

# Welcome Booklet

## Wolf Lodge 1107



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# 1. Welcome Information

Welcome to Wolf Lodge! We wish you a great stay.

Lily & Leo

## a. Guest Wi-Fi Password

Network and password is on the router located on the shelf behind the sofa.

## b. Contact Details

Lily 801-350-1400

Leo 801-389-1339

<https://www.1107skicycle.com/>

## 2. Arrival & Departure Information

### a. Property Address

3615 N Wolf Lodge Drive #1107  
Eden, UT 84310

### b. Check-In is at 3pm.

- i. The key is in the lock box on the door frame. We will send you the code for the lock box.

### c. Check-Out is at 11am.

- i. Please clean all the dishes or turn the dishwasher on.
- ii. Ensure you take all your belongings from the condo and storage unit.
- iii. Leave the key fob for the clubhouse on one of the hooks in the entryway.
- iv. Empty the landfill trash. The dumpster is on the left when you exit our condo.
- v. Lock the door and leave the key in the lock box.
- vi. Let us know about your stay. We welcome your feedback.

### 3.Helpful Emergency Contacts

EMERGENCY CALL 911

#### a.Nearest Medical Clinic or Hospital

Ogden Clinic Mountain View (27min drive from Wolf Lodge)

1100 West 2700 North, Pleasant View, UT 84404  
801-475-3600



Ogden Regional Medical Center (30min drive from Wolf Lodge)

5475 S 500 E, Ogden, UT 84405



801-479-2111

#### b.Fire Department

Weber Fire District Station 62

Main Office: 801-782-3580



## c. Police Department

North Ogden Police Department  
515 E 2600 N North Ogden, UT 84414  
Business Phone: 801-782-7219



## d. Dentists

Burton Dental  
2627 N Hwy 162, Eden, UT 84310  
801-745-3882

Zimbi Dental  
2640 N Hwy 162, Eden, UT 84310  
801-745-1100

## e. Chiropractor

North Ogden Chiropractic  
428 E 2600 N #4, Ogden, UT 84414  
801-782-0987

## 4.How-To Instructions

### a.Heating

We have 3 mini splits in the condo. In the wintertime we recommend leaving the mini splits in the bedrooms on during the day but turning them off at night or setting them to a low temperature of 60-65. Otherwise, it can get quite warm in the bedrooms.

### b. Fireplace

The damper is on the top center of the fireplace.

#### **How to start a fire:**

- To open the flue, lock the damper handle on the left before you light a fire.



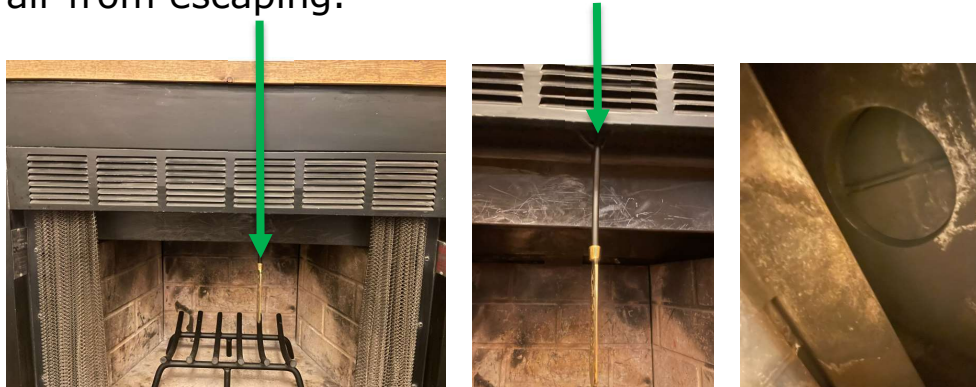
- There might be cold air in the flue which prevents the warm air from rising temporarily and can cause smoke coming into the room. Use a lighter or match to see which way the air is flowing. The flame pulling upwards means the smoke will go that way, too. The flame pulling back into the room means that you need to preheat your flue, or the smoke will also come back into the room. Make four or five newspaper "torches"

by rolling a few pages up tightly. Lighting a few of these torches and holding the flame up so the heat rises into the flue will usually heat the air enough to make a draft go up the chimney.

- In case of emergencies, there is a fire extinguisher next to the fireplace.
- Wood can be purchased at the Valley Market or Maverick gas station.

### **How to close the flue when fire is out:**

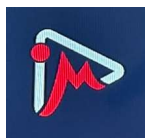
- To close the flue, lock the damper handle on the right when fireplace is not in use. This helps to prevent warm air from escaping.



## c.TV

You can find the remote controls for the Fire TV and sound bar on the shelf behind the sofa. You can also connect to the sound bar via Bluetooth if you want to play music via your phone.

To watch TV Channels click this app:





Set the input to “optical” to listen to the TV via the soundbar.



## d. Kitchen

We like to cook, so the kitchen is well equipped, but we have no sink disposal. Besides the landfill trash bin in the kitchen there is one recycling container for glass and one for hard plastic, paper and cans. They are in the bedroom closet by the cleaning supplies. We can take care of the recycling for you.

## e. Storage Unit

Skis and snowboards can be stored in storage unit #7. Just walk down the stairs to the right of our unit. The key is on the key fob as well as house key.

## f.Amenities Access

You can access the clubhouse with your key fob which you can find in the entryway. The clubhouse has a fitness room, sauna, hot tub and ping pong table. The outdoor pool is only open in the summer months, usually from Memorial Day to Labor Day weekend. There is a BBQ area in front of the clubhouse.

## 5.About Your Rental Property

### a.Vacation Rental House Rules

1. **No smoking anywhere** on the grounds of the property.  
If you can take a full pack of Marlboro Reds and chuck it as far as you can and then walk to it...it's still not far enough away: Why?

A. Most of these individual units are without air conditioning. Most residences open their windows and back patio door as a way to bring in the fresh mountain air even during the winter months. It truly is a part of our charm! If you smoke it ends up in somebody else's house. SHAME!

2. **Limited parking space.** Please be considerate of that space: Why?

A. We're glad you're here! If you have multiple families in multiple cars once you have arrived, please think of parking away from the buildings most used spaces. Away from ramps and stairway entrances is a hint.

3. **Pool and spa regulations.** Read the signs and adhere to the rules: Why?

A. There have been many mishaps in the clubhouse area. There are live cameras monitoring these areas 24 hours a day. If you break these rules, chances are you'll be fined. Didn't you spend enough money coming here?

4. **Keep the gear in the rear!** Why?

A. Towels hanging off the decks or balconies are prohibited.

B. Nothing outside the doors of any entryways or units including coolers, towels, chairs, trains, planes and automobiles. Anything of the sort is bad.

#### 5. **Less City More Park:** Why?

A. If you've ended up here it is probably not for the party scene but the awesome scenery. **Quiet hours are strictly enforced from 10:00 p.m. until 8:00 a.m.!** Shhhhhh!

For more details refer to the next page.

# WOLF LODGE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Updated November 2019

1. PURPOSE. These Rules and Regulations are made for the purpose of promoting the best interest of the Owners of Condominium Units ("Units") in the Wolf Lodge Condominium Project (the "Project"), to protect and enhance the property values of the Units, to preserve a uniform appearance in the Project, to protect persons and property against injury or damage, in general to promote the health, safety, and general welfare of the Owners and occupants, and to make the Project a pleasant place in which to live.

## 2. GENERAL RULES AND REGULATIONS.

- A. There is to be no storage of any items in any Common Area, grounds or parking lots including, but not limited to, stairs, stairwells, interior or exterior walkways/sidewalks, etc. Including, but not limited to, furniture, plants, bicycles, skis, baby carriages, etc.
- B. No parking or storage of any boat, camper, trailer, RV or other personal property may occur on the Project, including, but not limited to, any Common Area, grounds and/or parking lots.
- C. Nothing shall be thrown or emptied out of any window or door.
- D. Nothing shall be hung outside any window, balcony, deck or patio so as to be visible from an exterior view including, but not limited to, towels, swimsuits, rugs, etc.
- E. Nothing shall be stored on any back deck or patio, except for the following: furniture designed for such use, i.e., plants, electric grills, bicycles and no more than 1/8 cord of firewood, stacked not to exceed three (3) feet or the railing on back decks.
- F. No Owner or occupant shall make any disturbing noise, nor permit any action by such persons that would interfere with the rights, comfort or convenience of neighboring Owners or occupants. Quiet hours are observed from 10:00 p.m. until 8:00 a.m.
- G. No minor shall be permitted to loiter unattended within any Common Area without direct adult supervision.
- H. No trash or refuse shall be stored or kept on any Common Area or outside any Condominium Unit.
- I. The Clubhouse, pool, hot tub, tennis courts, etc. will be open from 8:00 a.m. until 10:00 p.m. weekdays and weekends. The pool and tennis courts are open on a seasonal basis from approximately Memorial Day until Labor Day.

J. All Owners, tenants, guests, and invitees must have in their possession (or immediate access to the individual for their Unit possessing) a key fob for the Wolf Lodge Amenities while utilizing the Clubhouse, sauna, fitness center, pool, hot tub, tennis courts, laundry facilities, etc. Replacement key fobs can be obtained from the on-site manager for \$50 each. Only one key fob per Unit will be activated at any time.

K. Pursuant to Utah law, (1) children under the age of 14 may not use the hot tub unless they are accompanied and supervised by at least one responsible adult over the age of 18 and (2) children under the age of 5 are prohibited from using the hot tub. (See Utah Administrative Code R392-301-31)

L. Children under the age of 14 using the swimming pool must be accompanied and supervised by at least one responsible adult over the age of 18 years. Children in diapers must wear "little swimmers diapers". There are no lifeguards on duty at the Wolf Lodge pool.

M. No glass or food is allowed in the pool, hot tub or sauna.

N. No soap or chemicals, other than those provided for maintenance can be utilized in the pool and hot tub.

O. No Owner, occupant or any other person shall be allowed to place any signs in any window, the exterior of any Unit or in such a way so as to be visible from the exterior view. No Owner, occupant or any other person shall be allowed to place any signs on the Project.

P. No skateboarding, roller skating/blading, etc. shall be allowed on the Project. Bicycles, tricycles and scooters shall not be allowed in any Common Areas, including the pool deck, miniature golf grounds or on any lawns, walkways or sidewalks (other than those sidewalks that border the parking lots).

Q. No pets are allowed in any Unit or in any Common Area.

R. The maximum sleeping occupancies of the Condominium Units are:

One Bedroom Unit - Four (4), Two Bedroom Unit - Six (6), Two Bedroom Unit w/Loft - Eight (8).

S. The maximum number of people allowed per Unit, that can use the amenities at any given time, is the same as the maximum sleeping occupancy per Unit. (See Rule R.)

T. All Owners, tenants, guests, or invitees shall comply with any and all posted signs, Rules and Regulations.

U. All satellite dishes must be Board approved before installation. The approval process begins by submitting a satellite dish waiver form (obtained from the on-site manager) to the Board.

V. Smoking of any kind including vaping and e-cigarettes is prohibited throughout the entire complex of the Wolf Lodge

Condominium Project whether indoors, outdoors or inside any unit. These prohibited areas shall include the patios, parking lots, vehicles, decks and any storage spaces attached to or adjacent to a Building.

W. Window-mounted air conditioners are not allowed.

### 3. PARKING AREA REGULATIONS.

A. Vehicles are to be parked in designated, paved parking areas only.

B. There shall be no repairs, maintenance, lubrications or washing of any vehicles performed in the parking areas.

C. No vehicles shall be abandoned or left standing in any parking area or other areas on the Project more than seventy-two (72) hours without prior Board approval. A waiver, signed by a Board member, must accompany that vehicle. In addition, regularly moving any vehicle left standing long-term on the Project, from one parking spot to another every seventy-two (72) hours, in an effort to avoid violating the seventy-two (72) hour Parking Rule is in direct violation of the intent of the Parking Rules. Fines will be assessed accordingly.

D. No vehicle shall be parked on the Project in an inoperative state or without current registration and licensing. The Association or its Managing Agent reserves the right to assess damages or fines for violating this rule and/or have any non-complying vehicle towed at the Owner's cost.

E. Owners with legal residence outside of the state of Utah may apply to the Board of Directors for an extended parking permit provided said owner(s) agrees to not rent or otherwise allow others to occupy Wolf Lodge HOA Rules and Regulations Page 3 their unit during the term of the extended parking permit. This requires the unit owner to complete an extended parking application that includes full vehicle description and an up to date vehicle registration. If approved by the Board, vehicle registration must remain current during the entire period of the extended parking permit and the permit must be displayed in the manner required by said permit.

F. Legal Residents at a Wolf Lodge unit may also apply for an extended parking permit with the same requirements as item 3.E. above.

4. USE OF COMMON AREAS. The Common Areas of the Association are for the exclusive use and enjoyment of all Owners, tenants, guests or invitees. If, in the Association's opinion, acts of vandalism, abuse or continued misuse of any Common Area shall be incurred by any Owner, tenant, guest or invitee, the Association

reserves the right to suspend any Owner's, tenant's, guest's or invitee's right to utilize any or all of the Common Areas, with the exception of ingress or egress purposes to a Condominium Unit; the costs of damage repair will be assessed to the individual who caused the damage or to the Owner, if the individual fails to pay the costs.

5. FINES. For each and every violation or infraction of any Rule or Regulation specified in paragraphs 2, 3, and 4 above, or as otherwise provided for in Article 7, Section 7.34 of the Declaration, the Articles of Incorporation or the Bylaws, the Association may, upon written notice, impose a fine upon the Owner of the Unit for each violation or infraction committed by such Owner or his or her tenants, family members, guests or invitees for a continuing violation or infraction in the amount of \$100.00 for the 1st & 2nd violation or infraction and \$150.00 for the 3rd & 4th violation or infraction not cured within the time period stated in the written warning described under Subsection 7.34.1 (a) Where a violation or infraction continues, the continuation thereof for each day shall be deemed a separate and distinct violation and infraction resulting in a separate fine up to the calendar month maximum of \$500.00 as per the Utah Condominium (UCA) Act 57-8-37 and Article 7, Section 7.34 of the Declaration, The Articles of Incorporation or the Bylaws. The Association, its Manager or Managing Agent shall promptly notify the Owner of a Unit in writing of the assessment of any fine and such Owner shall pay such assessment promptly. Each Owner is responsible for informing its tenants, guests and invitees of these Rules and Regulations and ensuring their compliance with the same.

Owners shall be personally liable for all fines for violations of these Rules and Regulations, whether such violations were committed by such Owner or by the guests, tenants, family members and invitees of such Owner.

6. TERMINATION OF SERVICES DUE TO FEE DELINQUENCY. If a Wolf Lodge Homeowner is delinquent in paying their monthly fees more than 60 days, the Wolf Lodge HOA may terminate that Owner's right to receive utility services paid as a common expense and will terminate that Owner's right of access and use of recreational facilities and Common Areas, by deactivating such Owner's electronic key fob. The costs associated with these terminations will be added to the delinquent balance of the Homeowner.

NOTE: "Common Areas," as used in these Rules and Regulations, are defined as any area of the Wolf Lodge Condominium Project other than individual Units. Common Areas include without



limitation, the parking lot, Clubhouse (including fitness center and sauna), pool area, hot tub, tennis courts, miniature golf, play area, landscaping, walkways, sidewalks, driveways, drive lanes, stairways, stairwells, laundry facilities, etc. "Limited Common Areas" are considered part of the Common Area. Limited Common Areas are defined as the limited use storage closets and the attached patios or decks of each Unit. The Owners of Units have the exclusive right to use the Limited Common Area associated with that Unit (i.e., the limited use storage closet and the attached deck or patio), but such use is limited by these Rules and Regulations and the Declaration for the Wolf Lodge Condominium Project.

## b. Amenities



Swimming Pool/ Hot Tub/ Sauna/ Fitness Room/ Club House

Tennis Courts

Mini Golf

Laundry room is located in building 6 lower level (parking lot side between 602 and 604).

Most up to date information will be available on site.



## 6. Practical Information

### a. Nearest Grocery Store & Pharmacy

Valley Market 2555 Wolf Creek Dr. Eden, UT 84310

Phone Number

801-745-4000

Pharmacy Phone Number

801-745-1800

Opening hours: 7am-10pm (Sunday 7am-9pm)



Smith's Food & Drug

1485 Harrison Blvd, Ogden, UT 84404

801-621-0234

Opening hours: 6am-12am daily

### b. Nearest Gas Station

Maverik 5100 E 2500 N, Eden, UT 84310

801-745-3800



Opening hours: 5am-12am daily

## c. Nearest ATM

Zions Bank/ Eden Valley Market 2555 Wolf Creek Dr.  
Eden, UT  
Maverik 5100 E 2500 N, Eden, UT 84310 Open 24/7

## d. Nearest Bank

Zions Bank 2487 UT-158 Eden, UT 84310  
Opening hours: Mo-Fr 9am-5pm



801-745-0835

## e. Postal Service

United States Postal Service  
2577 N Hwy 162, Eden, UT 84310  
Opening hours: Mo-Fr 9am-5pm (1-2pm lunch break),  
Sat 10am-12pm  
800-275-8777





## f. Liquor Store

Valley Wine & Spirits  
2612 N Hwy 162 Unit 3  
385-837-8116  
Opening hours: Mo-Sat 11am-7pm



## g. SUNNYFIELD Farm

2103 N 5500 E, Eden, UT 84310  
801-654-9450  
Opening hours: Mo-Fr 10am-6pm Sat 10am-3pm  
Local farm food like meat and eggs



## 7.Activities Guide

### a.Walking and Hiking

<https://www.alltrails.com/us/utah/eden>



### b.Biking

<https://www.1107skicycle.com/>



We offer winter cycling tours and mountain bike tours in the Eden Valley. Call Leo at 801-389-1339 or email [dasilva@1107skicycle.com](mailto:dasilva@1107skicycle.com) for more details.

<https://www.mtbproject.com/directory/8014229/eden>



## c. Water Sports

Pine View Lake (powerboats allowed)



Causey Reservoir (no powerboats allowed)



## d. Winter Sports

Powder Mountain, Snow Basin and Nordic Valley Ski Resorts

<https://www.powdermountain.com/>

<https://www.snowbasin.com/>

<https://www.nordicvalley.ski/>



## e.Golf

Wolf Creek Resort

<https://www.wolfcreekresort.com/golf/>





## f. Eden/ Huntsville Attractions

Starwalk Tour Compass Rose Lodge Huntsville. Call 385-279-4460.

<https://www.compassroselodge.com/home-1>



New World Distillery Eden

<http://www.newworlddistillery.com/location>



## 8. Restaurants, Cafes and Bars Guide

### a. Eden Coffee Cocoa and Juicery

2405 UT-158 Eden, UT 84310  
(954) 478-4950

Our favorite coffee place in Eden!

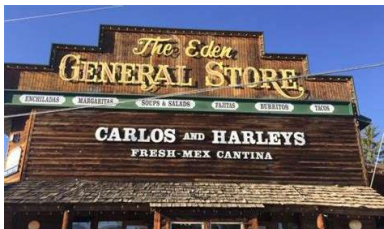
### b. Ogden Valley Pizza

2612 North Hwy 162 Ste 2, Eden (385) 205-6130  
ogdenvalleypizza.com  
Takeout and delivery



### c. Carlos & Harley's

5510 East 2200 North, Eden (801) 745-TACO  
[www.carlosandharleys.com](http://www.carlosandharleys.com)  
Mexican and American Food with Full-Bar, Live Music,  
Sports, Catering.



## d. Shooting Star Saloon

7350 East 200 South, Huntsville (801) 745-2002  
Burgers, Oldest Continuously Running Saloon in Utah.



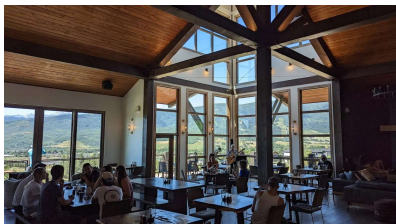
## e. Saddlebag Saloon

2612 East N Hwy 162, Eden (801) 920-7087



## f. Peddler's Cafe

3632 N Wolf Creek Dr, Eden (801) 695-1573



## g.Tona Sushi Bar & Grill

210 25th St, Ogden UT 84401 (801) 622-8662



## h.Table Twenty Five

195 25th St, Ogden UT 84401 (385) 244-1825



## i.Javier's

703 S Washington Blv, Ogden, UT 84404  
(801) 393-4747



# j.Ruan Thai

215 W 12TH ST, OGDEN UT 84404 (801) 392-4499



## 9. Local Transportation

### a. Ski Resort Shuttles

Refer to UTA Ski Bus Service to Powder Mountain and Snowbasin.