# COMPARE THE TWO EXISTING VERSIONS OF THE SILVER SPRINGS SUBDIVISION CCR DECLARATIONS QUICK AND EASY

# [BOARD CCR VERSION 19 (Debated Since 2015](https://www.silverspringscommunity.com/wp-content/uploads/Silver-Springs-Declaration-v19-FINAL-VERSION-FOR-VOTING-18-1121.pdf)) [HOME OWNERS CCR 2019 VERSION](https://www.silverspringscommunity.com/our-community/silver-springs-sf/admin-rules-re-write/ccrs-2019-home-owners-version/)

|  |  |
| --- | --- |
| 1979 Silver Springs documents provide a 40 year life span until renewal. | 2019 Silver Springs 40 years later recognizes their documents are outdated and are endeavoring to bring them up to date and for the future. |
| SS Community Developer documents dating back to July 6, 1979 are included in the SS Single Family Version 19 CCR as part of the Recitals on pages 9 through 11. | Home Owners included the most current State of Utah Community Act legislation that represents acceptable up-to-date legal and private property ownership regulations. |
| Attorney and Board said Version 19 includes all the Owner requested deletions such as removal of the Recitals and the underdrains. Read this version to see these items continue in their presented for voting text. | Recitals continue to plague the SSSF CCR beginning on page 9 to page 11 yokes Owners to original 1979 Developer documents. Expired constraints. Underdrains are highlighted 13 times in Article 4 and included in Article 19, etc. |
| Article 8 begins on page 26 and continues through Article 9 with the over use of assessments, capital improvements, special assessments, fines, delinquency charges, liens, and foreclosure, etc.  This list of charges to the Owners is based solely on the existence of a 40-year-old crumbling system that, until the creation of these CCRs, has never been accepted by the Owners of this subdivision. | SSSF subdivision and Association does not own any land, no common areas, nor any structures or accoutrements, no open space. Within our SS Community common area amenities are owned and maintained only by the Master Association. Therefore, there is no need for assessments of any kind beyond the Associations annual dues, non-compliance fines and delinquency. |
| If the Version 19 CCRs are accepted by the Owners their votes will be considered an acceptance, for the first time ever by our SSSF Association, of the 40 year old aging underdrains, a costly liability and responsibility to all the Owners. Our subdivision does NOT own the UDs. No one owns them. Summit County has warned us against taking the UDs under the auspices of the SSSF Association. | The 1979 installation of the underdrains 6-10’ under private property began as a 3 year agreement between the SS Community Developer and Summit County. Summit County considers the agreement closed; the Community Master Association has disavowed them; no mandate exists for any entity to be responsible or liable for the underdrains. |
| Article 9 goes too far with payment of assessments leading to foreclosure of Owner’s home and lot. | Home Owners Version removes foreclosure from the penalties by extending the duration of liens. |
| Article 9.6 ”**an Owner’s acceptance of an interest in a Lot constitutes a simultaneous conveyance of the Lots in trust, with power of sale, to the Association’s attorney, as trustee,** for the benefit of the Association, for the purpose of securing payment of Assessments…” | 9.4. An Owner’s acceptance of interest to a Lot constitutes adherence to the Declaration CCRs and other ratified Governing Documents; and includes acquiescence to a lien claim on said Lots for delinquency of dues, fines, and other ratified assessments. Foreclosure is never a remedy. |
| Article 10 continues to allow the board and its agents to enter and alter Owners private property and the easements. 10.1.(b) “drainage facilities”, and 10.1.(d) gives access to Owner private property for “underdrain maintenance and repair.” at UD committee sole discretion. | Home Owners reserve their right of peaceful, quiet enjoyment of their private property, right of control of Owner land, and right of exclusion of others. Legal access is limited to public utility companies, and municipal staff. Rights are to be for 188 Lots equally, no preferential privileges for 6. |
| Many power grabs by the Board and committees. | Declares authority and rights to the Home Owners. |