

Resolution of the Silver Springs Master Homeowner's Association Board of Trustees

WHEREAS, the Silver Springs Master Homeowners' Association ("the Association") owns certain parcels of common area property within the Silver Springs Community;

WHEREAS, the Association is obligated to safeguard and maintain this property in the interests of its members;

WHEREAS, the Association's Eylaws empower it to adopt and establish, by resolution, such common recreational area management and operational rules and regulations as it may deem appropriate for the maintenance, operation, management and control of the Association. Rules and regulations, once adopted, are binding on the members of the Association, who are obligated to obey them and to use their best efforts to see that they are faithfully observed by their tenants and the persons over whom they have or may exercise control supervision; and

WHEREAS, The Association supports maintenance of a clean, safe, enjoyable environment for land and lakes under its control to maintain the attractiveness and property values of Silver Springs and for the recreational benefit of all residents and their guests;

IT IS NOW RESOLVED, that the Association establishes the following rules and regulations which shall govern Association-owned properties:

I. General Rules Applicable to All Properties

- A. The Association's commonly-owned recreational property is for the exclusive use of Association members, their families, and guests, with limitations applying to areas protected by a Private Enjoyment Easement (addressed in section II.E) and the wetlands (addressed in section II.F.)
- B. Association members are responsible for, and assume all liability for, their actions and the actions of family members and/or guests using any Association property, and on waters/ice of the lakes specifically including, but not limited to, the use of recreational equipment, watercraft, and floating devices. All such use is at the user's risk.
- C. Dogs must be leashed or under control of the owner, as required by Summit County ordinances. All dog waste must be cleaned up and disposed of by those supervising the animal.
- D. Unauthorized modification of Association property, structures, sprinkler systems or landscape is prohibited.
- E. Introduction of plants or animals to Association property-and/or waters of the lakes is prohibited.
- F. All littering, dumping and vandalism is prohibited.
- G. Activities which cause or threaten a nuisance to nearby residents or damage to property as defined in Summit County ordinances are prohibited.
- H. No motorized vehicles or motorized watercraft may be used on Association property unless approved in advance by the Association.
- I. No fireworks may be ignited or used on any Association property, including the

waters of the lakes.

II. Additional Property-Specific Rules

A. Upper and Lower Lake Parks:

1. Fires allowed in grills only.
2. No recreational equipment, watercraft, floating device, or other private property may be left overnight without prior authorization from the Association. All such equipment must be secured when unattended.
3. Overnight parking is prohibited.
4. Parks open from 6:00 a.m. to 10:00 p.m.

B. Waters of Upper and Lower Lakes

1. The Upper and Lower Lakes are for the exclusive use of Association members, their families, and their guests.
2. The Association reserves the right to approve/deny storage of recreational equipment on the waters. All such equipment must be secured when unattended.
3. Fishing is permitted in accordance with posted rules only.
4. Lake hazards may not be visible during hours of darkness. Use of the lake waters after dusk is not recommended.
5. Use of the lakes when ice is present is not recommended.

C. Tennis Courts and Adjacent Park

1. Fires allowed in grills only.
2. Overnight parking is prohibited.
3. Park open from 6:00 a.m. to 10:00 p.m.
4. Any activity other than tennis is prohibited on the tennis courts.

D. Berm Parcels (contiguous to SR 224, from the Northshore entrance to Walker Court)

1. All fires are prohibited.
2. The Association reserves the right to approve/deny storage of personal recreational equipment. All such equipment must be secured when unattended.

E. Association-Owned Lakeshore Property Located Between the Water's Edge and the Rear Lot Line of the Lake-View Private Lots

1. Some Association-owned lakeshore property is subject to a Private Enjoyment Easement. This property is not available for use by Association members other than the immediately adjacent lot owner(s), their families, and guests.
2. Contained fires are permitted with written approval which indemnifies the Association.
3. The Association reserves the right to approve/deny storage of recreational

equipment on Association property. All such equipment must be secured when unattended.

4. Unseen hazards may exist during hours of darkness. Use of the shoreline property is not recommended after dusk.

F. Wetlands Parcels (contiguous to SR 224 and Northshore, and the western drainage from the lower lake through Northshore.)

The wetlands parcels are federally protected areas - no access to or upon these parcels is allowed. The wetlands boundaries are posted.

Attest:


William Noland, President

Date 11-9-10

Resolution of the Silver Springs Master Homeowner's Association Board of Trustees

Guidelines for Expenditure of Association Funds

WHEREAS: The silver Springs Master Homeowner's Association "The Association" is incorporated for the purpose of representing all property owners with in the subdivision with respect to maintenance, improvements and administration of subdivision common areas, and:

WHEREAS: The Association has the fiduciary duty to collect funds from the membership to discharge it's responsibility to maintain the Association common areas, and:

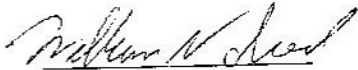
WHEREAS: The Association has the fiduciary duty to follow oversight guidelines for wise use of those funds;

NOW, THEREFORE, IT IS RESOLVED, to the extent not inconsistent with existing Utah Code, or Association documents, that the following procedures will be followed in the use of Association funds:

- 1) All discretionary expenditures made by any Board of Trustee member, or any association member acting with the approval of and on behalf of the Board of Trustees, shall be approved by a simple majority of the Board of Trustees constituting a quorum at either a scheduled or special meeting; or if appropriate, via internet vote.
- 2) Discretionary spending shall include capital improvements to Master Association property, property acquisition, legal opinions or actions concerning Master Association issues, and repairs to Master Association property where expenditures are expected to exceed \$1,000.00 (one thousand dollars).
- 3) Exempted are routine maintenance of Master Association property; routine office and operating expenses; emergency expenses that require immediate action to prevent the loss of life or property damage; and brief (under one hour) consultations with legal counsel to clarify specific points related to Master Association issues.
- 4) Discretionary expenditures shall be presented as projects with a rationale for the project, an estimated time line, and a detailed estimate of expenditures required to complete the project. If the project exceeds the estimated budget, an additional Board of Trustee vote will be required to extend the project. In addition the Board may, by a vote of the majority of the entire Board of Trustees, terminate the project if the desired goals will not be achieved.
- 5) All Board of Trustee members may attend any meeting with attorneys or legal counsel when appropriate, and the meeting does not involve a sensitive personnel issue.

6) Attorney billing records will be available for Board review at monthly Association Board meetings

Attest:



President

Secretary

11-9-10

Date