LAKE ROCKPORT ESTATES

Property Owners Association, Inc.
100 Rockport Blvd, Wanship, UT 84017 | 435-940-1020
www.lakerockportestates.com | lakerockportestatesHOA@seattoski.com | LREBOT@googlegroups.com

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Rules for Lake Rockport Estates Property Owners Association – LRE
Effective October 21, 2026 – Subject to Change
Applies to: Members, Contractors, Vendors, Renters, and Visitors

- Package shed use is at each member's own risk and must be renewed annually through the property management company by January 1. Members shall not tamper with or remove another member's mail or packages delivered to the package shed. **The package shed is monitored at all times**. Video is subject to outages. Any suspicious or questionable activity should be reported directly to the Summit County Sheriff's Department and addressed by the affected member. Video recordings will be provided directly to the Summit County Sheriff's Department upon receipt of an active case number. Members are encouraged to exercise due diligence by obtaining relevant information from the ser, including delivery photos, tracking details, and delivery times. Please note that delivery confirmation and package availability may vary by vendor, and members should allow an appropriate waiting period of two to five days before reporting a missing package. Failure to comply may result in suspension of privileges to use the package shed. Click here to access agreement.
- Residents connected to the Lake Rockport Estates water system must have a backflow preventer if they use potable water holding tanks and/or water pressure pumps. Backflow prevention helps protect the community's potable water system from contaminants and pollutants. Click here to review our policy.
- The speed limit on all LRE roads is 18 mph at all times and applies to all vehicles, including all off-road vehicles, to include, but is not limited to, ATVs, UTVs, dirt bikes, side-by-sides, and motorcycles. Click here for detailed resources about LRE roads.
- Construction equipment with metal tracks must be transported to the work site by trailer. Metal-tracked equipment is not permitted on LRE roads because it can damage the road surface, except in emergencies with approval from the Board of Trustees. Rubber-tracked equipment may be used only on dry roads or on winter roads with at least 2 inches of packed snow and ice when temperatures are below 32 degrees.
- During warmer months, LRE roads are graded and treated with magnesium-treated water. Please drive no more than 5 mph when posted until road signs are removed so the treatment can properly cure. Following the posted speed limit helps reduce dust, protect the roads from damage, and show consideration for residents who live near the roads.
- Trucks over 18,000 GVWR are not permitted on LRE roads from October 31 through March 31, weather permitting, and notification from the Lake Rockport Estates Board of Trustees. Weather-related exceptions may apply; contact the Board of Trustees for approval. Please follow the weight restriction posted on the gate. This applies to deliveries and propane tank refills.
- Salt and ice melt are not permitted on any LRE roads.
- A contracted snow removal service clears the package shed, trash dumpster, and mailbox areas. Members that volunteer for snow removal should not plow this area unless approved by the board during emergency situations only.
- Lake Rockport Estates Property Owners Association does not provide winter road maintenance, snow plowing, sanding, or salting. Roads are cleared by resident volunteers. Snowplow operators must complete this form. Volunteers must fill out the form each year in order to clear roads within the community.
- Private wells may not be permitted within LRE jurisdiction under the cross-connection policy. Year-round residents must rely on privately owned stored water located on their property.
- Residents must obtain all required building and applicable permits from Summit County or State of Utah prior to starting any work. Full compliance to LRE architectural guidelines, payment of applicable fees noted in the assessment schedule and approval from the Lake Rockport Estates Board of Trustees are also required before starting any work. Securing proper permits and approvals is the property owner's responsibility, and violations may result in fines and fees.
- LRE requires responsible pet ownership. Owners and their visitors must clean up after pets, respect private lots, and properly dispose of pet waste. Pet waste must not be left along roadsides or placed or left on another member's private property. Dogs may not run freely.
- Hunting and firearm discharge are not permitted within the LRE Association boundary. Discharging any firearm within the subdivision is also illegal under 2006 Utah Code – 76-10-508.

- Common area parking is limited to 7 days and is available only to members and visitors. Written approval from the Board of Trustees is required for additional parking. Construction materials or equipment may not be stored in common areas unless the Board of Trustees provides written approval.
- No less than 18" culverts are required for all new construction within the community after October 21, 2026. Any variance requests for culverts must be reviewed and approved by the Board of Trustees. Property owners are responsible for maintaining culverts on their property boundaries to ensure water can flow freely. Owners within the association who fail to clear their culverts will be warned and issued possible fines for any damage caused by water running into the road.
- Burn Pile is for natural vegetation from your LRE lot only and can be disposed of in the burn pile located North of the parking area at the bottom of the mountain. No hazardous waste material, construction debris, soil, rocks, pallets, and furniture is allowed.
- Dumping garbage, construction debris, soil rocks, furniture, and pallets are prohibited by the dumpster area and on any common grounds within the POA. Violations will be reported to Summit County and fines may occur.
- Real estate signs require a completed request submitted to the property management company for Board approval. Signs may not be placed until the Board approves the request. Members, private sellers, and real estate agents must comply with real estate signage rules at all times. Real estate signs must not obstruct snow removal activities.

Governing Document Reminders –

- No tents, travel trailers, campers, motor homes, or other temporary building or improvements may be used on the project as a permanent dwelling. However, for the purpose of construction on a permanent dwelling for the length of two years, weekend recreation, or normal vacationing during spring, summer, and fall, the above may be used as a short-term temporary dwelling. All temporary dwellings must have toilet facilities contained within, the be disposed of off-site of Lake Rockport Estates property. All temporary and short-term dwellings must be removed from the project by October 1st, unless prior approval for extension has been given in writing by the Board of Trustees as noted in the 1998 LRE Amendments. Lots with permanent dwellings are exempt.
- Short-term rentals are not permitted in LRE, including nightly, weekly, or any rental period of less than 30 days. Such rentals violate CC&R Section 9.4, No Business or Commercial Activity, which states: "None of the Project shall be used at any time for business or commercial activity, provided, however, that nothing shall prevent the Declarant from zoning certain parts of the project for commercial use."

General Information:

- Until further notice, winter water is not available. The water season generally runs from June 1 through November 30, but dates may vary each year depending on weather conditions. During the winter, the water system is shut down due to freezing, and year-round residents must rely on privately owned stored water on their property. Repairs may also take longer than they typically would in towns or cities. LRE is located in a high desert area and may be affected by drought. Click here to review our Drought Response Plan.
- The Facebook page is intended for official association-related information and communication only. This page is for official board information only and members will not be able to respond to communications. Please click here to request access: Lake Rockport Estates POA News and Announcements.
- Pets that attack or harass wildlife are subject to Summit County Ordinance. For more information, visit Summit County Animal Control.
- The Assessment Schedule lists fines and fees for violations of LRE rules and regulations. Monetary penalties are updated and approved by the Lake Rockport Estates Board of Trustees. You can review Assessment Schedule here.
- Mailbox, Package Shed, and Gate Access information should be directed to the property management company. See information in the forms section on the Lake Rockport Estates website.
- Please contact Summit County / Republic Waste for dumpster fees.
- Remember to fill your propane tanks before the weight restriction period goes into effect each year.
- Title companies should submit document requests through https://www.homewisedocs.com/, a disclosure document system for communities and connect with our property management company as noted on the website.