

**STONE CLIFF OWNERS ASSOCIATION, INC.**

**Resolution of The Board of Directors  
(Unpaid Assessments – Future Lease Payments)**

1. Article V of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Stone Cliff (hereafter “Declaration”) requires each owner of a lot within Stone Cliff to pay regular and special assessment to pay for the common expenses of Stone Cliff which are intended to help maintain the high standard of living for which Stone Cliff was created.

2. Pursuant to Article VIII of the Declaration, Living Units may be leased for so long as the covenants, conditions, restrictions and rules and regulations pertaining to “leases and rentals” are strictly followed.

3. From time to time, absentee owners fail to pay their assessment obligations as set forth in the Declaration yet continue to receive rental income from their tenants.

4. In an attempt to reduce the number of absentee owners who are not paying their assessments, both the Association’s Declaration and Utah law permit the Association to demand rent from a tenant to satisfy the owner’s delinquent assessment obligation if specific statutory requirements are followed.

5. The Association desires to implement the collection of rental payments from the tenants of delinquent owners and further desires to provide notice of this policy as follows:

a. The demand and collection of rent to satisfy delinquent assessments shall strictly follow Article V, Section 5.16 of the Declaration;

b. Demand shall be made when the absentee owner is more than sixty (60) days delinquent.

c. The Association shall first give the absentee owner notice of its intent consistent with the Declaration.

d. If the owner fails to pay the assessment by the date established in the notice, the Association shall make demand upon the tenant.

e. Payments by the tenant shall not constitute a default under the terms of the lease and any rent paid to the Association in excess of what is owed shall be remitted to the owner.

NOW, BE IT FURTHER RESOVLED, that this policy shall be enforced for regular, special, limited assessments and unpaid fines.

NOW, BE IT FURTHER RESOLVED, that a copy of this Resolution shall be sent to all owners at their last known address.

ATTEST:

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman (President), Board of Directors

\_\_\_\_\_  
Treasurer