

Bear Lake RV Park Property Owners Association, Inc.

Resolution of the Board of Directors

Adopted : May 25, 2014

Relating to Owner Use of Common Ground

Revised: August 6, 2016

Resolution 2014 #001

RESOLUTION PERTAINING TO: Use of Common Ground

AUTHORITY AND PURPOSE OF RESOLUTIONS:

WHEREAS, the Bear Lake RV Park Property Owners Association, Inc, is an Idaho Non-Profit Corporation duly organized and existing under the laws of the State of Idaho, and the Articles of Incorporation, and

WHEREAS, Article II Property Rights, Section 2 – Owner's Easement of Enjoyment states "Every owner shall have a right and easement of enjoyment in and to his individual Site and Common Area which shall be appurtenant to and shall pass with the title of every site, subject to the Covenants, Conditions, and Restrictions, and

WHEREAS, Article IV Maintenance, Section 3 Maintenance And Repair Of Individual Sites states, "The Owners are responsible for maintenance of their own Site and collectively responsible for the Common Area as approved by the Committee for work to be performed in the Common Area. The grounds of each Site and the undivided interest in the Common Area shall be properly maintained in a condition prescribed by the Committee, and

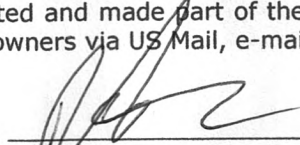
WHEREAS, Article VI Use Restrictions, Section 1 Altering Common Areas states, "No owner shall, without prior written consent of the Board in each specific instance, make or cause to be made any alteration, addition, or removal, or improvement in or on the common areas or any part thereof, or do any act that would impair the structural soundness or integrity of any common area improvements, or jeopardize the safety of persons or property or impair any easement appurtenant to the properties",

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Bear Lake RV Park Property Owners Association, Inc. the following guidelines shall be in effect for the personal use of common areas contiguous to individual lots:

- Owners wishing to use the common ground, must first obtain written approval from the manager prior to use.
- No cutting of trees or bushes is allowed on common ground with the exception of sage brush and weeds. Clearing of dead and downed wood is acceptable to reduce fire danger.
- Temporary placement of tents and RV's for a period not to exceed 3 days
- Placement of items not of a permanent nature, such as playground equipment, temporary fire pit, etc.
- No fences are to be constructed on common ground
- The common ground must be dry and firm prior to placing RV's. Common ground cannot be torn up or rutted. Property owners will be responsible for repairing damage.
- Common ground must be kept clean and uncluttered
- All garbage must be cleaned from the common ground after use
- ATV's and motor cycles are not to be driven around on common ground
- No excavation can take place on common ground
- Watering of common ground is not allowed because of additional stress on the water system and to conserve water.
- If an owner wishes to plant trees or any other plants requiring water on common ground, it must be submitted on a construction authorization form and approved by the Architectural and Control Committee as to drought resistance.
- Watering can take place only until the trees are established.

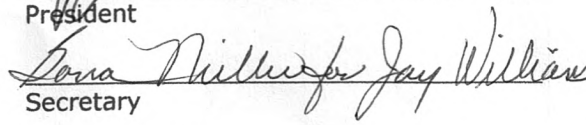
This resolution is adopted and made part of the minutes of the May 25, 2014, meeting of the Board of Directors and distributed to the owners via US Mail, e-mail and/or through www.bearlakervpark.com web site.

BY:



President

ATTESTED:



Secretary

DATED:

8-6-16