



# SKYLINE MOUNTAIN RESORT

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## WELCOME TO SKYLINE MOUNTAIN RESORT

### INTRODUCTION

Skyline Mountain Resort has approximately 1,500 acres of lands situated adjacent to the Manti-La Sal National forest and is located 2.8 miles southeast of the town of Fairview, UT. The elevation is from 6,015 feet to 9,100 feet at the springs just below Thad's Peak. Skyline Mountain Resort has much to offer with the swimming pool, golf course, tennis, clubhouse, cabins, RV park, and property to purchase. There is something for everyone here at SMR. There are approximately (35) miles of roads that are excellent for ATV's and snowmobiles. The beautiful surrounding with its panoramic views and spectacular sunsets makes SMR one of the most beautiful resorts in the world.

Briefly stated, membership in Skyline Mountain Resort entitles an individual and his immediate family (which includes husband and wife, plus all single members of the household and living in the same place of residence) to use the resort development and participation in resort-sponsored activities. This booklet has been prepared to answer most of your questions and is supplemental to the By-Laws and Declaration of Covenants, Conditions and Restrictions (CC&R's). Reading these should give you a good knowledge of this unique recreation development.

### MAIN OFFICE

The main office is located at the Resort Clubhouse. Office hours: Memorial Day thru Labor Day are 9:00 a.m. to 5:00 p.m. daily. Labor Day — Memorial Day Tuesday through Saturday 9:00 a.m. to 5:00 p.m.

The mailing address is:

Skyline Mountain Resort

22130 North 11750 East

Fairview, UT 84629

Office: (435) 427-9590

Emergency: (435) 315-7226

Email: [skylinemountainresort@gmail.com](mailto:skylinemountainresort@gmail.com)

Website: [www.skylinemountainresort.com](http://www.skylinemountainresort.com)

## **RULES & REGULATION MANUAL**

The Board Of Trustees saw a need to have an R&R manual to reference policies adopted for the resort. This would be of great benefit to the BOT, management, and members. The date of the BOT meeting, when it was adopted, will be in parenthesis at the end of the policy. If you see (MG) after the item, it came from the old Member's Guidebook that has been replaced by this manual. This manual has two sections; the first section deals with the Members, and the other deals with the BOT. (8-9-01)

### RESERVATIONS

Reservations for cabins and campgrounds are made with the office or a request can be sent by email from the website and the office will contact you to complete the reservations. Members may make reservations (12) months in advance and Non-Members may

make reservation (11 %) months in advance. The reservation can only be made during the first 2 weeks of the year for member only reservations.

## **THE GOLDEN RULE**

The Golden Rules should be used while at the resort. "DO UNTO OTHERS AS YOU WOULD HAVE THEM DO UNTO YOU" will prevent problems. Courteous behavior is always appreciated and expected at Skyline Mountain Resort, towards other guests or Members and towards any of the staff. THANK YOU!!

## **MEMBER INFORMATION**

### **ADVERTISING ON THE WEB PAGE**

SMR members can list an item on the "FOR SALE" section on our web page at no charge. If interested, please either email the office or call them with the details of what you would like to list. (11-08-2001)

### **ATV'S**

Members may bring and ride ATV's, motorcycles, trail bikes and snowmobiles, etc. on the resort as long as they observe the following conditions. YOU ARE TO STAY ON THE RESORT ROADS. DO NOT TRESPASS ON PRIVATE PROPERTY. A parking area is provided and marked for ATV's North of the swimming pool area.

### **OPERATING ATV'S ON SMR**

SMR Members and guests may operate ATV's on SMR property only upon being compliant with the State of Utah's Off-Highway Vehicle's (OHV) Laws and Rules. Copies of these "Laws and Rules" can be obtained at the following website <https://www.atvcourse.com/usa/utah/atv-laws.aspx> If you do not know what the laws and rules are, FIND OUT! (09-05-200)

### **ATV PLATES**

ALL OHV's operating on SMR are required to have ATV plates. These can be ordered at the SMR office for a one-time charge of \$10.00 each plus tax. SMR members are responsible to furnish plates with the member's lot number on them for each of their guest's OHV's. (09-0520-01) (11-08-2001)

### **CURRENT LOT NUMBER ON PLATE**

SMR members are required to have their current lot number on their plates. Members can turn in plates with old lot numbers for full credit towards obtaining plates with current lot number. (09-05-2001) (11-08-2001)

### **LEGACY AND WILLOW GLEN MEMBERS**

Legacy members are required to abide by the same Laws and Rules while operating on SMR property. They will have their own plate which will be green in color. They can order these plates at SMR's office for a one-time charge of \$12.00 each plus tax. (11-08-2001)

### **BOARD OF TRUSTEES**

SMR elects a Board of Trustees who then governs the affairs of the resort for the members. This election takes place at the Annual Meeting, which is held in the spring. You may obtain details by watching your Newsletter. The term of office for Board Members is three years. (MG)

### **BUILDING CODES AND GUIDELINE**

All cabins, buildings, and structures blueprints, or plans for excavation, which will be done at SMR, are to be first submitted and approved by the Architectural Committee. They must also obtain a building permit and applicable permits from Sanpete County. (MG)

All roads or driveways must be approved by the Architectural Committee prior to development of said projects. (06-08-06)

## **BULLETIN BOARDS**

There is (1) Bulletin Board available for messages and advertisements at SMR located between the restrooms in the clubhouse. Signs, advertisements, or selling of merchandise are not allowed on the common grounds of the resort. Commercial signs are not allowed within Skyline Mountain Resort. The only exception would be hole sponsorship on the golf course. (MG)

## **CHILDREN**

Children must have proper supervision. Parent's, please know where your children are and what they are doing at all times. Resort vandalism or personal injury will be the sole liability of the parent or responsible member. Report vandalism when discovered. Children without their parent's gate card will not be permitted through the gate. (MG)

## **ELECTRICITY – Connection Fees**

Golf Course lots shall be under the jurisdiction of SMR; there will be \$3000.00 which includes charges from Mt. Pleasant Power, Sanpete County and SMR. (02-12-2004)

## **WATER – Connection Fees**

All water connections fall under the jurisdiction of Skyline Mountain Special Services District (SMSSD). Please contact them for pricing involving connection and monthly fees for water. Mailing address: 2201 SMR Fairview, Utah 84629

Phone: (435) 469-1661

E-mail: [SMSSD2013@gmail.com](mailto:SMSSD2013@gmail.com)

## **DELINQUENT MEMBERS**

Any member delinquent (90) days or more will not receive the benefits of a member and will be charged nonmember rates. (01-10-2002)

## **DELINQUENT ACCOUNT POLICY**

A letter will be sent to members that are delinquent as follows: (90) days, first collection letter will be sent; (120) days, second collection letter will be sent; (150) days, third letter will be sent serving notice of delinquent assessments and demand for payment, stating member has (15) days to correct the deficiency. (03-11-2003)

## **DUMP STATION**

There is an underground dump station for emptying RV holding tanks and chemical toilets. This is for all members and RV guests to use and is located across the street from the overflow RV. (MG)

## **FIREARMS**

Firearms are NOT to be discharged in the resort. (09-12-2002)

## **FIREWORKS**

The use of all fireworks is strictly prohibited on SMR property. NO EXCEPTIONS!

## **FISHING**

Fishing in the streams on SMR is controlled by the State Fishing Regulations. A State License if required and possession limits must be observed. (MG)

## **GARBAGE**

Everyone must carry out their garbage and place it in the dumpster located next to the old tool shed. This dumpster is for REGULAR HOUSEHOLD GARBAGE ONLY and must not be used for building materials, trees or brush. The members pay to have the dumpster emptied and it is for member use only. Anyone caught disposing unauthorized material will be fined \$299. (MG)

## GOLF CART RESERVATIONS

Golf Carts may be reserved on tournament days by prepayment only. All other days they will be rents on a first come first serve basis. (06-12-2003)

## GUESTS

Guests are the responsibility of the members. The member should acquaint their guests with the resort guidelines and rules of conduct. Members may pick up a complete set of SMR By-Laws, and our Rules and Regulations from the office. Speed limits and all other rules of the resort must be observed. ATV's must display ID plates furnished by members, with member's lot number. (MG)

## HAZARDS

Certain hazards exist on the resort and should be recognized as such. They include; the roads on the mountain become very slick when wet. Please, for your safety, if the roads are wet, wait until they are dry before you travel on them. Many things considered safe for adults may be hazardous to children i.e. fish pond and fast flowing ditches. It is the parent of guardian's responsibility to watch out for the child's safety at all times. (MG)

**HUNTING** - There is NO HUNTING on the resort for the following reasons:

1. A previous BOT, on (6-9-99), adopted the policy: "No discharging of firearms within (1) mile of a cabin. "After identifying the cabins on a map of the resort, it is obvious there isn't a place on the resort where a person could hunt and be more than (1) mile from a cabin.
2. In searching the CC&R's and Bylaws for the rights of members, there is NO mention of hunting. However, there is a section in the CC&R's on a Member's Rights. It states, " ...It is contemplated that each Assigned Area will be assigned by the Association to an owner. Each Assigned Area so assigned to an Owner shall be occupied solely and exclusively by said Owner and no other owner or Member shall have any right to use or occupy the Assigned Area or any Dwelling constructed thereon." (Article 2.1.2) Under this condition there isn't anyone who can give permission to hunt an owner's area except the owner.
3. In reading the letters and talking to many members, there is a serious safety concern for the members and their families.

We realize this will displease a few members and are sorry for any inconvenience this will cause. We ask all to abide by this policy and to be aware of our resolve in enforcing it. (09-12-2002)

## LOST AND FOUND

A lost and found container is maintained at the clubhouse. Items not claimed after (30) days will be given to charity. (MG)

## MEMBERSHIP TRANSFER FEE

1. Effective May 1<sup>st</sup> 1999, any and all memberships sold, traded or otherwise transferred will be subject to a \$500.00 transfer fee for a new member and a \$50.00 transfer fee for member's who already own property at SMR. Excluding those transfers described in paragraph (2) below. Such fee shall be paid in full to Skyline Mountain Resort on or before the effective date of the transfer transaction.
2. Memberships sold, traded, or otherwise transferred between members of good standing who will continue to be members after the contemplated transfer is effectuated will be subjected to a \$50.00 handling fee. The aforementioned fee will be due on or before the effective date of the transfer transaction..
3. Membership fees for new members, where the lot was transferred or inherited by an immediate family member shall be \$50.00. (Defined as: Son, daughter, or family trust). (02-12-2003)

Note: Members in good standing are members that re current in their dues, special assessments and have no outstanding fines or late fees. (10-26-1999)

## NEWSLETTER

A quarterly newsletter is sent to each member. Please notify the office of any address changes. We must know how to contact you in case of an emergency or for special business matters. (MG)

## OPEN FIRES

All open fires in SMR must be in fire pits that have been approved by a member of SMR's Fire Committee. The following requirements must be met:

1. Fire rings must consist of masonry or steel construction; they must be a minimum of (24)" to a maximum of (48)" opening, with a minimum depth of (18)", and not to extend above the ground more than (24)". A minimum of (4)" of course gravel or refractory linin the base ring.
2. Area surrounding the outside edge of the fire ring shall be void of any flammable vegetation or other combustible material to a minimum distance of (15)' horizontally from the outside edge of the fire ring. Vertical clearance of combustible materials from the fire pit and cleared area surrounding the fire pit shall be a minimum of (15)'.
3. The fire must always be attended to until it is entirely extinguished.
4. The following are recommended safety tips that should be adhered to.
  - a. Water or fire extinguisher available.
  - b. Spark screen to cover fire pit.
  - c. Firewood is to be stored safely away from any fire pit, building, or structure. (08-09-2007)

## PASSES (GOLF & SWIM)

One (1) Annual punch pass will be offered to members in good standing, this pass will be worth \$60.00. The pass may be used in any combination towards admittance to the swimming pool or towards green fees on the golf course. This pass must be requested and picked up at the SMR office. This pass is neither replaceable nor refundable and expires at the end of the golfing season. If you want someone else to pick up the pass for you, you will need to call the office to authorize someone else to pick it up. The office will not give your pass to anyone but you without prior authorization. (03-14-2002), (11-14-2002)

## PETS

We encourage pet owners to leave pets at home, however where possible the resort will have (2) doggie dump stations located in the RV park (1) on the east end of the RV park and (1) more centrally located closer to the clubhouse on the west end of the RV park. Pets must be kept inside the owner's camping unit or on a leash attached to the camping unit.

Pets will not be allowed outside designated pet areas or your lot except when being walked on a leash. Pets are not allowed near the picnic areas restrooms, clubhouse, playground, pool area and cabins. We have (1) pet friendly cabin. Cabin #1 is our only pet friendly cabin. Noisy or vicious pets are not allowed. Any mess caused by a pet will be removed and disposed of by the pet's owner at any of the available doggie dump stations. Pet owners who do not comply with the pet rules will be asked to leave the resort. (MG)

## POOL & WATERSLIDE

The pool will be open seven days a week during the summer season, which is Memorial Day weekend through Labor Day. It will be posted closed when necessary for emergencies, weather conditions, maintenance, or cleaning.

Children by State Law, under fourteen years of age, must be accompanied by an adult while inside the pool area. State Law requires that you shower prior to entering the water. No pets are allowed in the pool area. Clean swimsuits are required no cut-offs please. No smoking, food, or drinks in the pool area. Anyone violating the pool rules will be asked to leave. Use pool showers for swimming purposes, not the clubhouse restrooms.

The pool will open at 11:00 a.m. and close at 7:00 p.m. Monday through Saturday. Sunday 11:00 a.m. to 4:00 p.m. There will be no refunds due to weather conditions that force us to close unexpectedly. Please check local weather conditions before coming to swim.

Parents of children are expected to stay with kids under the age of 12 or any child that cannot swim. The SMR staff are not babysitters, please do not drop off your kids if they cannot watch themselves. Our lifeguards are here to save lives.

SMR reserves the right to refuse service to anyone. If there are people acting inappropriately, they will be asked to leave with no refund. NO EXCEPTIONS.

All pool rules apply to the kid's pool and water slide. Those using the slide must have a wrist band showing they paid. One person at a time and there will be no stopping inside the slide. Slide will open as posted. (MG)

## RESTROOMS

Restrooms are currently in the clubhouse and can be accessed using your gate card. We would ask that you clean up the washbasins and counters for those who follow you. Please limit your time in the showers and remove all belongings from the restroom. Even though the restrooms are cleaned regularly, we need your cooperation to keep them clean. (MG)

## RESORT MANAGER

The Resort Manager and his/her staff are here to assist you. Please show them the common courtesy you would expect if you were in their shoes. Please leave the handicapped stalls for our elderly and handicapped members and visitors. If you are not elderly or handicapped we respectfully request that you use the regular bathroom stalls and showers. For emergency you may call the resort Manager. Their number is listed in this manual. (MG)

## ROBINSON PARK

The area east of the clubhouse named Robinson Park in honor of Kent Robinson. (04-08-2004)

## GATE CARDS

SMR MEMBERS: Are given two (2) free cards with their membership. They can purchase three (3) additional cards at \$8.00 plus tax. Additional cards over that can be purchased at the rate of \$20.00 for the 6th, \$40.00 for the 7<sup>th</sup> and \$80.00 for the 8<sup>th</sup>, plus tax. Maximum of (8) devices total are allowed per member.

Clickers are \$80.00 plus tax. Replacement cards are \$8.00 plus tax. (07-11-2001; 09-05-2001)

The gate now has the option of a phone access. For a one-time fee of \$130.00 you can then have the gate programmed with your phone number and receive a code to allow your guests to put in your code, it will dial your number and you can grant them access remotely from your phone. Your phone must have service to use this option. If you need more details on this option please contact the office.

SMR members will be responsible to see that their contractors have a card to get in the gate. (08-09-2001)

LEGACY MEMBERS: Are allowed the same quantity of devices for the same price as SMR members.

CONTRACTORS: Will be issued a temporary card, valid for (90) days. They are to provide: A current business card with contractor license number and contact info on the business card. There will be a deposit of \$100.00, refundable when the card is returned. It is valid for (90) days. The contractor must stop back into the office if they will be doing work on the mountain longer than (90) days so the office can extend their card past (90) days. (08-09-2001)

SERVICE PROVIDERS: Those who need to enter the resort to provide service will be issued a temporary card or the office staff will click them through the gate. If they are issued a temporary card it will require leaving a driver's license or a \$20.00 deposit. (08-09-2001)

## SECURITY GATES

POLICY: Members using the gate must place their gate card, arrow up, flat against the reader, do not drive through the gate until it is completely open, The gate will remain open for three (3) seconds after entry, it will close automatically. When allowing guests to enter, go through the gate, let it close completely then place your card on the reader and repeat the process. (MG)

The gates are to stay closed whenever possible. Those having an event are required to have a responsible individual at the gate to let their guest(s) in. If the gate is broken (and it is possible to close it), it will be left closed and a sign will be placed at the bridge informing members to use the other gate, (08-08-2002)

## ROAD MAINTENANCE

No member, contractor or any other person shall have the right to perform any maintenance on the SMR roads without prior permission from the Board of Trustees or Management. This includes plowing any snow during the winter months. No upper roads are to be plowed and the Board of Trustees or Management will arrange to have the roads in the full-time area plowed by a contractor. Upper roads may be groomed with a snow groomer as determined by the Board of Trustees or Management.

## SNOW GATES

Snow gates, refers to the upper and lower gates on Juniper Drive and the gate on Birch Creek Drive. Although these gates remain open, only over the snow vehicles will be allowed past the snow gates. Over the snow vehicles are defined as tracked vehicles designed for use in the snow, i.e.: snowmobiles, snow cats, ATV's with snow tracks, and snowshoes. We leave them open due to member safety and someone might not be able to get out with the current opening we now have when they are closed as some of these newer tracked vehicles are wider than in years past. Tire chains do not qualify as a tracked over the snow vehicle. At the side of the gates there is access for the narrower vehicles. Those who have over the snow vehicles too wide for that access will need to go through the main gate that is now left open for that purpose. You are solely responsible for deciding if the conditions of the road are safe. If you get stuck, it is not Skyline Mountain Resort's responsibility. We ask that all members and their guest(s) please make wise decisions and always keep safety their first priority.

## SIGNS

There are to be no signs on the common grounds of SMR, unless placed there by the Board of Trustees or Management. Read the Bulletin Board Policy. (08-09-2001) Commercial signs are not allowed within Skyline Mountain Resort.

## SPEEDLIMITS

The maximum speed limit throughout SMR is (25) MPH. The roads are used for many types of activities, such as, horseback riding, ATV's, snowmobiles, and by pedestrians. Please use caution at all times. The speed limit is (5) MPH in the clubhouse and RV areas. Courtesy to cabin owners is appreciated and clouds of dust are not. (MG)

## SPRINGS & STREAMS

There are ten (10) springs and three (3) streams (Spring Creek, North Fork and South Fork Birch Creek) on the property of SMR. These springs and streams cannot be altered, or the water flow changed in any way. All members have full access to all streams. No one may interfere with their natural flow or divert them for any reason. These streams are sparkling clear and free from pollution and all are expected to keep them that way. No drinking from or swimming is allowed in these streams. (MG)

## VANDALISM

Because of the nature of the resort, vandalism has been greatly reduced. As members, you are expected to police yourselves and report any activities that are not in the best interest of the resort or its members. Such activities should be reported immediately to the Resort Manager or a BOT member so the proper authorities can be notified. Persons found destroying property will be turned over to the local police and the resort will expect full restoration for all damages. (MG)

## WILDLIFE

There are many different species of wildlife at the resort. i.e.; Deer, Elk, Bear, Cougar, Wild Turkey, etc. We expect all members and their guests to not harass these animals in any way. We also want to warn about feeding the wildlife, if you feed even the turkeys or squirrels it in turn draws in the bear and cougars which can be dangerous. There have been many occasions that members have left food or garbage out and that attracts the bears. It is very sad when an animal must be put down because of the ignorance of a human. Please be aware and respectful of all our wonderful wildlife. If we clean up after ourselves and be mindful that we are in their country and are respectful of that, we can hopefully eliminate the need for any of these wonderful animals to be put down. There is no hunting of any kind allowed at the resort. There are some private property owners that are not members of the resort that are allowed to hunt on their own property, if you are a member of SMR it is strictly prohibited. The wildlife will cross your property and it is unavoidable, please be respectful of them. It is their mountain too.

## **WORKDAY FEE**

The workday fee is for members unable to go to the resort and help with projects, however we prefer members to help with the many things needed in maintaining the resort. The fee for those members unable to attend a workday will be \$100.00. In future years that amount may be higher. It is your responsibility to see that your name gets on the list so you will not be billed if you have completed your workday. (11-18-2000)

## **WORKMAN COMPENSATION**

No contracted person, or their employees will be allowed to work within SMR boundaries without proper Workman Comp and Liability Insurance. (09-12-2002)

## **YEARLY ACTIVITIES**

The yearly activities at SMR include the Annual Breakfast, Annual Member Meeting, and the Annual BBQ. Please watch the newsletter and check the website - [skylinemountainresort.com](http://skylinemountainresort.com) on the events page for details. (MG)

## **INDIVIDUAL WELLS**

Sanpete County Water Source Protection Regulation negates individual well drilling on acre lots within Skyline Mountain Resort. (07-14-2005)

# **BOARD OF TRUSTEES**

## **MEETINGS**

AGENDA: Those wanting to be on the agenda for a Board of Trustees meeting, please contact the BOT Secretary no later than one week prior to the monthly meeting. Contact the office or check the web page for current secretary, meeting times and location. (11-08-2001)

NON-AGENDA ITEM: The BOT will not make a decision on an item that is not on the agenda for that meeting. There will be an exception to items of urgent matter. This will allow the BOT time to research the matter and to make an informed decision. (04-11-2002)

TAPES OF BOT MEETINGS: The BOT meeting tapes will be kept for one (1) year, after one (1) year they will be erased. (08-09-2001)

## **REIMBURSEMENT OF EXPENSES**

The BOT will reimburse for expenses incurred, items purchased, phone calls made and mileage at a rate of whatever is the state or federal approved amount for that given year, for those items used for SMR business. A receipt must be furnished and turned in on the proper expense form and approved by the BOT President. (01-31-2002)

## **SERVING ON THE BOT**

Due to the possibility of a conflict of interest, employees of SMR cannot serve on the BOT. A member of the BOT is expected to set policies and wages for employees. Also, if there is a problem with the chain of command, where management answers to the BOT and the employee to management. (01-31-2002)

## **TERM OF BOARD**

New BOT members will take office September 1<sup>st</sup> after their election. The outgoing BOT member will remain in office until August 31<sup>st</sup> to work with, train and pass along needed information to the new board member. Each board member will serve on the board for three (3) years. (01-31-2002)