

# *TIMBER WOLF LODGE HOA*

Website: [www.timberwolfhoa.com](http://www.timberwolfhoa.com) / email: [timberwolf.parkcity@gmail.com](mailto:timberwolf.parkcity@gmail.com)

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## Timber Wolf Lodge – Welcome Packet Guidelines and Rules

Welcome to the Timberwolf Lodges Community!

This is a summary of some key items to enable us all to enjoy our time in the community, keep our property beautiful and safe, and minimize unnecessary expenses for repairs due to damage. Please refer to the CC&Rs for a more complete list. The CC&R's are available on the HOA website: [www.timberwolfhoa.com](http://www.timberwolfhoa.com)

\*Owners please be sure to review the important owner insurance information found on the documents section of the HOA website \*

### General Rules and Information

- Noise: To respect our fellow residents, please avoid noisy activity such as loud music, etc. Quiet hours are from 10 pm to 7 am.
- Fire danger: To protect our wood buildings, no flammable or combustible materials are allowed other than fuel for gas grills. No open fires or charcoal grills, no fireworks, and no smoking within 50 ft of any building.
- Garbage and Recycling
  - An HOA representative takes the cans to the curb & puts them back in the garage.
  - Smaller trash cans are for garbage, collected weekly.
  - Larger trash cans are for recycling – NO GLASS. Collected every other week.
  - Glass may be recycled at collection bins located at Willow Creek Park.
  - Garbage and recyclables shall not be deposited anywhere other than in provided trash recycle bins.
- Thermostats: To avoid frozen pipes, please keep heat on in your unit at 68 to 70 F from Nov 1 to May 1. Park City can experience cold temperatures from mid-Oct to late-May.
- Mail: there are no mailboxes nor mail delivery directly to Timberwolf.
  - Post office boxes can be obtained at 1 of 3 USPS offices in the Park City area: Main St. in Old Town, 1200 Park Ave near Prospector, and Kimball Junction.
  - There are also 2 UPS stores and 1 FedEx store in Park City.
- Internet: basic internet is included in your monthly HOA dues.

- Wireless secure internet is provided by Blue Rim Networks
  - Connect to Timberwolf-5 Ghz-Secure or Timberwolf-Secure networks
  - Password: Twolf2016
- TV Services: The HOA provides a basic TV package to each unit which includes standard definition (not HD) and two standard definition receivers. If owners wish to upgrade their TV Services at their own cost, they can visit the Comcast / Xfinity Store in Park City.
  - Timber Wolf HOA Fees include water, sewer, cable TV, internet, gas and electric. Trash is billed to each owner though Summit county property taxes.

### Individual Units

- Units are for residential occupancy only. Water beds are not permitted.
- The HOA is responsible for the exterior of the buildings and the common areas.
- Owners are responsible for the interior of their units, including window replacement. If Individual unit owners would like to have something done inside their unit, they may contract with Rob Clayburn (see information below) to get a bid, or hire a contractor of their choice, for an additional fee.
- Nothing shall be displayed or hung on windows or placed on outside walls or doors of units that would detract from the character of the Property, for example:
  - No signage (ex. "for sale" or "for lease", etc)
  - No awnings, canopy, shutters, AC units, etc.
  - No radio or TV antenna or satellite dishes
- To avoid unexpected utility disruptions and potential damage, Owners must notify the community if they intend to do any electrical or plumbing work in their unit. Such changes have impacted other units within individual buildings in the past. Notification should be sent to [timberwolf.parkcity@gmail.com](mailto:timberwolf.parkcity@gmail.com) at least 3-business days in advance of any plumbing or electrical changes.

### Pets

- Short-term renters are NOT allowed to have pets
- Renters residing for 6 months or longer may have a maximum of 1 household pet IF the owner allows pets in their unit.
- Owners may have a maximum of 2 household pets
- Please keep pets on leash and promptly clean up pet waste.

### Garages, driveways, porches and walkways are all Common Areas

- Owners MUST obtain the written approval and consent of the HOA board prior to constructing any permanent or semi-permanent storage unit in their garage space.
- No storage is allowed to enclose or block any fire sprinkler heads in the garage area.
- The HOA shall not be responsible for any personal property in any Unit or Common Area.

### Parking

- There are only 10 outdoor parking spaces shared among 45 units. The designated garage parking space is the primary choice for both owners and renters.
- If owners rent their property but want to maintain a vehicle in Park City, we encourage owners to store their vehicle at an off-site parking facility thereby allowing renters to use the garage parking space.
- Park in designated parking areas ONLY. No parking in driveways. Vehicles improperly parked may be towed at the Owner's expense.
- NO oversized vehicles, no trailers of any kind, and no non-operating vehicles are allowed to be parked on Timberwolf property.

### Hot Tubs and Fire Pit are Common Areas

- Use plastic, metal or other non-breakable containers. NO glass containers.
- No Smoking and NO Pets in the hot tub area
- Don't put foreign substances in the hot tubs (ex. no food, bubbles, coloring, etc)
- Hours are 10 am to 10 pm daily.

### Key Contacts

- Timberwolf HOA Board of Directors and Advantage Management:  
[timberwolf.parkcity@gmail.com](mailto:timberwolf.parkcity@gmail.com)
- Management Company: Advantage Management 801-235-7368, [HOAhelp@amres.co](mailto:HOAhelp@amres.co)
- Community Handyman for hire: Robert Clayburn 435-640-2851  
[robertclayburn@gmail.com](mailto:robertclayburn@gmail.com)