kept within an enclosure or on a leash held by a person capable of controlling the animal at all times. Approved property fencing to enclose rear yard is required for any Owners who choose to have dogs, whether or not Owner has shared property line neighbors. Any person shall be liable to each and every other person for any unreasonable noise or damage to Person or property caused by any pets brought or kept upon the Properties by such person. Excessive dog barking or other animal noise will be deemed a nuisance. It shall be the absolute duty and responsibility of each Owner to clean up after such animals that have used any portion of the Properties. The only pets that may be raised, bred or kept in the Residential Area are animals that comply with the Area Plan and the Lehi City Development Code (Section 12.120 #4, #5 c) and that are domestic dogs, cats, fish, and other similar household pets. (maximum of two dogs and three cats)

Please refer to the TMMA Governing Documents: CC&R's and Community Guidelines.

Key Points

- ✓ Owner must always clean up after pets
- ✓ Animals must be kept on a leash while walking outside. There are no off-leash parks.
- ✓ Approved property fencing required for owners with Dogs
- ✓ Excessive dog barking & animal noise will be deemed a nuisance
- ✓ Pets must comply with the Area Plan and Lehi City Dev. Code (Section 12.120 #4, #5 c)

Approved Examples



Pet kept on a leash while walking outside and at the park.



Take advantage of our 30+ doggie pot stations.

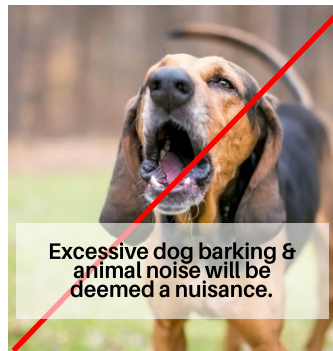
Unapproved Examples



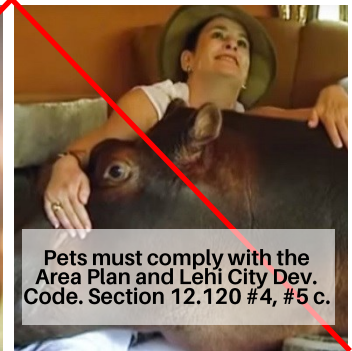
Owner must always clean up after pets. We have 30+ doggie waste stations throughout the community.



Animal must be kept on a leash while outside (unless in a fenced backyard)



Excessive dog barking & animal noise will be deemed a nuisance.



Pets must comply with the Area Plan and Lehi City Dev. Code. Section 12.120 #4, #5 c.



TRAVERSE MOUNTAIN
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TRASH CONTAINERS

COMPLIANCE STANDARD

Compliance Letter Text

Trash containers for individual Owners may be exposed to view only when set out for a reasonable period of time not to exceed twelve (12) hours before and after scheduled trash collection hours. Trash containers may not be visible from any public or private street. Please store containers out of public view. Trash containers must be stored in garage or behind wing wall fencing. You may still store trash containers behind wing wall fencing that is visible through panels. If are wanting to provide additional screening it must first be submitted and approved by the ARC prior to installation.

Please refer to the TMMA Governing Documents: CC&R's and Community Guidelines.

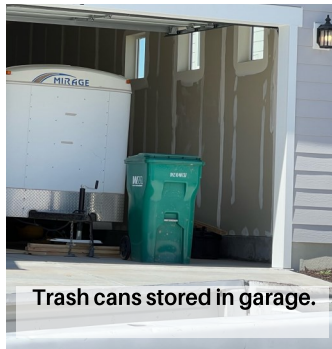
Key Points

- ✓ Trash containers may not be left out more then (12) hours before and after schedule trash collection hours.
- ✓ Trash cans must be stored in garage or behind wing wall fencing. You may still store trash containers behind wing wall fencing that is visible through panels.
- ✓ If you are wanting to provide additional screening it must first be submitted and approved by the ARC prior to installation.

Approved Examples



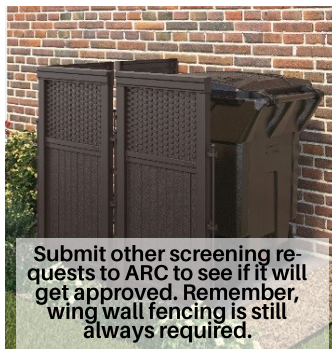
Cans stored behind a wing wall fence. Okay even if visible through panels.



Trash cans stored in garage.

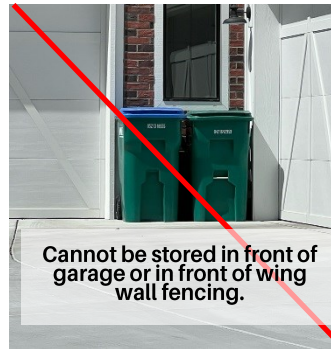


Cans left out within 12 hours before and after trash collection hours.



Submit other screening requests to ARC to see if it will get approved. Remember, wing wall fencing is still always required.

Unapproved Examples



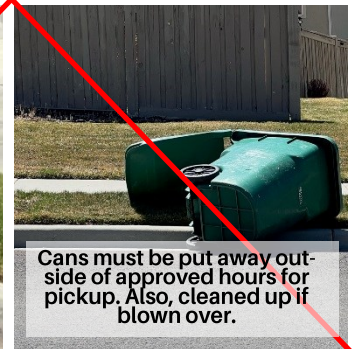
Cannot be stored in front of garage or in front of wing wall fencing.



Cans cannot be stored on side of home. Only if behind a wing wall fence or ARC approved screen. Remember, wing wall fencing is always required.



Again, cans cannot be left out more then (12) hours before and after schedule trash collection hours.



Cans must be put away outside of approved hours for pickup. Also, cleaned up if blown over.



TRAVERSE MOUNTAIN
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HOLIDAY LIGHTING & DECOR

COMPLIANCE STANDARD

Updated by Board of Directors beginning Jan 2023.

This rule is now less restrictive and better suits standard lighting changes over the last decade.

Compliance Letter Text

Holiday Lighting: Temporary or non-permanent Holiday lighting may only be installed from Oct 1 - Feb 28 and is permitted without TMARC approval. Professionally installed permanent lighting on roofing fascia may remain in place year-round and must first be approved by TMARC prior to installation. All colored Holiday lighting may only be turned-on the day of Federal Holidays and the day after Thanksgiving - Jan 31st. Colored Holiday lighting light clips/hangers and Holiday décor must be taken down and removed after the permitted timeframe. Clear (no color) lights may be up and on year-round as long as cords, hooks, and hangers all match fascia so as to reduce visibility. All lighting must be non-movement, non-blinking, non-scrolling, and non-animated all year round and must be kept in a neat and attractive condition at all times. Lighting may not loop, hang loosely, or fall below fascia.

Please refer to the **TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.**

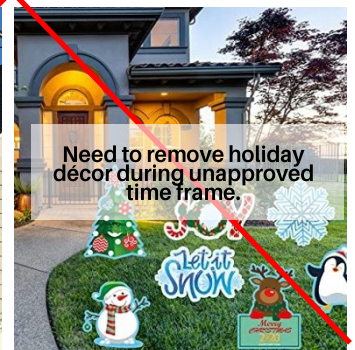
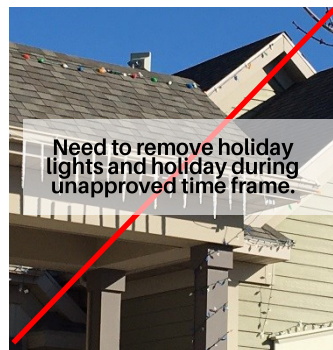
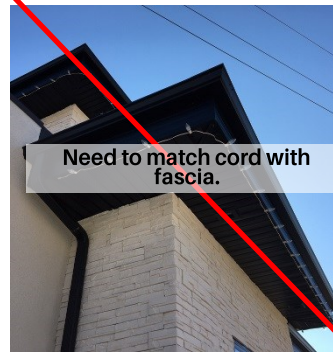
Key Points

- ✓ Temporary Holiday lighting only installed from Oct 1 - Feb 28
- ✓ Holiday lighting only turned on day of Federal Holidays and the day after Thanksgiving - Jan 31st.
- ✓ Clear (no color) lights may be up and on year round as long as cords, hooks and hangers all match fascia.
- ✓ Permanent lighting on roofing fascia may remain in place year-round and first requires TMARC approval.
- ✓ All lighting must be non-movement, non-blinking, non-scrolling, and non-animated all year round.

Approved Year-Round Examples



Unapproved Year-Round Examples





TRAVERSE MOUNTAIN
MASTER ASSOCIATION

BASKETBALL HOOPS

COMPLIANCE STANDARD

Compliance Letter Text

Freestanding basketball backboards must be portable and are not allowed on the streets, sidewalks, or parkways. Portable basketball backboards may be used on the driveway; if kept on the driveway they must be maintained in a neat and attractive condition at all times; the backboard must be transparent to reduce its prominence. The backboards should be stored out of sight and not visible to public view when not in use.

Please refer to the **TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.**

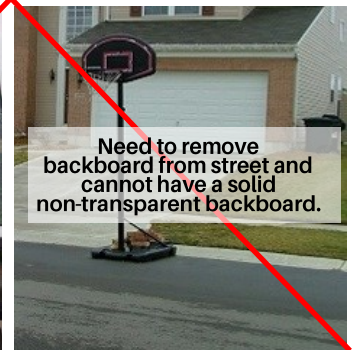
Key Points

- ✓ Basketball hoops must have clear backboards
- ✓ Basketball hoops may only be placed in driveway or backyard
- ✓ Basketball hoops must be kept in a neat and attractive condition
- ✓ Plans must be submitted to ARC for permanent basketball hoop

Approved Examples



Unapproved Examples





TRAVERSE MOUNTAIN
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RESTRICTED VEHICLES A

COMPLIANCE STANDARD

**FOR CANYON POINT & TOLL BROTHERS AT SEASONS ESTATES
REFER TO "RESTRICTED VEHICLES B"**

Non-Compliance Notice Text

RESTRICTED VEHICLE PARKING RULES AND GUIDELINES

RESTRICTED VEHICLES MAY NOT BE STORED OR PARKED ON STREET, IN DRIVEWAY OR ON SIDE OF HOUSE UNLESS BEHIND WING WALL FENCING ON A PARKING PAD, YEAR ROUND.

SEE BACKSIDE FOR MORE INFO ON RESTRICTED VEHICLES.

(Article II 2.4 Covenants Conditions and Restrictions - see backside)



801-407-6712

TMMA.org > Resources > Governing Documents CC&R's



Restricted Vehicle Parking Notice Card (Frontside)

TMMA PARKING POLICY

NOT ALLOWED

- **Overnight Parking** on public streets during the night between **12am** and **5am** is not allowed year round.
- **Restricted Vehicles** may not be stored or parked on street, in driveway or on side of house unless behind wing wall fencing on a parking pad or in a garage, year round.
- **Restricted Vehicles** are any commercial type vehicle (including, but not limited to, any stake bed truck, tank truck, dump truck, step van, cement mixer truck, oil gas truck or delivery truck); any recreational vehicle (including, but not limited to, any camper unit, snowmobile, A.T.V., house/car or motor home); any limousine, any bus, trailer or trailer coach, camp trailer, boat, aircraft or mobile home; any vehicle not in operating condition or any other similar vehicle.

ALLOWED

- **Daytime Parking** on public streets is allowed for cars, vans, SUV's, trucks, etc. No restricted vehicles.
- **Restricted Vehicles** may only be parked in a garage or on a parking pad behind fencing.
- **Notify TMMA For Loading Restricted Vehicles** unless loading on cement pad behind fence.
- **Short Term Overnight Guest Parking (over 24hrs).** Notify TMMA Compliance Officer for special circumstance request. 801-407-6770. **THANK YOU**

RESTRICTED VEHICLE VIOLATION PROCEDURE

TMMA's Parking Inspector records all Restricted Vehicles parked on the street on random days throughout each week. The report is then recorded in the Home Owners account and the following procedure begins:

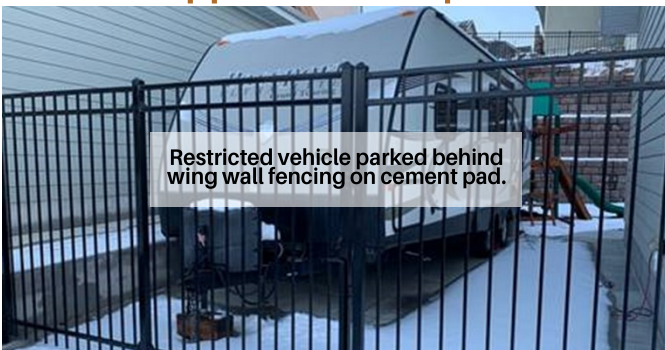
- 1) Initial warning letter sent to Owner and/or Current Resident.
- 2) Second warning/fine letter with fine of \$50 sent to Owner and/or Current Resident if initial warning is not remedied within 3 days.
- 3) Third warning/fine letter with fine of \$100 sent to Owner and/or Current Resident if second warning is not remedied within 3 days.
- 4) Fourth warning/fine letter with fine of \$200 sent to Owner and/or Current Resident if third warning is not remedied within 3 days. Vehicle may be towed at owners expense.
- 5) If overnight parking on street continues, violation procedure goes to the \$200 monthly fine stage if not remedied within 30 days. Vehicle may be towed at owners expense.



Restricted Vehicle Parking Notice Card (Backside)

Please refer to the TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.

Approved Examples



Restricted vehicle parked behind wing wall fencing on cement pad.

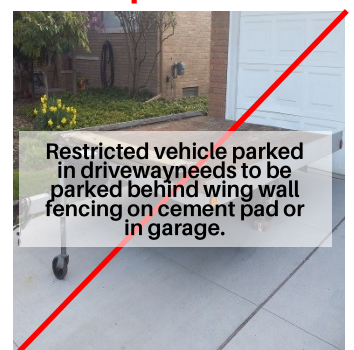


Restricted vehicle parked all the way inside garage.

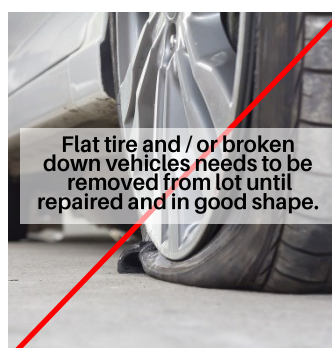
Unapproved Examples



Restricted vehicle cannot be parked on lawn and/or in front of wing wall fencing.



Restricted vehicle parked in driveway needs to be parked behind wing wall fencing on cement pad or in garage.



Flat tire and / or broken down vehicles needs to be removed from lot until repaired and in good shape.



Restricted vehicle parked in driveway needs to be parked on cements pad behind wing wall fencing or in garage.



TRAVERSE MOUNTAIN
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RESTRICTED VEHICLES B COMPLIANCE STANDARD

**FOR CANYON POINT & TOLL BROTHERS AT SEASONS ESTATES ONLY
REFER TO "RESTRICTED VEHICLES A" FOR EVERYWHERE ELSE IN TM**

Non-Compliance Notice Text

**FOR CANYON POINT (TOLL BROTHERS & FIELDSTONE)
AND TOLL BROTHERS IN SEASONS ESTATES**

RESTRICTED VEHICLE PARKING RULES & GUIDELINES

**RESTRICTED VEHICLES MAY NOT BE STORED OR PARKED MORE
THAN 48 HOURS ON STREET, IN DRIVEWAY, OR ON SIDE OF
HOUSE UNLESS STORED IN AN ENCLOSED GARAGE.**

SEE BACKSIDE FOR MORE INFO ON RESTRICTED VEHICLES

(Article II 2.4 Covenants Conditions & Restrictions - see backside)
See also: Article 4.14 Supplemental Declaration) & visit tmma.org for all references in the CC&R's



801-407-6712

TMMA.org > Resources > Governing Documents CC&R's



Restricted Vehicle Parking Notice Card (Frontside)

TMMA PARKING POLICY

NOT ALLOWED

- Overnight Parking on public streets during the night between **12am** and **5am** is not allowed year round.
- Restricted Vehicles may not be stored or parked on street, in driveway or on side of house unless behind wing wall fencing on a parking pad or in a garage, year round.
- Restricted Vehicles are any commercial type vehicle (including, but not limited to, any stake bed truck, tank truck, dump truck, step van, cement mixer truck, oil gas truck or delivery truck); any recreational vehicle (including, but not limited to, any camper unit, snowmobile, A.T.V., house/car or motor home); any limousine, any bus, trailer or trailer coach, camp trailer, boat, aircraft or mobile home; any vehicle not in operating condition or any other similar vehicle.


ALLOWED

- Daytime Parking on public streets is allowed for cars, vans, suv's, trucks, etc. No restricted vehicles.
- All restricted vehicles must be stored in an enclosed garage.
- Notify TMMA For Loading Restricted Vehicles unless loading on cement pad behind fence.
- Short Term Overnight Guest Parking (over 24hrs). Notify TMMA Compliance Officer for special circumstance request. 801-407-6770. **THANK YOU**

RESTRICTED VEHICLE VIOLATION PROCEDURE

TMMA's Parking Inspector records all Restricted Vehicles parked on the street on random days throughout each week. The report is then recorded in the Home Owners account and the following procedure begins:

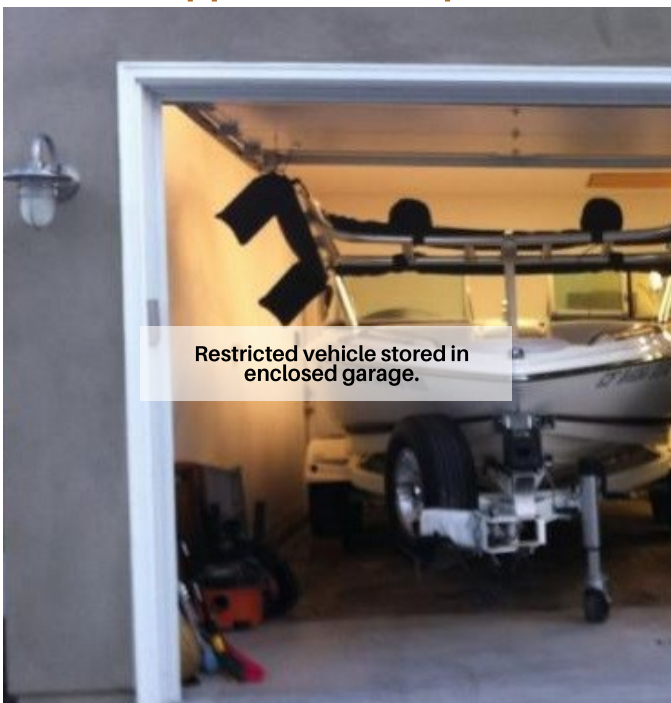
- 1) Initial warning letter sent to Owner and/or Current Resident.
- 2) Second warning/fine letter with fine of \$50 sent to Owner and/or Current Resident if initial warning is not remedied within 3 days.
- 3) Third warning/fine letter with fine of \$100 sent to Owner and/or Current Resident if second warning is not remedied within 3 days.
- 4) Fourth warning/fine letter with fine of \$200 sent to Owner and/or Current Resident if third warning is not remedied within 3 days. Vehicle may be towed at owners expense.
- 5) If overnight parking on street continues, violation procedure goes to the \$200 monthly fine stage if not remedied within 30 days. Vehicle may be towed at owners expense.



Restricted Vehicle Parking Notice Card (Backside)

Please refer to the **TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.**

Approved Examples



Unapproved Examples





TRAVERSE MOUNTAIN
MASTER ASSOCIATION

OVERNIGHT PARKING COMPLIANCE STANDARD

Non-Compliance Notice Text

WARNING

PLEASE MOVE YOUR VEHICLE IMMEDIATELY.

VEHICLES MAY NOT BE PARKED ON STREET FROM 12AM—5AM, YEAR ROUND.

THIS VEHICLE IS PARKED IN VIOLATION OF THE COVENANTS, CONDITIONS & RESTRICTIONS OF THE TRAVERSE MOUNTAIN MASTER ASSOCIATION AND IS HEREBY SUBJECT TO FINES, PENALTIES & BEING TOWED.
(Article II 2.4 Covenants Conditions & Restrictions - see backside)



801-407-6712
TMMA.org > Resources > Governing Documents CC&R's



Overnight Parking Notice Card (Frontside)

TMMA PARKING POLICY

NOT ALLOWED

- **Overnight Parking** on public streets during the night between **12am and 5am** is not allowed year round.
- **Restricted Vehicles** may not be stored or parked on street, in driveway or on side of house unless behind wing wall fencing on a parking pad or in a garage, year round.
- **Restricted Vehicles** are any commercial type vehicle (including, but not limited to, any stake bed truck, tank truck, dump truck, step van, cement mixer truck, oil gas truck or delivery truck); any recreational vehicle (including, but not limited to, any camper unit, snowmobile, A.T.V., house/car or motor home); any limousine, any bus, trailer or trailer coach, carip trailer, boat, aircraft or mobile home; any vehicle not in operating condition or any other similar vehicle.


ALLOWED

- **Daytime Parking** on public streets is allowed for cars, vans, suv's, trucks, etc. No restricted vehicles.
- **Restricted Vehicles** may only be parked in a garage or on a parking pad behind fencing.
- **Notify TMMA For Loading Restricted Vehicles** unless loading on cement pad behind fence.
- **Short Term Overnight Guest Parking (over 24hrs).** Notify TMMA Compliance Officer for special circumstance request. 801-407-6770. **THANK YOU**

OVERNIGHT PARKING VIOLATION PROCEDURE

TMMA's Parking Inspector records all vehicles parked on the street on a random night each week between **12am and 5am**. The report is then recorded in the Home Owners account and the following procedure begins:

- 1) Initial warning letter sent to Owner and/or Current Resident.
- 2) Second warning letter sent to Owner and/or Current Resident if initial warning is not remedied within 3 days.
- 3) Third warning/fine letter sent to Owner and/or Current Resident. Includes sticker on car and \$50 fine if second warning is not remedied within 3 days.
- 4) Fourth warning/fine letter sent to Owner and/or Current Resident. Includes sticker and \$100 fine with right to tow vehicle at owners expense if third warning is not remedied within 3 days.
- 5) If overnight parking on street continues, violation procedure goes to \$100 monthly fine stage if not remedied within 30 days.



Overnight Parking Notice Card (Backside)

Please refer to the TMMA Governing Documents: CC&R's, Community Guidelines, and Architectural Guidelines.

Approved Example



Unapproved Examples





Please refer to the TMMA Governing Documents at tmma.org for all details related to compliance standards including:

Submitting Plans	Lawn Care
Barbecues and Fireplaces	Maintenance Obligations
Buildings	Nuisances
Holiday Décor / Lights	Parking in Street
Debris	Park Strip Trees
Animals	Leash Ordinance
Retaining Drainage	Rear Yard Landscaping
Exterior Paint	Rental/Lease Restrictions
Fence Installation	Restricted Vehicles
Fence Staining	Signs
Flag Poles	Maintain Property Line / Slopes
Front Yard Landscaping	Spas
Garbage Cans	Play Structures
Garden & Fruit Trees	Trampolines
Double Door Gates	Unapproved Installation
Basketball Hoops	Unsightly Items
Window Coverings	Weeds & Debris

**Thank you for all the work you do to follow
the TMMA compliance standards and help make
Traverse Mountain a great place to live!**

—TMMA Management