



WHEN RECORDED RETURN TO:
Cherokee Springs Senior Adult RV Park
c/o FCS Community Management
PO Box 5555
Draper, UT 84020
801-256-0465
greg.gardner@hoaliving.com

Space Above for Recorder's Use Only

- Parcel #'s: W-CSP-1 through W-CSP-55**
(Subdivision: CHEROKEE SPRINGS RV PARK (W) Lots: 1 THROUGH 55)
- Parcel #'s: W-CSP-2-75 through W-CSP-2-94**
(Subdivision: CHEROKEE SPRINGS RV PARK 2 (W) Lots: 75 THROUGH 94)
- Parcel #'s: W-CSP-3-95 through W-CSP-3-130**
(Subdivision: CHEROKEE SPRINGS RV PARK 3 (W) Lots: 95 THROUGH 130)
- Parcel #'s: W-CSP-4-131 through W-CSP-4-147**
(Subdivision: CHEROKEE SPRINGS RV PARK 4 (W) Lots: 131 THROUGH 147)
- Parcel #'s: W-CSP-5-56 through W-CSP-5-74 and W-CSP-5-148 through W-CSP-5-157**
(Subdivision: CHEROKEE SPRINGS RV PARK 5 (W) Lots: 56 THROUGH 74 and 148 THROUGH 157)

NOTICE OF CC&RS AND RULES AND REGULATIONS

Each Lot or Unit in Cherokee Springs Senior Adult RV Park is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact **FCS Community Management**; PO Box 5555; Draper, UT 84020. The phone number is **801-256-0465**. The email address is **greg.gardner@hoaliving.com**.

This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer should be given CC&Rs and a copy of the Rules and Regulations. Some Rules to be aware of:

- Cherokee Springs Park HOA is a 55 and older community as pursuant to the Association's CC&R's and Policies and Procedures for 55 & Older Community. Thus any potential renter or occupant will be required to abide by these operating rules. (Membership Application Required)
- One of the Lot Residents must be 55 or older. Occupancy of the units is limited to 2 permanent residents. Age verification is required.
- Cherokee Springs Park HOA Rules and Regulations apply to all occupants and guests of the park. This includes a tenant renting a lot either on a short or long term basis. It is the responsibility of the lot owner to advise potential tenants and buyers of these rules and supply them a copy of the Rules and Regulations.

- Cherokee Springs RV Park is defined as **owner occupied** lots and there is a single lot ownership rule. No owners can own multiple units or lots per the Second Amended and Restated Declaration of Protective Covenants and Restrictions of Cherokee Springs Senior Adult RV Park
- All units (trailers, motor homes, RV's) regardless of age must be approved in writing by the Architectural Review Committee before occupancy of the lot. Units must be no older than 12 years when they first enter the park and all units must be at least 8'x28'. There are front, rear and side setback requirements for the units on the lot.
- No unit or lot may be rented for the first **two (2)** years of ownership, and no other person(s) may stay in the unit except owner. Occasional guests are acceptable but the length of stay may not exceed 2 weeks in duration within a three (3) month period.
- There is a reinvestment fee of .005% on each sale, maximum of \$350.
- No more than 2 vehicles, other than RV's and motorcycles are permitted in the Park for a given Lot.
- Residents are limited to 2 dogs and 2 cats.

IN WITNESS WHEREOF, the Association has executed this notice the 28th day of August 2018.

CHEROKEE SPRINGS ADULT RV PARK OWNERS ASSOCIATION

By: _____
Name: Greg Gardner
Title: Authorized Representative/Managing Agent

ACKNOWLEDGMENT

STATE OF UTAH)
)ss:
COUNTY OF Washington)



On the 28th day of August 2018, personally appeared before me, Greg Gardner, who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of the Cherokee Springs Adult RV Park Owners Association, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Greg Gardner duly acknowledged to me that said Association authorized the same.

NOTARY PUBLIC

