

# SUN PEAK COMMUNITY NEWS



## Spring 2023

### Community Reminders

**NIGHTLY RENTALS** are NOT permitted in Sun Peak. Violations will be enforced as per the CC&R's, Rules and Regulations and the Schedule of Fines available on the sunpeak.org website.

**DESIGN REVIEW** - All exterior home improvements require Design Review approval. This includes all exterior lighting and landscaping projects.

**TURN OFF OUTDOOR LIGHTS** by 11pm. Consider replacing outdoor lights with lower wattage bulbs and make sure all lighting is down lit. Protect our Night Sky!

**CLEAN UP AFTER YOUR PETS** and keep them on leash.

**CLEAN UP** any items stored under your decks, on the sides of your house and/or in your yard. The CC&R's prohibit the storage of potential eyesores. Keep your neighborhood clean!

**TRASH.** Bring your trash cans in from the street after the trash is picked up. Trash cans cannot be stored outside.

MAIL – Report issues with the mail to the Park City Postmaster at 2100 Park Avenue, Park City, UT 84098 or 435-655-8037

**RULES AND REGULATIONS AND SCHEDULE OF FINES** – The Sun Peak Master HOA rules and regulations and the schedule of fines are available at sunpeak.org or email the manager at [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com) or call Teresa Wharton at 435-640-5857 with any questions or concerns you may have. The association follows the rules and regulations as written in the CC&R's, the Schedule of Fines lists the violation procedures.

**NO SIGNS** are permitted on any Sun Peak parcel.

#### CONTACT INFORMATION:

Association Manager:  
Teresa Wharton 435-640-5857,  
[sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com)  
Please contact us with all community

### Community Updates

1. Please contact Summit County Public Works at 435-336-3970 if you have any concerns regarding roads, and runoff. All roads are owned and maintained by Summit County.
2. The Cove at Sun Peak Townhomes, Condominiums and roads are owned and maintained by The Cove at Sun Peak HOA, please report all issues to the association manager Natalie Souza with Blooming at 435-649-6583 or [natalie@bloomingpc.com](mailto:natalie@bloomingpc.com).
3. The clubhouse and gym are open daily from 5:30 to 9:00 pm. Sun Peak owners may reserve the clubhouse only for a private function. To reserve the clubhouse, you must be a homeowner, be present at the event, and agree to the rules and regulations prior to booking an event. A Clubhouse rental does NOT include the use of the pool. Clubhouse rules and reservation information is available at <https://www.sunpeak.org/clubhouse-availability/>. You must be logged in to reserve the clubhouse, (The login can be accessed at the bottom right of the page, the password is SPhomeowner).
4. The plan is to open the pools Memorial Weekend, if it ever stops snowing and warms up.
5. The courts will open as soon as the snow melts and weather permits. Like last year, the courts are striped for either pickleball or tennis. The goal is to redesign and replace the courts in spring 2024, a draft design is available at the clubhouse. The courts committee is working with design professionals to create new designs and will host open house events this summer to discuss options available for the new courts. Owner feedback is appreciated.
6. Once the courts are open owners may reserve them 24 hours in advance of use by logging into Sunpeak.org, sign in at the bottom right of the homepage, the username will autofill, the password is SPhomeowner.
7. **CONTACT INFORMATION:** Sun Peak Master HOA (Clubhouse, Gym, Pool, Courts, Open Spaces) is managed by Peak Property Management Group, Association Manager is Teresa Wharton 435-640-5857 [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com).
8. The Cove at Sun Peak (Condominium and Estate lots) is managed by Blooming Association Manager is Natalie Souza, [natalie@bloomingpc.com](mailto:natalie@bloomingpc.com), 435-649-6583 direct for all Cove Condominium related issues.
9. Sun Peak will be hiring Membership Checkers this summer. Please have your student reach out to

## Fractional Ownership

Your HOA Board is asking you to vote to make it very clear in our CC&R's that fractional ownership is prohibited in Sun Peak. We view fractional ownership as a significant threat to the community we all enjoy. We therefore feel it is necessary to make it abundantly clear that this form of ownership is prohibited in Sun Peak. The Board would like to insert explicit language in our covenants, conditions, and restrictions (CC&Rs) specifically addressing fractional ownership.

Fractional ownership is being promoted by several companies across the nation. These companies include Pacaso, Ember, and others. These companies seek out single-family homes and condominiums in desirable areas, most often in resort communities. Pacaso and Ember are already active in Utah and have acquired many properties.

Once purchased the companies sell shares in the residence, hence the term "fractional." Usually, the most common offering is eight shares. This typically provides each shareholder with 6.5 weeks of use. However, the companies may limit individual stays to no more than 14 days. This can result in 26 turnovers of occupancy per year. Additional activity at the property can include maintenance and housekeeping crews arriving between each 14-day segment.

There may be nothing in a fractional ownership agreement to limit the number of people staying at the house at any one time. For example, Ember claims that a 4,739 square foot house in Southern Utah can sleep thirty people and a 1,231 square foot condominium can sleep eight. It is possible that such high occupancy could occur frequently.

With eight parties owning a share of a home, it is doubtful the neighborly interaction and sustained relationships we normally expect can be established. These fractional ownership companies become property managers for the home after all shares are sold. Consequently, if you should encounter an issue with a fractionally owned neighboring property, the person staying at the house may not be responsible. Further the HOA may have to deal with a corporation rather than a homeowner to get any issues resolved. This obviously complicates our efforts to maintain community standards and enforce our CC&Rs and will likely result in higher management costs and possible legal fees.

Many municipalities and counties across the country have passed ordinances prohibiting the sale of properties for fractional use, however Summit County has not. The Board believes that additional language added to the CC&R's will make it abundantly clear and send a message to such companies that the Sun Peak Community not only prohibits but is against such ownership. We will be asking for your vote to add additional language to the CC&R's which specifically addresses fractional ownership. If you have any questions, please contact Board Members Van Novack and Abby Goldsmith at [sunpeakpc@gmail.com](mailto:sunpeakpc@gmail.com).

Sun Peak HOA | 1950 Bear Hollow Dr., Park City, UT 84098

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