

**RESOLUTION OF
RIDGECREST HOMEOWNERS ASSOCIATION, INC.
BOARD OF TRUSTEES
ADOPTION OF RULE PERMITTING CERTAIN SIGNS AND DISPLAYS BY OWNERS
EFFECTIVE 6/01/2023**

WHEREAS, the Board of Trustees (“Board”) of the Ridgecrest Homeowners Association, Inc. (“Association”) desires to formally adopt a uniform policy regarding the showing of signs and other displays 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 the Association (“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, 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, Section 57-8a-218 of the Utah Code was amended in 2022 to limit a homeowners association’s ability to restrict home owners posting signs and other types of displays within the confines of the association;

WHEREAS, Article VIII, Section 11 of the CC&Rs prohibits the display of all signs.

WHEREAS, the Association has an existing rule permitting a for-sale sign to be displayed in the window of a Unit and such rule doesn’t satisfy the requirements of amendments made to the Utah Community Association Act in 2022;

WHEREAS, the Board wishes that Owners may continue to show decorative and religious displays as they have in the past;

NOW THEREFORE BE IT RESOLVED that:

1. The afore-mentioned rule permitting limited displays of for sale signs is rescinded, and
2. The rule is established that an Owner may display on their Unit, in the Planter Area of their Unit or on the front lawn of their Unit any of the following displays: (a) a sign

advertising the sale or rental of their Unit, (b) a decoration for religious, seasonal or holiday purposes, (c) the Utah State Flag or (d) a sign indicating the presence of a home security system (where such sign is provided by the vendor of the system).

The rule is also established that an Owner may display a for-sale or for-rent sign on the Common Area of the Association at either of the two entrances to the Association property.

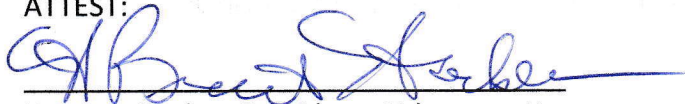
Such Owner is required to ensure that the display doesn't cause damage or interfere with the Association's maintenance of the Common Area; otherwise, the Association may remove the display. Any cost incurred by the Association resulting from repairing the Common Area or in the removal of a display will be assessed to the responsible Owner.

BE IT FURTHER RESOLVED that:

1. A copy of this rule 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 rule is effective beginning on June 1, 2023.

Date: MAY 23, 2023

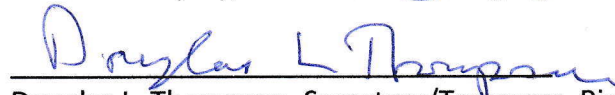
ATTEST:



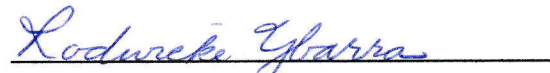
H. Brent Harker, President, Ridgecrest Homeowners Association



Dawn C. Pheysey, Vice President, Ridgecrest Homeowners Association



Douglas L. Thompson, Secretary/Treasurer, Ridgecrest Homeowners Association



Rodwicke Ybarra, Trustee, Ridgecrest Homeowners Association



Ben Olsen, Trustee, Ridgecrest Homeowners Association