

SILVER SPRINGS HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES

4574 N. Silver Springs Road, #13

Park City, UT 84098

September 27, 2007

The Silver Springs Architectural Committee and the Board has adopted a fine for the violation of the Silver Springs Single Family Home Owners Association (SSSFHOA) CC&Rs as it relates to the Single Family occupancy of a residence as described in the CC&Rs. The SSSFHOA CC&Rs state that not more than a single family may occupy a residence.

Subsequently the Board will give first notice to a home owner if the board has cause to believe that the homeowner maybe in violation of the CC&Rs in this regard. The home owner must:

- a) remove the persons in violation of the CC&Rs within a time period of the boards choosing (not to be less than 48 hours) and
- b) attest in writing that they have resolved the situation and will refrain from doing so in the future under penalty as described in this amendment; or

provide proof in writing that all persons in the residence are of a single family*.

Violators that do not respond to the first notice will receive a second notice from the board will be subject to any or all of the following:

- a) A fine of \$100/day/person for each person not a member of a single family in the residence each day in question or; at the boards discretion; a single fine of up to \$10,000 per month where a violation exists.
- b) in addition to the fines; payment of all costs incurred by the SSSFHOA in making this determination and enforcing it including attorneys fees with interest in the amount of 18% per year on the fines and costs incurred.
- c) A lien against the property in question in the amounts noted above

*The definition of Family from the Snyderville Basin Development Code.

Family. A single individual, doing his/her own cooking and living upon the premises as a separate housekeeping unit, or a collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond as distinguished from a group occupying a boarding house, lodging house, club, fraternity or hotel.