

**Amendments to the CC&R's of Lava Bluff Owners Association**

**Amendments to the CC&R's of Lava Bluff Owners Association, presented and voted upon by the membership of the Association at a special meeting, held February 5, 1997**

A special meeting of the Lava Bluff Owners Association was duly called in accordance with the meeting requirements outlined in the CC&R's of Lava Bluff Owners Association for the purpose of amending certain CC&R's, as outlined below. Having a quorum present, and obtaining the required majority vote, the following amendments were adopted by the membership and the CC&R's of Lava Bluff Owners Association are amended as follows:

The following Amendments to the existing Amended CC&R's of Lava Bluff Mobile Home Park, dated December 19, 1992, recorded in the office of the Washington County Records office, State of Utah on January 11, 1993 as instrument # 00423661 in Book 0702, and an amendment to the By-Laws of Lava Bluff Owners Association are to be brought before the membership for approval. Each amendment to the CC&R's requires a quorum of 60% of all the votes eligible to be cast and must be passed by an affirmative vote of at least 2/3's of the membership present.

**Amendments to the Amended CC&R's dated 12-19-92**

**Amendment #1:** This amendment provide that only class "A" owners of record, including the Successor Declarant who pay Association dues shall be eligible to vote for Association Officers and / or Trustees and vote on other matters of Association business requiring a vote of the membership of the Association. (Amends section III, paragraph 2, Class A, of the Amended CC&R's dated 12-19-92) Presently, the Successor Declarant is exempt from paying Association fees, but can vote on matters affecting the Association.

This amendment also requires the Successor Declarant to be subject to controls of the Association, including the Architectural Controls which are or may be established for Lava Bluff Mobile Home Park. (Amends section II, paragraph (iii), page 4, and Section VIII. Architectural Control, Paragraph 7, page 16 of the Amended CC&R's dated 12-19-92) Presently, the Successor Declarant is exempt from any controls imposed by the Association, including Architectural Controls.

This amendment also amends Section XI of the CC&R's, presently allowing the Successor Declarant unilateral rights to amend the CC&R's. (Section XI, page 19 of the Amended CC&R's dated 12-19-92) This amendment will require the Successor Declarant to seek and receive prior consent and approval of 2/3's of all owners of record of Lava Bluff Mobile Home Park for any changes or amendments in the CC&R's. Such approval will be obtained as outlined for Amendments, in Section XIII Miscellaneous, Paragraph 3, page 19; and section X, paragraph 10 page 18 of the Amended CC&R's dated 12-19-92.

Lava Bluff Owners Association  
Special Meeting  
Page 1

00565122 Bk 1098 Pg 0068-69

RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1997 MAY 07 09:49 AM FEE \$12.00 BY JRB  
FOR: ASSOCIATION MANAGEMENT SERVICES

**Amendment # 2:** Section VII Use Restrictions, paragraph 7, page 14 of the Amended CC&R's dated 12-19-92, shall be amended to delete and omit the first two (2) sentences which make statements which may be discriminatory and may be in violation of the Fair Housing Act.

**Certification**

As acting President of the Lava Bluff Owners Association, I certify that the above outlined amendments were presented before the membership of the Association, duly called for the purpose of amending the CC&R's as indicated. Having a quorum present, the CC&R's were amended as written, by a majority vote of at least 60% of the owners present and or represented by proxy

Signed: Ernie Billingsley February 5, 1997  
Ernie Billingsley  
Acting President- Lava Bluff Owners Association

