

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

**DOC # 20140011232**

Restrictive Page 1 of 2  
Russell Shirts Washington County Recorder  
04/16/2014 01:47:54 PM Fee \$ 170.00  
By CHEROKEE SPRINGS OWNERS ASSN



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 **manager@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)
- 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.

- There is a single lot ownership rule. No owner 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 Section 1 h.
- 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. An Architectural Permit form must be completed and submitted to the Committee for approval before any RV unit is placed on a lot.
- Home Owners are to supply their rental tenant with key to Clubhouse if requested and retrieve key when tenant vacates. Keys will not be sold to a rental tenant.
- No unit may be rented for the first two (2) years of ownership.

IN WITNESS WHEREOF, the Association has executed this notice the 16th day of April 2014.

**CHEROKEE SPRINGS ADULT RV PARK OWNERS ASSOCIATION**

By: [Signature]  
Name: Greg Gardner  
Title: Authorized Representative/Managing Agent

**ACKNOWLEDGMENT**

STATE OF UTAH )  
) ss:  
COUNTY OF Washington )

On the 16th day of April 2014, 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.

[Signature]  
NOTARY PUBLIC

