

MOUNTAIN RIDGE HOMEOWNERS' ASSOCIATION, INC.

Resolution of the Board of Trustees

EARLY PAYMENT SAVINGS REDUCTION ON ANNUAL ASSESSMENT

WHEREAS, "Declaration" is the *Declaration of Covenants, Conditions and Restrictions, Mountain Ridge Subdivision*, "Bylaws" is *Bylaws of Mountain Ridge Subdivision*, "Act" is the *Utah Community Association Act, Utah Code Annotated, Title 57, Chapter 8a*, "Association" is *Mountain Ridge Subdivision Homeowners Association*, and "Board" is the Association's duly elected Board of Trustees;

WHEREAS, Article D, Section 36 of the Declaration allows the Association to adopt policies, rules, and regulations to allow it to be more effective and efficient in its operations and governance;

WHEREAS, Article D, Section 27 of the Declaration provides that the affairs of the Association shall be governed by a Board who is charged with the responsibility to adopt policies, procedures, and actions to assess and collect those assessments on behalf of the Association;

WHEREAS, assessments provide the revenues necessary for the Association to perform the obligations and duties outlined in the Declaration and Bylaws;

WHEREAS, untimely assessment payments make it challenging for the Association to comply with its duties obligations;

WHEREAS, annual assessments are currently payable in monthly installments due on the first day of every calendar month;

WHEREAS, monthly payments increase administrative time and expense as compared to a one time annual payment;

WHEREAS, the Board deems it in the Association's best interest to adopt a policy that will decrease administrative time and expense, and improve cash flow.

NOW, THEREFORE, IT IS RESOLVED, that while members of the Association may continue to pay the annual assessment in monthly installments, those that pay the annual assessment in full before January 31st of each year shall receive a twenty-dollar (\$20.00) reduction in the annual assessment ("Early Payment Savings Reduction"). This Early Payment Savings Reduction represents the administrative time and expense saved by the Association.

NOW, BE IT FURTHER RESOLVED. that an owner(s) who moves into the Association during the year may receive a pro-rated portion of the Early Payment Savings Reduction on the annual assessment by paying the duration of that year's assessment in full within thirty (30) days of that owner's purchase of the home.

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

Date: 12/2/2010

ATTEST:

Callie Smart
Board of Trustees
Mountain Ridge Homeowners' Association, Inc.

Tracey Bullock
Board of Trustees
Mountain Ridge Homeowners' Association, Inc.

[Signature]
Board of Trustees
Mountain Ridge Homeowners' Association, Inc.