


**Lava Bluff Owners Association
Amendment to CC&R's**

Pursuant to a meeting of the Lava Bluff Owners Association, held May 31, 1996, and by the required affirmative vote of 2/3rds of it's members, the attached Resolution, exhibit "A", was directed to be written and filed as an amendment to the Amended Declaration of Covenants, Conditions, and Restrictions of Lava Bluff Mobile Home Park, dated December 19, 1992 and recorded in the office of the Washington County Recorder Jan 11, 1993, in Book 0702, Page 01 as instrument # 00423661 to be effective October 2, 1996, pertaining to all lots sold, now occupied, or to be sold or to be occupied. The Board of Trustees of Lava Bluff Owners Association has caused that this attached resolution be recorded as an amendment to the above referenced CC&R's, effective October 2, 1996, pertaining to property indicated in exhibit "B" also attached.

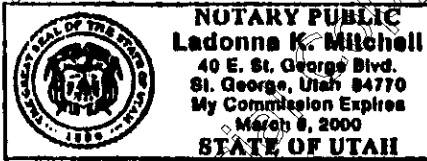
Signed this 2nd Day of October, 1996


Suzanne Taylor
Association Management Services for
Lava Bluff Owners Association

State of Utah

:SS

County of Washington.



BEFORE me, a Notary Public for the State of Utah, personally appeared Suzanne Taylor, known to me to be the person whose name is subscribed herein, duly acting in the capacity of Association Management Services for and in behalf of Lava Bluff Owners Association.

Acknowledged, subscribed and so sworn before me, this 28th day of January, 1997.

00555830 Bk 1071 Pg 05 of 1

RUSSELL SHIRTS # WASHINGTON CO RECORDER
1997 JAN 28 17:00 PM FEE \$198.00 BY CD
FOR: ASSOCIATION MANAGEMENT SERVICES

182-323

AMS
P.O. Box 3025
St. George, UT
84771

EXHIBIT "A"

LAVA BLUFF OWNERS ASSOCIATION
LAVA BLUFF MOBILE HOME PARK
RESOLUTION

WHEREFORE, inasmuch as the Board of Trustees, duly elected by the Lava Bluff Owners Association, acting for and in behalf of Lava Bluff Owners Association desires to seek legal housing designation for Lava Bluff Mobile Home Park, as "55 or over housing", and certifying that the Board has caused a survey to be performed by persons designated by the Board, and has determined, as a result of that survey, that at least 80% of the units, existing and available for residency in the housing facility are occupied, or can be occupied by at least one person who is 55 years of age or older; and there is an intent to provide housing for persons 55 years of age or older, under Section 807 (b) (2) (c) of the Fair Housing Act (42 U.S.C. 3607 (b) (2) (c)); therefore, the Board directs the following resolutions be made.

RESOLVED that under the "Housing for Older Persons Act of 1995", and under Section 807 (b) (2) (c) of the Fair Housing Act (42 U.S.C. 3607 (b) (2) (c)) Lava Bluff Mobile Home Park shall be a facility designated under the Housing Act for Older Persons Act of 1995 as "55 or over housing".

RESOLVED that the Board of Trustees, duly elected by the Lava Bluff Owners Association, acting for and in behalf of Lava Bluff Owners Association, directs that policies and procedures be established to provide for verification of proof of age for all residents or prospective residents in order to show and demonstrate compliance with the "Housing for Older Persons Act of 1995", and that such policies and procedures shall be implemented to require proof of age, as evidenced by a valid drivers license, passport, or birth certificate, to be made available to the Board of Trustees prior to any occupancy as a tenant or prior to any transfer of ownership to a prospective owner or resident of Lava Bluff Mobile Home Park.

RESOLVED that the Board of Trustees, duly elected by the Lava Bluff Owners Association, acting for and in behalf of Lava Bluff Owners Association, shall direct that Lava Bluff Mobile Home Park complies with all requirements of the "Housing for Older Persons Act of 1995" and shall from time to time direct that a survey be conducted to ensure that Lava Bluff Mobile Home Park has made a good faith effort to comply with the requirements as outlined in the "Housing for Older Persons Act of 1995", and under Section 807 (b) (2) (c) of the Fair Housing Act (42 U.S.C. 3607 (b) (2) (c)).

RESOLVED that this resolution be posted and published as public notice that Lava Bluff Mobile Home Park is designated as housing for older persons, 55 years of age or older, under the Housing for Older Persons Act of 1995. Lava Bluff Mobile Home Park is located at approximately 3900 W. 40 N, Hurricane, Washington County, Utah 84737 and is legally described as located in Section 1 Township 42S R 14 W Salt Lake Base & Meridian, City of Hurricane, Washington County, Utah.

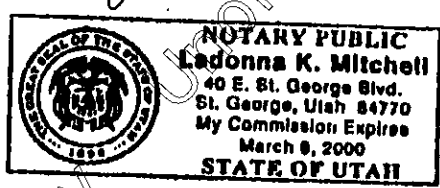
0555830 Bk 1071 Pg 0542

Signed this 2nd day of October, 1996.

Trustees for Lava Bluff Owners Association

Carl Dillingham
Joseph R. Clark
Ernest D. Billingley
Shirley Maser

Alan E. Smith
Jean Taylor
Lucille Nichols



Ladonna K. Mitchell

~~XXXXXXXXXXXXXXXXXXXX~~
RUSSELL SHIRTS & WASHINGTON CO RECORDER
~~XXXXXXXXXXXXXXXXXXXX~~ FEE \$10.00 BY TF
FOR: LAVA BLUFF OWNERS ASSOC

RECORDED

Return to: Association Manager, P.O. Box 3025, St. George, UT 84771

Exhibit "B"
Amendment to the Covenants, Conditions and Restrictions
of
Lava Bluff Owners Association
Lava Bluff Mobile Home Park
Hurricane City, Washington County, Utah

Lava Bluff Mobile Home Park is legally described as follows:

All of Lava Bluff Mobile Home Park, located within all of that portion of Sectional Lot 3, NE 1/4, NW 1/4, and the SE Quarter of the 1/4 quarter of Section 1, Township 42 S, R 13 W, Salt Lake City Base and Meridian, City of Hurricane, Washington County, State of Utah according to the official plat thereof, recorded in the office of the Recorder of Washington County, State of Utah, and in accordance with the Covenants, Conditions and Restrictions recorded in the records of Washington County recorder December 19, 1992 in Book 0702, Page 01, as instrument # 00423661.

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