

After Recording Return To
Monarch Property Mgmt.
1240 East 100 South Bldg. 10
St. George, UT 84790

DOC # 20150018143

Amended Restrictive Covenants Page 1 of 1
Russell Shirts Washington County Recorder
05/28/2015 01:44:08 PM Fee \$ 11.00
By MONARCH PROPERTY MGMT



ADMINISTRATIVE RESOLUTION
TO THE LEASING/RENTAL POLICY

ESTRELLA HOMEOWNERS ASSOCIATION HOMEOWNERS ASSOCIATION

ETA - Phase I Phase II Estrella Subdivision

Whereas Estrella Homeowners Association has a Declaration, Bylaws and Rules and Regulations, and

Whereas Article 14 of the Estrella By-Laws empowers the Board of Directors to create Rules and Regulations for the Estrella Homeowners Association by Resolution

Therefore, be it resolved that Estrella Homeowners Association will bind the following clarifications on what constitutes a Rental or Leased Property coinciding with the Use Restriction Amendment recorded May 12, 2014, as Entry No. 20140014115 in the Recorder's Office for Washington County, State of Utah;

Article 8.15, Section 1 is hereby amended, as follows:

Section 1.1 A single family lot when used in the Declaration shall mean:

- A. An individual, or two (2) or more persons within the immediate family related by blood, marriage, adoption or legal guardianship, living together as a single housekeeping unit in a dwelling unit and/or with not more than one additional unrelated person living with them as a single housekeeping unit in a dwelling unit; or
- B. A group of not more than four (4) persons, who need not be related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit; or
- C. Two (2) unrelated persons and any children related to either of them living together as a single housekeeping unit.
- D. Any further definition will default to Local Ordinances.

Section 1.2 Definition of Rental: For purposes of this Amendment "rent", "rental", "rented", "lease" or any derivative thereof shall mean:

- a. A Lot owned by a natural person(s) (not entity or trust) that is occupied by someone, but is not occupied by the Lot's Owner, or the Lot Owners' parent, grandparent, child, grandchild, or sibling, as their primary residence; and,
- b. A Lot owned by an entity or trust, regardless of who occupies the Lot, unless the trust or entity was created for estate planning purposes and was created for: (1) the estate of a current resident of the Lot; or (2) the parent, grandparent, child, grandchild, or sibling of the current resident of the Lot
- c. One that receives payment for the use of one's property by another or one that pays rent for the use of another's property as a tenant

Section 1.3. Deferred Possession. Deferred possession is prohibited. Once a home is sold it cannot be occupied by anyone except the current owner as required by the 10% Rental Cap

DATED THIS 26th day of May, 2015.

President:

Bruce Christensen

Secretary:

Jelene M. Davis

By Estrella Homeowners Association

Subscribed and sworn to before me this

26th day of May, 2015

Notary Public

