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Monarch Property Management  
352 East Riverside Dr., Suite C-5  
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DOC # 20090021825

Resolution Page 1 of 4  
Russell Shirts Washington County Recorder  
06/04/2009 12:56:08 PM Fee \$ 16.00  
By MONARCH PROPERTY MANAGEMENT



Resolution  
To  
Adopt Policy and Regulations Regarding Leasing of  
Lava Cove Properties

ALL LOTS  
LAVA COVE AT ENTRADA  
AAD 2

Whereas, Lava Cove's By Laws, Covenants and Design Guidelines neither permit nor prohibit the rental or leasing of Lava Cove properties;

Whereas, several Lava Cove properties have been at one point leased and currently one property is leased;

Whereas, a number of complaints have been received from Lava Cove homeowners regarding lessee's behavior and their nonconformance with Lava Cove covenants and design Guidelines;

Whereas, it is the Lava Cove Board of Directors desire to assure that all Lava Cove Homeowners and lessees have the highest quality of life possible in conformance with our Covenants and Design Guidelines;

Now, Therefore, Be It Resolved that the Lava Cove Board of Directors hereby adopts the attached Policy and Regulations Regarding Leasing of Lava Cove Properties.

Now, Be It Further Resolved that a copy of this resolution and Policy and Regulations be distributed to all owners.

Date: 5/27/09

Attest

J.R. GAD  
President

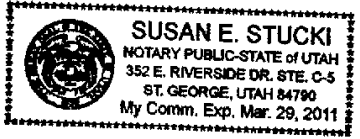
Rinda C. Smith  
Secretary

ACKNOWLEDGEMENT

STATE OF UTAH, )  
: SS.  
County of Washington )

On the 27 day of May, 2009 personally appeared before me Susan E. Stucki, the signer of the above instrument, whose identity is known or was satisfactorily proven to me, who duly acknowledged before me that he/she executed the same, and that he/she is the President of Lava Cove Property Owners' Association, a Utah nonprofit corporation.

Susan E. Stucki  
Notary Public



**Policy and Regulations  
Regarding Leasing of Lava Cove Properties**

Pursuant to Section 4.2.1 of the Lava Cove Property Owners Association By-Laws, dated January 29, 1993 ("By-Laws") and Sections 2.13, 8.3 and 17 of Lava Cove Second Amended and Restated Declaration of Covenants, Conditions and Restrictions, dated May24, 1999 ("Covenants") the Lava Cove Board of Directors ("Board") hereby adopts the following policy, rules and regulations regarding leasing of Lava cove Properties.

1. Except as provided in 2 below, there shall be no leasing or rentals of Lava Cove properties.
2. Long term leases may be permitted pursuant to the following conditions.
  - a. It is the sole responsibility of the property owner to assure that his lessee complies with Lava Cove's By-Laws and Covenants.
  - b. It is the sole responsibility of the property owner to assure that his lessee receives a copy and understands the content of the Lava Cove By-Laws and Covenants.
  - c. It is the sole responsibility of the property owner to provide the Board with the names of all the residents residing in the lessee household, the phone number of the lessee and their e-mail address.
  - d. Leases shall be for a minimum term of six months with a minimum of six month extensions unless otherwise approved by the Lava Cove board.
  - e. The property owner and the lessee shall sign the attached affidavits and submit them to the Board prior to occupancy.
  - f. The Board shall include the lessee in all of its mailings and notices regarding Lava Cove and the Board shall include the lessee in all Lava Cove social activities.
  - g. No subleasing will be permitted under any circumstances.
  - h. Occupancy by lessee shall not take place until all avidavites have been received and approved by the Lava Cove property management company and the Lava Cove Board.

Dated: March 16, 2009

**Affidavit of Lessor of Property  
At Lava Cove at Entrada**

I/we \_\_\_\_\_, the property owners of \_\_\_\_\_, hereby attest to the Lava Cove Board of Directors that I/we have read the read, understand and agree to enforce the Regulations Regarding Leasing of Lava Cove Properties dated March 16, 2009 and agree to accept responsibility to assure my/our lessee will comply with the Lava Cove governing documents.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_

**Affidavit of Lessee of Property  
At Lava Cove at Entrada**

I/we \_\_\_\_\_, the lessee of \_\_\_\_\_, hereby attest to the Lava Cove Board of Directors that I/we have read the read, understand and agree to enforce the Regulations Regarding Leasing of Lava Cove Properties dated March 16, 2009 and agree to accept responsibility to assure my/our compliance with the Lava Cove By-Laws and Covenants.

Names and relationships of persons and residing at the above property:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Lessee Phone number: \_\_\_\_\_

Lessee e-mail address: \_\_\_\_\_

Lessee mailing address (if different form above): \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_