

**RESOLUTION OF
RIDGECREST HOMEOWNERS ASSOCIATION, INC.
BOARD OF TRUSTEES
ADOPTION OF PARKING FINE POLICY**

WHEREAS, the Board of Trustees ("Board") of the Ridgecrest Homeowners Association, Inc. ("Association") desires to formally adopt a uniform policy regarding fines for parking prohibited vehicles within the Project consistent with the provisions of the Association's Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") on record with the Utah County Recorder as entry number 116081, as amended, and other governing documents;

WHEREAS, the Board desires to fulfill its responsibility to fairly and reasonably enforce the provisions of the CC&Rs;

WHEREAS, Article IV, Section 1 of the Bylaws of Ridgecrest Homeowners Association, Inc. ("Bylaws") states that the Board is responsible for managing the business and affairs of the Association;

WHEREAS, Article IV, Section 1(H) of the CC&Rs authorizes the Board to promulgate rules and regulations to ensure that the Project is maintained and used in a manner consistent with the interests of the Unit Owners;

WHEREAS, Section 57-8a-208 of the Utah Code allows the Board to assess fines to owners for violations of the Association's governing documents;

WHEREAS, Article IV, Section 10 of the CC&Rs grants the Association the authority to exercise any right or privilege given to it by law;

WHEREAS, Article VIII, Section 9 states that certain types of vehicles and trailers shall not be parked in the Project;

WHEREAS, the Board perceives that violations of the Parking Rule reduce property values and the livability and attractiveness of the Association;

WHEREAS, the Board previously adopted the following Parking Rule: "Boats, trailers, RV's, commercial vehicles, and large trucks may not be parked anywhere on the property. However, it will not be considered a violation to park an otherwise prohibited vehicle for 2 consecutive nights. This exception may be applied at most 4 times during any calendar year.";

NOW THEREFORE BE IT RESOLVED that the Association hereby establishes and adopts the following fine schedule to be applied to violations of the aforementioned Parking Rule:

An Owner who violates the Parking Rule is subject to a fine, as described below.

The Notice Period is the time between the Owner being provided a notice of a violation and when the violation must be cured in order to avoid a fine. The Notice Period for violation of the Parking Rule is 7 days.

The Continuation Period is the time between fines being assessed for a continuing violation. The Continuation Period for the Parking Rule is 10 days.

Fine Schedule for Violation of the Parking Rule

1. A notice of a Parking Rule violation shall serve as a warning pursuant to Utah Code Section 57-8a-208(2).
2. A Level 1 Fine (\$10) will be assessed against the Owner unless the owner cures the violation prior to the end of the Notice Period.
3. If the Owner also fails to cure the violation after the end of the Continuation Period, a Level 2 Fine (\$50) will be assessed without notice. Or, if the Owner incurs a second separate violation of this rule within one year following the initial violation, a Level 2 Fine will be assessed without notice.
4. Similarly, a Level 3 Fine (\$100) will be assessed after a second Continuation Period and/or a separate third violation. A Level 4 Fine (\$250) will be assessed after a third and later Continuation Periods or a fourth and/or subsequent separate violation. Level 3 and 4 fines will also be assessed without notice.
5. In no case will the total fine in any calendar month, for the violations of the Parking Rule, exceed \$250.

The violation will be considered cured by the Owner removing the prohibited vehicle from the Common Area.

BE IT FURTHER RESOLVED that:

1. A copy of this fining policy will be sent to each Owner at the address shown in the records of the Association.
2. Each Owner and/or occupant of a Unit shall be responsible for notifying any household member, renter, guest, or other visitor of the restrictions, limitations, and prohibitions contained above.
3. This fining policy is effective beginning on the second day following distribution to Owners.

Date: JUNE 2, 2018

ATTEST:

Don J. Brown
Don J. Brown, President
Ridgecrest Homeowners Association

Burton J. Knudson
Burton J. Knudson, Vice President
Ridgecrest Homeowners Association

Douglas L. Thompson
Douglas L. Thompson, Secretary/Treasurer
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Daniel C. Russell
Daniel C. Russell, Trustee
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H. Brent Harker
H. Brent Harker, Trustee
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