

**UTAH MINI RANCHES
HOMEOWNERS ASSOCIATION**

Board of Directors
Jason Binder, President
John Stockinger, Vice President
Cheryl Pietz, Secretary
Marci Crowther, Director
Tom Callahan, Director

RULES OF THE ASSOCIATION

These Rules are adopted and made part of the Association's Governing Documents by reference therein under UCA 57-8a-102(12) & UCA 57-8a-217.

- 1. All of the Rules set forth in the Association's Declaration (CC&Rs)**
- 2. All of the procedural Rules set forth in the Association's Collections Policy dated May 14, 2025**
- 3. The Assessments set forth in the Fee Schedules below**

"Fee Schedule" — The following Regular Assessments shall be levied on all Parcels during the calendar year 2026:

Monthly HOA Dues \$43.00 per lot (vacant or improved), due on the 21st of each month

Monthly Water Use Fee \$37.00 per lot where a Dwelling is built and a meter is installed, due on the 21st of each month

Monthly Fine \$2,500.00 for violating CC&Rs Section 6.18 – operating and/or advertising a short-term rental on the property – due upon notification and recurring until abatement

Monthly Fine \$500.00 per violation per Section for violating any other Section(s) of the CC&Rs, due upon notification and recurring until abatement

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“Fee Schedule” — The following additional Assessments shall be levied as applicable on Parcels during the calendar year 2026:

Late Fee 10% of Assessment amount or \$7.50, whichever is less, applied on all Assessments 30 or more days past due

Returned Check Fee \$25.00 for any check returned by a bank unpaid or for any reason. If a Member has three checks returned in any 12-month period, we will only accept certified funds for payments going forward.
(effective August 1, 2026)

Water Service reinstatement fee \$100.00 if service is terminated for non-payment, due upon notification

Water Meter Installation Fee \$6,500.00 for new meters (includes meter, labor and installation costs)

Lien & Release Fee \$120.00 – when a lien is filed for defaulted Assessments, due upon notification of recording by the Duchesne County Recorder
(revised May 6, 2026)

Transfer Fees for changes in property title were eliminated effective May 7, 2025, and there are no Reinvestment Fees.