

Residents

These items require [Adobe Reader](#) to view.

- [Articles of Incorporation Documents](#) filed with the Division of Corporations to form the Master Association which then took title to the common areas.
- [Developer - Homeowner Agreement](#) Entry 318770 01/05/1990; 7 HOAs signed; 11 parcel descriptions.
- [Dam Inspection](#) 7/14/2014 Dept of Natural Resources, 1 photo
- [Rules & Regulations](#) 11/0/2010-Noland signed; 2 MA Resolutions
- [Emergency Plan](#) 10/20/2011 for 2 ponds and dams Utah Division of Water Rights - Overflow locations:1504 Lake Frt Ct. Groth & 1490 Lake Frt Ct. Howard
- [Budget](#) Since 1990 only ONE manager-bookkeeper, ONE audit covering 2003 to 2006
- [2010 Budget](#) Annual Summary, no details, sketchy accumulations.
- [2011 Budget](#)
- [2012 budget](#) Dec. 3 Balance Sheet - Retained Earnings \$278,714.00
- [2013 Budget](#)
- [2014 Budget](#) Annual Summary, 1 yr comparison, no info on \$250,000.00 accumulation, no info on \$35,000. state reserves acct, Net income is prior to reserves.
- [Deeds](#)
 - Last of the deeds from SS Associates to the Silver Springs Master HOA for common areas in the Silver Springs project.
 - [Common Area Deed 8-24-90 pdf](#) Entry 328477 Parcel 3 from SSA
 - [Common Area Deed 9-23-91 pdf](#) Entry 347501 Exhibit A from SSA
 - [Common Area Deed 2 9-23-91 pdf](#) Entry 347491 Spec. WD - Berm Entry 328477 Extinguished
 - [Berm Deed 5-21-01 pdf](#) Entry 589411 SOS-A Berm from SSA
 - [North Shore Common Areas Deed pdf](#) Entry 616573 NOS 3 parcels
 - Recorded Deed related to the lake agreement
 - [Warranty Deed Lakes 2004-06-23 pdf](#) Entry 704626 MRW owns water HOA owns land
 - [Warranty Deed Lakes 2004-06-24 pdf](#) Not Recorded -same as above
 - [Warranty Deed Lakes 2004-07-13 pdf](#) Not Recorded Smith-Hartvigsen letter attached to deed above
- [Insurance](#)
 - [General Liability, Property](#)
 - [D & O Policies](#)
- [Lake Agreement](#), leads to deeds. Need Survey? Not Recorded. Includes Private Enjoyment Easement Exclusive to Lake Lot Owners
 - [Mountain Regional Agreement pdf](#) Lakes & Water Agreement Not Recorded dated 6/23/2004 Same Exh.A, Check\$32,000
 - [Mountain Regional Remediation Plan pdf](#) MR Remediation-OperPlan 8/26/2003
 - [Mountain Regional Images pdf](#) Not Recorded, No signatures. Lake info. 3 aerials of two ponds, operations plans, August 2003
- [Minutes](#)
 - [Masters 2007 Minutes](#)
 - [Masters 2008 Minutes](#) Lucy Archer / Mike Winer
 - [Masters 2009 Minutes](#) Unelected pres. - Bill Noland
 - [Masters 2010 Minutes](#)
 - [Masters 2011 Minutes](#) New pres. - Gaylynn Mooney
 - [Masters 2012 Minutes](#)
 - [Masters 2013 Minutes](#) New pres. - Jeff Nielsen
 - [Masters 2014 Minutes](#)
 - [Masters 2015 Minutes](#) New pres. - Phil Tisovec
- [Plats](#)
 - [Plat-Maps-1.pdf](#) Section 30 T1S R4E plat, 11/28/1979, No Entry Number
 - [Plat-Maps-2.pdf](#) SW 1/4 SE 1/4 Sec 30 No date, no signatures, no Entry No.
 - [Plat-Maps-3.pdf](#) SW 1/4 Section 30 T1S R4E, No date, no signatures, No Entry
 - [Plat-Maps-4.pdf](#) South Shore at Sil Springs Plat A 9/10/1991 Entry 347494
 - [Plat-Maps-5.pdf](#) South Shore Plat A 1991- Amended with Lot Owners 1 thru 31
- [Mountain Regional Water Hardness](#)
- [Map of HOA's](#)
 - [Map of HOA's 1](#) Freehand color boundaries of SSMA subdivisions
 - [Map of HOA's 2](#) Same as above, turned clockwise.