

After recording return to:
Monarch Property Management
1240 East 100 South, #10
St. George, Utah 84790

DOC # 20170017224

Notice Page 1 of 1
Russell Shirts Washington County Recorder
04/27/2017 02:06:48 PM Fee \$ 12.00
By MONARCH PROPERTY MANAGEMENT



ADMINISTRATIVE RESOLUTION

Phase I Phase II Phase III - ALL Lots 1-98

Following proper notice to all homeowners, the Emerald Springs Board met on March 20, 2017, at Monarch Property Management, to discuss fines and penalties for violation of the Emerald Springs HOA Lease Restriction.

No objection being made, the Board unanimously passed the following fines and penalties, which are now incorporated in the community amended CC&Rs, by administrative resolution.

Whereas Emerald Springs HOA has a Declaration, Bylaws and Rules and Regulation,

Whereas Article XI, Section 1 of the CC&Rs and Articles X, Section 10.1 of the Bylaws empowers the Board of Directors to enforce said Declarations, Bylaws and Rules and Regulation for the benefit, safety and security of all homeowners,

Now, therefore adopt the following: Upon notice to the Board and following reasonable determination of a violation of the Lease Restriction, will provide written notice by letter or email of said violation and provide homeowner(s) up to 72 hours to respond. The owner will be entitled to a hearing with the Board within 14 days or upon a mutually agreed date and time, not to exceed 30 days. If no hearing is requested the fine will be imposed and will be found delinquent if not paid within 30 days.

The fine for violation of the Lease Restriction, each occurrence, is five hundred dollar (\$500) to the homeowner(s). In addition, the owner's FOB, providing access to all clubhouse and pool facilities, will be deactivated. All expenses incurred by the HOA to deactivate and reactivate the FOB will be borne in full by the owner. The FOB will not be reactivated until the fine and expenses are received from homeowner(s).

Failure to pay fines and penalties may, at the Boards discretion, result in a lien being filed against the homeowner's property. Legal fees to be borne by homeowner(s).

IN WITNESS THEREOF, The Emerald Springs Board of Directors has executed the Resolution this 24 day of April 2017:

President: Don Christiansen *Don Christiansen*
Director: David Stark *David Stark*

State of Utah, County of Washington:

The foregoing document was acknowledged before me *Susan E. Stucki*, on this 24 day of April 2017.

NOTARY PUBLIC *Susan E. Stucki*

My commission expires:

