



**LAVA COVE AT ENTRADA PROPERTY OWNER'S  
ASSOCIATION RESOLUTION VERIFYING THE  
FAVORABLE VOTES FOR AMENDING THE LAVA  
COVE AT ENTRADA PROPERTY OWNER'S  
ASSOCIATION'S CC&Rs, BY-LAWS  
AND PROPERTY DEVELOPMENT GUIDELINES**

*Lava Cove AT Entrada Amendment #2*

After lengthy consideration of changes in Laws of the State of Utah, in qualification procedures of certain financing agencies and institutions and certain home-owner insurance underwriting considerations by insurance companies, the Board of Directors of Lava Cove at Entrada Property Owner's Association (also described as Lava Cove at Entrada) determined it necessary to amend the CC&Rs and By-Laws of the Corporation.

Also, after lengthy consideration of the needs of the Owners of Lots in the Lava Cove at Entrada development with regard to construction, landscaping and maintenance of improvements of lots contained in the development, the Board unanimously accepted the Property Development Guidelines and determined it necessary to ask the Owners to review and approve the Lava Cove at Entrada Property Development Guidelines.

The Board then arranged for all necessary and appropriate changes to the Lava Cove at Entrada documents listed above and provided copies of those changed documents along with an explanatory letter and a consent form in which the Owners could vote for or against each of the changed documents. 33 consent forms were returned to the Board with the following votes cast:

Lava Cove at Entrada's Second Amended and Restated Declaration of CC&Rs, Article 16, Section 3, requires a two-thirds (2/3) 'yes' vote (26 votes) to amend the CC&Rs. The Board of Directors of Lava Cove at Entrada has received, reviewed and found valid 30 written consent forms from Owners to Amend and Restate Lava Cove at Entrada's Covenants, and

Lava Cove at Entrada's By-Laws, Article 7, Section 2.2 require a three-quarters (3/4) 'yes' vote (29 votes) to amend the Bylaws. The Board of Directors of Lava Cove at Entrada has received, reviewed and found valid 30 written consent forms from Owners to Amend and Restate Lava Cove's By-Laws, and

Lava Cove at Entrada's Second Amended and Restated Declaration of CC&Rs, in Article 12, gives the Board the responsibility to create Property Development Guidelines. The Board of Directors of Lava Cove at Entrada has received, reviewed and found valid 30 written consent forms from Owners to approve Lava Cove's Property Development Guidelines.

On October 1, 2018, a duly called and noticed Board of Directors meeting was attended by a number greater than the required quorum of members of the Board. In that meeting, the Board verified that 30 members voted 'yes' to each of the actions set forth hereinabove in the form of a written consent form. As a result, the Board determined it appropriate to provide a resolution as follows to memorialize the actions taken as a result of the above votes:

**RESOLUTION**

Be it resolved:

The amendments to and restatement of The Lava Cove at Entrada Property Owner's Association's CC&Rs, By-Laws and the Property Development Guidelines were approved by the Owners of the Lava Cove at Entrada Property Owner's Association in a number in excess of the number required to accept those documents.

Based on those approvals, the Board of Directors:

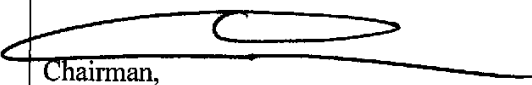
1. Has caused the amended Lava Cove at Entrada Property Owner's Association's CC&Rs, amended By-Laws and the Property Development Guidelines to be recorded at the Washington County Recorder's office, and,
2. Shall hereafter conduct its business in accordance with The Lava Cove at Entrada Property Owner's Association's CC&Rs, By-Laws and Property Development Guidelines as recorded on September 28, 2018 with the Washington County Recorder's Office, and,
3. Shall cause a copy of this Resolution to be distributed to all Owners of Lots in Lava Cove at Entrada.

Dated this 1<sup>st</sup> day of October 2018

**ATTEST**

The foregoing RESOLUTION is a true and correct report of actions by the Board of Directors of Lava Cove at Entrada on October 1, 2018 in a duly called and noticed Board of Directors meeting attended by a number greater than the required quorum of members of the Board.

Alan Madsen



Chairman,  
Board of Directors  
Lava Cove at Entrada Property Owner's Association, Inc.

Subscribed and sworn to before me this

1 day of October, 2018

Susan E. Stucki

Notary Public

