

Dear Homeowners,

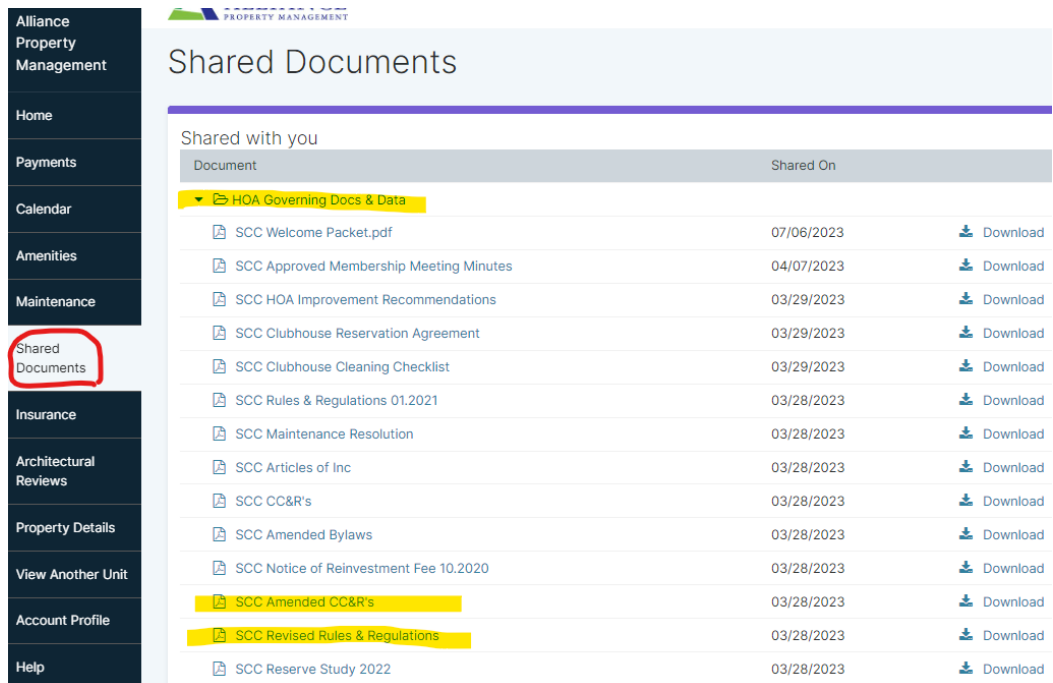
This is a notice of requirement to provide Alliance Property Management with the names and contact information of yourself as the Homeowner, as well as that of any tenants who may be occupying your unit(s) at Stone Creek Canyon. Please use the attached Homeowner Contact Information and Tenant Contact Information forms attached to update this information with us.

This notice is also a request for your signature, as the homeowner and party responsible for ensuring the provisions of the HOA's governing documents are adhered to by those individuals associated with your unit, attesting that you either occupy your unit, or have otherwise provided the CC&Rs as well as the Rules & Regulations to the tenant(s) occupying your unit(s). These HOA documents are available to you in the homeowner portal (please see screenshot below showing document location in your portal).

The signed attestation (page 2) along with the completed Homeowner Contact Information form (page 3) and the Tenant Contact Information form if applicable (page 4) are to be returned to Alliance Property Management **no later than Friday, August 25th, 2023, to avoid potential fines. Please email these required forms to info@apmutah.com or text pictures of them to our company text line at (347) 934-2362.**

Maintaining this information in our system is critical to us being able to effectively communicate with you as well as your tenants for any HOA-related matters, including general mass notices, warnings and violations, meeting details, etc. As such, it is a requirement of all homeowners to provide updated and accurate contact information for yourselves as well as any tenants who may be occupying the property (please see excerpt of these provisions below). As homeowners, you ultimately are responsible for ensuring that your tenants are adhering to the provisions of the association's governing documents. It is expected to be made clear in any lease you provide to your tenants that they are subject to all HOA governing document provisions. It is also expected that you maintain awareness of HOA-related matters as they evolve and communicate any changes to your tenants, including providing them with updated documents as they become available. Thank you for your prompt attention to this request.

Respectfully,
 The Stone Creek Canyon
 HOA Board
 & Alliance Property
 Management



Document	Shared On	
HOA Governing Docs & Data		
SCC Welcome Packet.pdf	07/06/2023	Download
SCC Approved Membership Meeting Minutes	04/07/2023	Download
SCC HOA Improvement Recommendations	03/29/2023	Download
SCC Clubhouse Reservation Agreement	03/29/2023	Download
SCC Clubhouse Cleaning Checklist	03/29/2023	Download
SCC Rules & Regulations 01.2021	03/28/2023	Download
SCC Maintenance Resolution	03/28/2023	Download
SCC Articles of Inc	03/28/2023	Download
SCC CC&R's	03/28/2023	Download
SCC Amended Bylaws	03/28/2023	Download
SCC Notice of Reinvestment Fee 10.2020	03/28/2023	Download
SCC Amended CC&R's	03/28/2023	Download
SCC Revised Rules & Regulations	03/28/2023	Download
SCC Reserve Study 2022	03/28/2023	Download

4655 S 1900 W Ste 6
 Roy, UT 84067
 Phone: (801) 728-0454
 Email: info@apmutah.com
 Web: www.apmutah.com



Homeowner Attestation Stone Creek Canyon HOA Tenant Provisions

Please fill out this form and email it back to us at info@apmutah.com. You may also text a picture of it to our company text line at (347) 934-2362.

CC&Rs Rental Provisions:

9.17. **Renting of Living Units.** Notwithstanding anything to the contrary contained in this Declaration, the leasing or renting of any Living Unit within the Project shall be governed by this Section. An Owner may “rent” his/her Living Unit subject to the limitations and requirements of this Section. For purposes of this Section only, the term “rent” in any grammatical form includes lease, sublet, or otherwise permit or allow others to reside therein for legal consideration payable to the Owner or to others at the Owner’s request or direction, or allow others to reside therein alone for charitable purposes without the owner in residence. No Living Unit may be rented for a period of less than six (6) consecutive months and an Owner may not rent less than the entire Living Unit. A Living Unit may not be rented except by written agreement that requires the tenants to abide by the Governing Documents and specifically provides that a violation of any provision of the Governing Documents is a breach under the rental agreement. A copy of the rental agreement shall be provided to the Board upon request. The Board may adopt by resolution, Rules that establish the contents or form of rental agreements; that requests certain information regarding tenants such as names, contact information, vehicle descriptions, and so forth; and any other Rules deemed necessary by the Board to implement this Section. Pursuant to Rules adopted under this Section, if the Board determines that a tenant has violated a provision of the Governing Documents, after notice and an opportunity for a hearing as provided by the Act, the Board may assess fines against the Owner and/or require an Owner to terminate a rental agreement. If an Owner fails to terminate a rental agreement upon request of the Association, the Association, in its sole discretion, may proceed with eviction proceedings on behalf of and with the authority of the Owner, in which case the Owner shall be responsible to reimburse the Association for all attorneys’ fees and costs it incurs for taking such action. Said attorneys’ fees and costs shall be assessed against the Owner as an individual Assessment.

Rules & Regulations Rental Provisions:

V. Rentals

1. Owners shall provide the Board or the Manager with the names, phone numbers, and email addresses of each adult tenant residing in their Living Unit within thirty (30) days of tenant occupancy.
2. Owners shall provide tenants with a copy of the Declaration and Rules prior to the execution of any lease. Owners shall also provide tenants with a copy of any amendments or supplements thereto within 15 days of Association adoption.
3. Owners are responsible for the behavior, actions, and violations of their tenants.

CHECK THIS BOX IF YOUR UNIT IS NOT A RENTAL

By signing below, I as the homeowner of the listed unit, attest that my unit is not a rental as indicated by the box checked box above; OR, that I have otherwise provided my tenant(s) with the most recent and available copies of the Stone Creek Canyon HOA Amended CC&Rs and the Revised Rules and Regulations.

Unit

Homeowner Name(s)

Homeowner Signature(s)

Date

4655 S 1900 W Ste 6
Roy, UT 84067
Phone: (801) 728-0454
Email: info@apmutah.com
Web: www.apmutah.com



Homeowner Contact Information

Please fill it out this contact sheet and email it back to us at info@apmutah.com. You may also text a picture of this form to our company text line at (347) 934-2362.

Name(s): _____

Mobile Phone Number: _____

Email Address: _____

Mailing Address: _____

If you are renting out your unit and are using a management company whom you wish us to also include in our HOA-related communications, please add their contact details below.

Company Name: _____

Manager Name: _____

Phone Number: _____

Mobile Phone Number: _____

Email Address: _____

Mailing Address: _____

Thank You,
Alliance Property Management



Tenant Contact Information

It is helpful to our management process to have contact information for your tenants if your unit is rented. Please fill it out this contact sheet for your tenants (if applicable) and email the form back to us at info@apmutah.com. You may also text a picture of this form to our company text line at (347) 934-2362.

Unit Address: _____

Tenant Name(s): _____

Mobile Phone Number(s): _____

Email Address(es): _____

Please ensure to provide your tenant(s) with the most current copies of the HOA's CC&Rs as well as the Rules & Regulations for the association. This is a requirement, as they are held to the same governing provisions as the homeowners; and you, as the homeowner, are ultimately responsible for the actions and any violations of the tenant(s) occupying your unit(s). These documents are available in the homeowner portal. If you need assistance accessing the portal or the documents, please reach out to our office.

Thank you,
Alliance Property Management