

HIDDEN LAKE CONDOMINIUM HOMEOWNER'S ASSOCIATION, INC.

AMENDMENTS TO COMMUNITY RULES ASSESSING FINES POLICY

(March 2019)

On or about June 27, 2014, the Hidden Lake Condominium Homeowner's Association, Inc. ("Association"), by and through the Management Committee, adopted the "Hidden Lake Condominium Community Rules Assessing Fines" ("Fines Rules"). The Management Committee hereby adopts the following Amendments to the Fines Rules ("Amendments") for the benefit of the Association, the Unit Owners ("Owners"), and all guests, tenants, and invitees, pursuant to Section 21 of the *Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Bylaws for Hidden Lake Condominium*, on record with the Salt Lake County Recorder ("Declaration"). The Amendments are necessary to update the Fines Rules with legislative changes and to decrease costs and increase efficiencies in the administration of the Association.

Where there is a conflict between the Amendments and the Fines Rules, the Amendments shall control and apply. Except for those provisions that are specifically amended or modified herein, the Fines Rules remain in full force and effect.

NOW THEREFORE, the Amendments to the Community Rules Assessing Fines are as follows:

Amendment 1

All references to the "Board" as used in the Fines Rules shall refer to and be amended to read as the "Management Committee".

Amendment 2

All references to "180 days" in Sections 1.2, 1.3, 1.4, and 1.14.4 shall be amended to read as "12 months".

Amendment 3

Section 1.5 shall be amended with the addition of the following provision numbered 1.5.6:

1.5.6 Emailing a copy to the unit owner or a representative of the unit owner

Amendment 4

Section 1.9 is hereby amended to read as follows:

1.9 ***Continuous Violation.*** *If a violation of the Rules or the rules listed on Exhibit "A" is not cured within the requested time period, the continuing violation shall be a separate violation subject to additional fines that may be levied every 10 days until corrected or cured. If a violation of a provision in the Rules or the rules listed in*

Exhibit "A" is temporarily cured within the required time period, but then is repeated within 12 months of the original violation resulting in a warning or fine, such repeat offense shall be deemed to be a continuous violation for which another notice of violation is not required to be served. In such case, a fine may be levied and re-levied every 10 days until corrected.

Amendment 5

Section 1.10 is hereby amended to read as follows:

1.10 Amount of Fines. *The amount of a fine for a violation of the Rules or the provisions listed on Exhibit "A", shall be in the amount listed on Exhibit "A" or in the Rules, but in no case shall a single fine for a single violation exceed \$500 in any calendar month.*

Amendment 6

Sections 1.17.1 through 1.17.3 are hereby amended to read as follows:

1.17.1 New or amended rules may be adopted at a regular or special meeting of the Management Committee, or through action without a meeting as allowed by the Utah Revised Nonprofit Corporation Act or other applicable laws. The new or amended rule shall be in written form and approved by a majority of the members of the Management Committee. If the violation of the new or amended rule shall have a fine associated with it, the amount of the fine shall be stated in the rule or included in Exhibit "A".

1.17.2 Before the new or amended rule becomes enforceable, the Management Committee shall cause a copy of the new or amended rule to be sent to each unit owner in a manner provided in Section 1.5 herein or as otherwise allowed by applicable law. The new or amended rule shall become enforceable two (2) days from the day it is sent to the unit owners. Owners shall then notify their tenants of the new or amended rules within five (5) days thereafter.

1.17.3 Rules may be adopted for the health, safety, welfare, or general well-being of the residents or the Hidden Lake property. Rules may also be used by the Management Committee to clarify provisions in the declaration, bylaws, or rules, or to change the amount of a fine associated with the violation of a Rule.

Amendment 7

The EFFECTIVE DATE on page 6 of the Fines Rules is hereby amended to read as follows:

Adopted rules shall take effect two (2) days after they have been sent to unit owners in a manner permitted in Section 1.5 herein.

BE IT FURTHER RESOLVED that:

1. The foregoing Amendments are adopted by the Management Committee.
2. Notice of these Amendments will be provided to all Owners.
3. Each Owner shall be responsible for notifying any household member, renter, guest, or other visitor of the rules, restrictions, limitations, and prohibitions contained above.

Date: 3-20-19

ATTEST:

Jeri Lundberg

President

Hidden Lake Condominium Homeowner's Association, Inc.