

**NEW PROPERTY OWNER**



**WELCOME PACKET**



**SUMMIT PARK  
A FIREWISE COMMUNITY**

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Dear new neighbor,

On behalf of the members of the Board of Directors of Summit Park Home Owners Association (SPHOA) we would like to welcome you to Summit Park. The enclosed information packet will help you transition into the community. We look forward to meeting you!

Your SPHOA is here for you and our members. For some, the term “HOA” has bad connotations based on past experiences where their HOA acted too much as neighborhood police looking for infractions in their Covenants, Conditions & Restrictions (CC&Rs). That is *not* us. The Board of Directors consists of a diverse group of volunteers that instead directs nearly all of its energies as an advocacy group looking out for the best interests of our community. That often involves working closely with local government agencies by leveraging our collective clout for neighborhood improvements and providing Summit Park residents with various activities and events for the betterment of our community.

Please visit our website, <https://SummitParkUtah.net/HOA/> for the latest information about neighborhood events, current Board member contact information, and the neighborhood bulletin Board. In addition to this welcome letter and following informational pages, there is additional information found on our website that our membership often finds useful, and it is continually updated to provide the latest on events, activities, and matters of interest for Summit Park residents.

If you have purchased a lot, rather than a completed home, the Architectural Review Committee will provide a packet to assist you in the process of planning and constructing your new home.

Summit Park consists of over 600 properties and 200+ finished homes in 14 “plats” from A up to M-2. The CCC&Rs vary from plat to plat, but share a vision of enjoying and preserving the privacy, wildlife, and views afforded by our healthy mature forest. Our community is a mixture of working families, young families, and retired families living in a unique environment that poses challenges not found in many rural or urban settings.

We have an annual Home Owners Association (HOA) meeting and open monthly Board and membership meetings which we encourage you to attend. Meeting time and dates are typically held the first Tuesday of each month beginning at 7:30 P.M. Your HOA dues help fund an annual “Dumpster Days” neighborhood clean-up effort every June, FireWise

Community activities year-round, and other programs as determined by our HOA members and the HOA Board.

Again, welcome to Summit Park. We look forward to having you as an active member of our community.

Your SPHOA Board of Directors

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# Summit Park Trail System

Summit Park trails are maintained by Basin Recreation. Bikers, hikers, and dogs are often seen on any given day on Summit Park Trails. E-Bikes are not allowed on single track trails except for maintenance, events, emergency response, and ADA compliance.

Please visit <https://www.parkcity.org/departments/trails-open-space> to view information on e-bike policy information, Summit County leash rules and regulations, and off-leash expectations.

**ACRES:** 316

**TRAIL MILES:** 10

The Summit Park Open Space is protected by a conservation easement held by the State of Utah Forestry, Fire and State Lands and is a federally-recognized Forest Legacy property. The Forest Legacy program safeguards “working forests” that protect water quality, provide habitat, forest products, opportunities for recreation, and other public benefits.

## **FEATURES:**

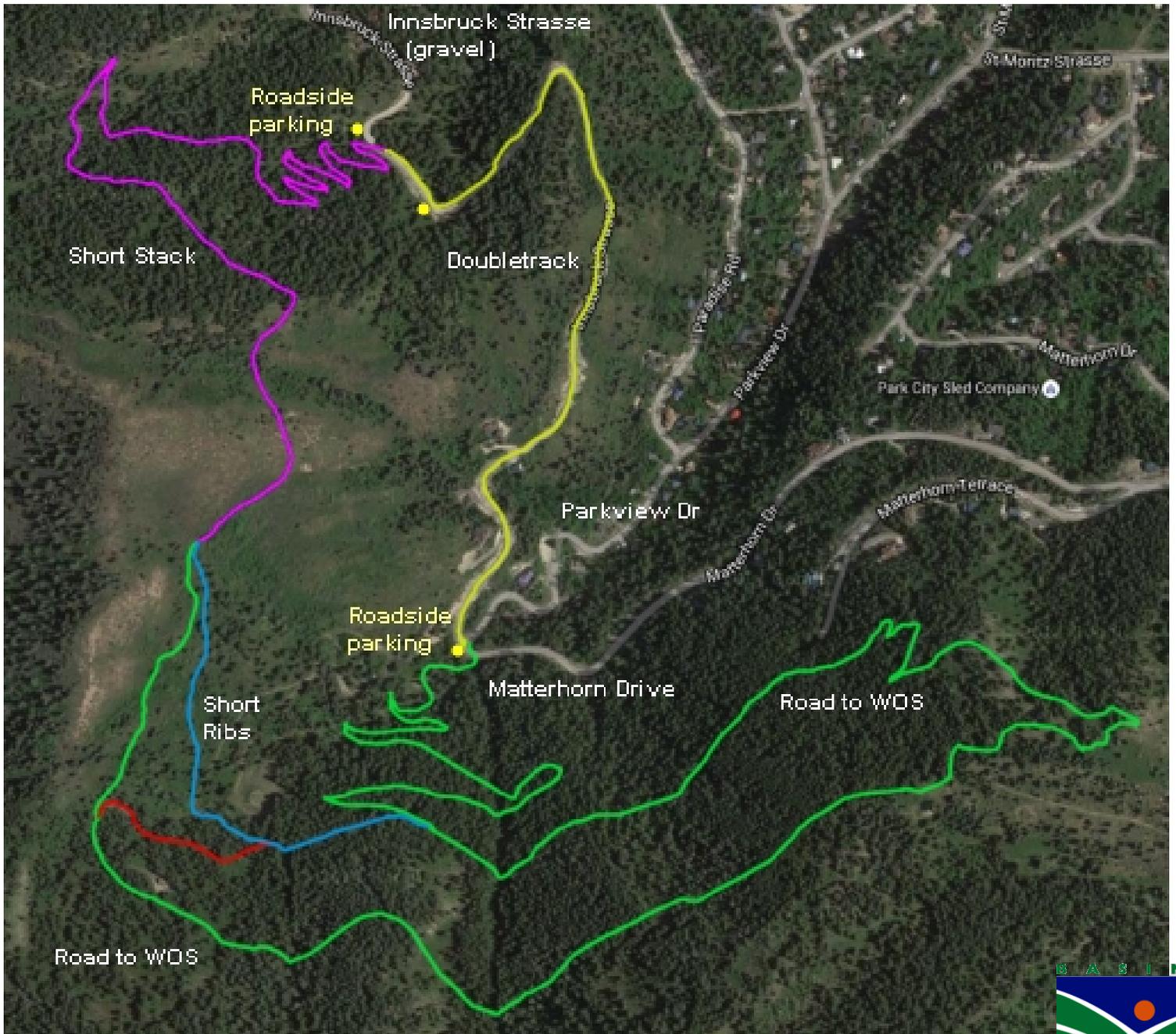
With upwards of 10 miles of trails including 3.5 miles of hiking-only trails, Summit Park has something for everyone. Densely forested, Summit Park is an ideal place to escape the summer heat but it also provides fantastic snowshoeing/ski touring options in the winter months.

## **PROPERTY ACCESS:**

Summit Park has three designated trailheads: 1) at the intersection of Parkview Drive and Matterhorn Drive, 2) at the top of Innsbruck Strasse and 3) Matterhorn Terrace. Parking along the streets is prohibited from November 1 to May 15 to allow snow plows full access to our narrow streets. Also, parking is often very limited in and around trailheads, so please respect parking signage and homeowners that live in proximity to the trailheads.



See Summit Park Trail Map on following page.



# Firewise USA ®

Summit Park has joined the growing network of more than 1,500 recognized Firewise USA® sites from across the nation. The Firewise USA® program teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action now to prevent losses.

Please see the enclosed welcome letter and informational brochures about the Firewise program. For more information about the Firewise program please visit:

<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA>



## County Right-of-Way and Snow Removal

Summit County Code, Section 7-3-4 states that a property owner (or renter) shall confine the accumulated snow to their premises or to another property with permission.

The county right-of-way is defined as the width of the paved or graveled surface plus ten additional feet on either side of the surface.

Summit County Code, Section 7-3-5 states that it is unlawful for any person to deposit, haul, blow, push, or otherwise deposit accumulated snow within the right-of-way.

For more information on county right-of-way download Ordinance 181-D and F at:  
<http://summitcounty.org/DocumentCenter/View/180>

For more information about snow removal download Ordinance 346 at:  
<http://summitcounty.org/DocumentCenter/View/186>

## Outdoor Lights /Dark Sky Ordinance

Section 3505.07. D of the Land Use and Development Code requires that all exterior light fixtures be fully-shielded and down-lit, meaning that the light bulb may not extend below the lowest horizontal plane of the shielding element. These fixtures provide lighting for safety, but seek to limit glare and light pollution to provide minimally inhibited views of the night sky. For more information on the Dark Sky Ordinance and your responsibilities as a Summit County resident please visit:

<https://www.summitcounty.org/DocumentCenter/View/8704/Ordinance-No-896-SB-Lighting-Reg>

# Wildlife and Pets

Summit County Code requires dogs to be leashed (see Summit County leash ordinance below) when not on owner's property.

Some tips to remember if you are a pet owner:

- Do not let dogs go on others' property
- Loose pets endanger wildlife and road safety
- It is your responsibility to pick up after your dog
- Be sensitive to excessive barking – even inside, barking echoes throughout the neighborhood
- Loose cats are a danger to birds
- Bird seed is attractive to bears, raccoons, porcupines, mice
- Mountain lions, foxes, bears, deer, and moose are a danger to loose pets.

As per Summit County Code, Section 5-1-9:

It shall be unlawful for the owner or person having charge, care, custody or control of any dog to allow such dog at any time to run at large *except as noted below*:

1. On a leash or lead
2. The dog is under the control of its owner through the use of an electronic dog collar, provided that the owner maintains voice and sight control and carries a physical leash or lead with them at all times
3. Confined within a vehicle
4. Within the real property limits of the owner
5. Within the real property limits of another with the express permission of the property owner
6. The dog is an agricultural dog actively working
7. The dog is hunting with its owner
8. The dog is within the boundaries of a designated off leash dog area adopted by ordinance or otherwise formally approved by the City, or a homeowners association within the jurisdiction

Owners of any dog found running at large shall be strictly liable for a violation of section 5-1-9 regardless of the precautions taken to prevent the escape of the dog and regardless of whether or not he/she knows that the dog is running at large.

For more information please contact Summit County Animal Control at (435) 336-3985, or visit their website at [animalcontrol@summitcounty.org](mailto:animalcontrol@summitcounty.org)

# Rental and Business Properties

Nightly rentals are strictly prohibited in Summit Park. Single-family residential zoning means there shall be no commercial activities that impact or detract from long-term residential intent. Short-term rentals that negatively impact nearby residents may be subject to being reported.

If you rent your house and are not the primary resident, it is your responsibility that your renters understand neighborhood stewardship such as not pushing snow into street, parking restrictions, and pet owner responsibilities.



## Street Parking

Parking Reminders:

- Street parking is **allowed from June to October**
- Street parking is **prohibited from November to May**
- Please use the area in front of your property before neighbors' areas
- Don't block neighbors' driveways or mailboxes
- Vacant lots, cul-de-sacs, and county right-of-way are not for parking excess personal or commercial vehicles such as trucks, campers, RVs, trailers, or boats

## Bus Route

The 7 Pink bus route now stops in Summit Park! Service typically runs every 30 minutes, seven days a week, 365 days a year. Please check Park City's current bus schedule for exact times. The Summit Park bus stop will be at the northwest corner of Aspen Dr. and I-80 near the southeast corner of the Shell station. From there it will head east on Aspen Dr. to Kilby Rd., stopping at the base of Timberline, the Weilenmann School of Discovery and Woodward before continuing onto the existing 7 Pink line. See the bus schedule on following page for more information.

## Non-Emergency Numbers

**Summit County / Sheriff Dispatch Center - 435-336-3600**  
**Park City Fire District - 435-649-6706**



**SUMMIT PARK  
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**SUMMIT PARK FIRE AND SAFETY COMMITTEE**

The Summit Park Fire and Safety Committee would like to congratulate you on your decision to call our community, home. We welcome you and your family to this beautiful and unique neighborhood.

Living in this particular environment brings seasonal challenges even to the long time resident, but with a little planning and a bit of patience, you'll find it is well worth it.

While winter carries a feeling of solace and excitement, it also gives rise to precarious driving conditions and parking challenges; as snow totals can easily exceed eight feet! The county snow plows do a great job, so please be patient and appreciate all they do. A few important winter safety tips to consider: keep your natural gas meter accessible, clear nearby fire hydrants of snow, and watch for snow slides off your roof, which can bury even adults.

For most of us, the reason we cope with winter is for our spectacular summers. However, we live in a forest environment with steep slopes, and as a result, wildfire is a constant threat. The Summit Park HOA is committed to sponsoring community incentive programs which help offset the expense of homeowner efforts in reducing their wildfire risk. As a Firewise Community, we are a leader in Summit County for progressive strategies and illuminating information. We strive for community based and collective principles in protecting our neighborhood and are engaged with, and participate in, multiple State and National fire risk reduction programs.

More information on these, and other topics can be found on our website, [summitparkutah.net](http://summitparkutah.net). Be sure to sign up on [Facebook](#) and [Nextdoor](#) (a local community app), as they are often used for local notices and announcements. If you have any questions, comments or concerns please do not hesitate to contact any Board member. Welcome to the neighborhood!

Mike Quinones  
Fire & Safety Information Coordinator Summit Park HOA

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## Summit Park Architectural Committee

Dear New Property Owners,

The Summit Park Architectural Committee was formed to provide guidance and recommendations to property owners who are planning to build or remodel a home in Summit Park. Because we live in a unique mountain environment with distinctive challenges, it is important to have a design review that is independent of Summit County's code compliance process. This free service is provided by volunteer residents who are professionals with experience living in, and/or building homes here. The Architectural Committee offers personal insight on issues concerning roof line, night sky lighting expectations, fire protection measures, ice damage potential and snow storage options, among other considerations.

This committee stands by its position to guide homeowners, utilizing sensible mitigation ideas to support construction efforts. This body does not possess, nor desire the authority to regulate or otherwise restrict personal choice or design decisions.

Working with us may provide building homeowners an alternative design feature; potentially saving time, frustration and expensive property damage in the future. Certain architects may provide designs that are perfect for other locations, but may not reflect the subtle details that can make life easier when living in an area that gets 6-8 feet of snow and is susceptible to wildfire.

If you have questions regarding construction or your lot, please do not hesitate to be in contact. Welcome to Summit Park.

Regards,  
Fen Evans

Chair, Architectural Review Committee  
Summit Park Home Owners Association  
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