

Meeting Handouts
For
Item 2
Snow Residence Zone Change

New Hope Drive Homeowner's Association Guidelines and Covenants

- New Hope Drive was established in 1976 as a private drive, in unincorporated Draper Utah located within Salt Lake County. Draper City, which incorporated on February 22, 1978, has since recognized New Hope Drive as a private drive, with private drive status and recognition.
- The New Hope Homeowner's Association was documented in 1978 as a collective group of homeowners dedicated to keeping New Hope Drive, a road with private drive status, in accordance with all the guidelines established by Draper City, Utah.
- The New Hope Homeowner's Association is dedicated to preserving the rural/agricultural lifestyle and preserving the integrity of 1+acre lots.

MISSION STATEMENT

New Hope Homeowner's Association (NHHA), established in 1978, is a historical, rural and unique neighborhood of home and property owners on New Hope Drive, a private drive. The Association has both an internal and external mission. Internally, it was created to establish standards that would assure the development and maintenance of a unique community with an attractive, high quality lifestyle on New Hope Drive, itself. Externally, that is with regard to the broader community, the NHHA, also aligns strongly with the preservation of the historical heritage of the Draper City area, due to New Hope Drive's special character with unusually large lots that have an obvious rural/agricultural lifestyle and character. Accordingly, the NHHA's mission, while maintaining quality in our own province, also embraces a broader mission that is bonded to a strong preservation ethic in the broader community that is forged in Draper City's Mission Statement. The Draper City's Mission Statement explicitly makes the following commitments: (1) "...preserves its (the City's) unique identity and heritage..." (2) "Draper is clean, pleasant, pastoral, has a small-town feeling and sense of identity." NHHA is committed to preserving the small town feeling of the old historical section of Draper City, formerly called Draperville, where a post office was established about 1854.

NEW HOPE HOMEOWNER'S ASSOCIATION (NHHA) GUIDELINES AND RECOMMENDATIONS

New Hope Drive Homeowners are expected to follow and adhere to the guidelines of the association and are as follows:

- Each homeowner is expected to support the private drive status and preserve the integrity of the rural lifestyle, and integrity of the 1+ acre lots, in so far as possible.

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- Each homeowner should notify the New Hope Homeowner's Association of expected home and/or properties sales. The seller should supply the new homeowners with covenants of the Homeowner guidelines. The intended buyer should familiarize him/her self with the New Hope Homeowner's Association Guidelines and Covenants and contact the New Hope Homeowner's Association upon transfer of property.
 - All changes to the property or outbuildings requiring city permits, conditional use permits, or rezoning amendments should be presented to the Homeowner's Association for approval or recommendation.
 - Each resident is expected to maintain his/her property and outbuildings in an appropriate manner, keeping all property clear of debris and fire hazards in accordance with all safety requirements of Draper City.
 - All homeowners are expected to maintain their property in an appropriate manner. All yards should be well kept with rubbish removed from property in a timely manner. Exteriors of the property should be well groomed and appealing.
 - Each homeowner is expected to supervise his/her contractor(s) or contracting activities to insure the safety and protection of the street and neighbor's property. Individual homeowners are responsible for any and all damage and repairs to the New Hope Drive street or any neighboring property caused by heavy construction equipment contracted by said homeowner. These repairs must be made in a reasonable timeframe or legal action may be incurred, plus lawyer's fee may be charged to the homeowner by the New Hope Homeowner's Association.
 - Since this is a private drive, each resident is expected to maintain his/her portion of the road as needed for safety. The association members vote on the issues related to maintenance of the road. Assessments are made to each household when the road maintenance, such as new asphalt, is needed.
 - The road is closed each year for maintenance and neighborhood clean up in accordance with Draper City's private drive guidelines. New Hope Homeowner's Association must post this closure with all required city and county officials including a public notice notifying residents of Draper the road is closed except for private or emergency use.
 - Homeowner's dues are \$25 a year and are used for any expenses the Association may incur throughout the year.
 - Meetings are held twice a year, and each household is expected to have a representing homeowner at these meetings. Voting on any issue is determined by 80% of the homeowners. Elections are held yearly for new officers. Each officer may serve for a period up to three years. Additional meetings are called when necessary.