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DOC # 20170036490

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
09/07/2017 12:50:02 PM Fee \$ 19.00
By MONARCH PROPERTY

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**AMENDMENT
DECLARATION
COVENANTS, CON
RESTRICTIONS OF THE ESTRELLA
HOMEOWNERS ASSOCIATION**



CONSENT TO THE AMENDMENT OF THE DECLARATION of the Covenants, Conditions and Restrictions of the Estrella Homeowners Association is made pursuant to Article 8.7 and executed this 5 of SEPT, 2017, AND AMENDS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTRELLA HOMEOWNERS ASSOCIATION.

Article 8.7 Parking is hereby amended as follows and also replaces prior RULE & REGULATIONS OF THE BOARD OF TRUSTEES regarding FINES and VEHICLE definitions DATED July 3, 2012:

Article 8.7 Parking Policy & Regulations

WHEREAS, the Board of Trustees of the Estrella Owners Association is empowered to govern the affairs of the Association, including the interpretation and enforcement of the governing documents and the development and adoption of rules and is charged with management, maintenance and oversight of the Association common areas, including private streets within the Estrella Community (the "Project" or "Property");

WHEREAS, the Association deems it necessary and in the best interest of the Association to regulate parking on and in the common areas of the Association. All roads within the Association are private common area;

WHEREAS, Section 2.3 of the Declaration of Covenants Conditions and Restrictions of Estrella Subdivision (the "Declaration") assigns certain limited common areas to the use of certain units for parking and the Association may adopt rules and regulations concerning use of this Limited Common Area;

WHEREAS, private, narrow roads can cause dangerous traffic conditions when cars are parked on the road, visibility of other vehicles and pedestrians is impaired, and makes it far more difficult for emergency vehicles to access the Property.

WHEREAS, the Association desires to provide for the most efficient, beneficial and safe use of Common and Limited Common Areas as relates to parking within the Project. Estrella subdivision has no designated parking areas for guests.

NOW, THEREFORE, IT IS RESOLVED that, the Board of Trustees hereby adopts the following rules and regulations regarding the parking within the community, the use and maintenance of vehicles upon the Project and the use of limited common area driveways, and hereby revokes all other rules, regulations and policy resolutions regarding these subjects.

1. Owners/Renters or any occupants residing in a home for more than 14-days shall park in the garage or on the driveway only.
2. Parking on the street is for guests only. A guest is defined as temporarily occupying an owners home 14-days or less. Full or part time owners or their renters are not to park their vehicles on the street.
3. No vehicle shall obstruct sidewalks, driveways, handicap access curbing, access to parking spaces or be parked in whole or in part on the curbing, grass, or within 10 feet from fire hydrants.
4. No commercial vehicles shall be parked on the Property. Camping, lodging and/or hookup utility services on the Estrella Property are not permitted.
5. Owners, guests, visitors and residents must abide by all vehicle and parking regulations while on Estrella Property. Owners are responsible for the actions of their guests and visitors.
6. Vehicles in violation of these regulations shall be given a one-time written warning of the violation.
7. Vehicles parked in violation of these vehicle and parking regulations are subject to being towed from the Property without further notice and at the sole risk and expense of the vehicle owner. In the event a vehicle is towed from the Property, the owner of the vehicle shall be solely responsible for all costs of towing and storage.
8. The Board shall engage a towing company to tow unregistered or illegally or improperly parked vehicles that have previously been given one written warning.
9. At the discretion of the Board, Owners may, after written notice and an opportunity to request a hearing, be assessed a fine not to exceed \$100.00 for a single violation up to \$500.00 per month for continuing violations if they or those for whom they are responsible (e.g. tenants, residents, visitors) violate any of the vehicle and parking regulations or requirements herein.
10. The Association is not responsible for any owner's vehicles and neither the Association nor its officers, directors, agents or members shall be liable for any theft of or damage to, any vehicle or its contents.
11. In consideration of the permitted use of the roads, drive lanes and parking spaces on the Property, each owner, resident and guest who parks or operates a vehicle on the Property shall indemnify and hold the Association harmless from all claims, damages, expenses or losses arising from or related to any such parking or operation.

12. Owners of rental units are responsible for notifying their tenants of this resolution and ensuring that tenants abide by this and all policies, procedures, rules and covenants of Estrella Owners Association.

13. Recreational vehicles, boats, travel trailers, utility trailers, moving vans and similar property are allowed to be parked in front of a resident's home to load and unload only. Any of the above listed vehicles, which remain parked on the streets over 72-hours, shall be subject to removal by the Association at the vehicle owner's expense. Moving the same vehicle at 72-hours and then returning it on any street does not reset the time period stated herein and is a violation.

14. Camping, lodging and/or hookup utility services on any property of Estrella are NOT permitted. Commercial vehicles are not allowed to be parked on the property except for deliveries or contracted work in Estrella. Fluid (oil, etc.) discharge from any vehicle must be immediately cleaned up so as not to create a stain or other damage and will protect our roads. All vehicles that are not licensed not currently registered and are in disrepair on the streets or limited common driveways are subject to towing at the owner's expense.

The undersigned hereby certify and attest that this Resolution has been duly adopted by the Board of Trustees of Estrella Owners Association.:

Date: 9-5-17

ATTEST:

Estrella Owners Association

[Signature]
President

[Signature]
Secretary

Subscribed and sworn to before me this 5 day of Sept, 2017

[Signature]
Notary Public



EXHIBIT A

Legal Description

All Lots and Common Area Estrella 1 (SG) and Estrella 2 (SG) according to the plat(s) thereof as recorded in the office of the Washington County Recorder.

Estrella 1 (SG)
49 total lots

Estrella 2 (SG)
50 total lots