

SWAINS CREEK PINES LOT OWNERS ASSOCIATION
PROPERTY RENTAL RULES
As adopted by the Board of Directors on October 2, 2010

Upon registration and receipt of payment of the rental surcharge, the Association will provide the Owner with a binder containing copies of the CCR's, By-Laws, Rules & Regulations, and policies pertaining to the use of Swain Creek Pines amenities. The binder must be kept in plain sight on the property for Renters and Guests to easily review. It is the Owner's responsibility to ensure all Renters and Guests become familiar and comply with all governing documents.

Rental property boundaries and borders must be clearly marked and adequate parking areas provided to prevent guests from parking or trespassing onto neighboring properties.

If there is a fire pit on the rental property, a copy of the certificate issued by the Cedar Mountain Fire Protection District must be provided to the Association. A garden hose long enough to reach the fire pit must be attached to the yard water hydrant at all times. The hydrant must be kept in good working order, accessible and unlocked. A sufficient amount of firewood must be stored on the property for use with the fire pit. If you do not have an approved fire pit, a notice must be posted in a conspicuous location within the Cabin and on the property that no outdoor fires are allowed.

If there is a fire place or wood burning stove in the cabin, a sufficient amount of wood must be stored on the property for this use. Renters should be warned that taking wood from another property is illegal.

It is the responsibility of the Owner to advise Renters on the proper handling of fireplaces, fire pits, and stoves, as well as the safe disposal of ashes. Fires have been started by guests who have poured warm ashes in the dumpsters, into the forest, or left on decks to cool in paper bags or boxes.

A copy of the Lot Owner's Insurance policy showing coverage and effective dates must be provided to the Association. A working Fire Extinguisher must be kept on each level of the cabin in a location that is clearly marked and in plain sight.

Garages or storage areas containing personal items such as ATVs or Snowmobiles must be kept locked and unavailable to the guests. Keys for these locks should not be hidden on the property or in the cabin.

Owners must provide detailed information to Renters and Guests prior to their arrival. Examples of pertinent information would be: road and weather conditions; a list of services that are available, limited or unavailable on the mountain; where to get medical care; where to purchase sufficient groceries and supplies; and the complete address with clearly written directions to locate the rental property. A visible sign with a name and address of the property is advisable. It is not the responsibility of the Association to ensure Renters and Guests arrive at their destination or locate needed services.

It is recommended that a working land-line telephone be available in the rental cabin. A long distance block, arranged through the phone company will prevent unauthorized long distance dialing, yet allow Renters to access emergency services and Owners or Agents to contact Renters or Guests.

Emergency contact information for the Owner must be conspicuously posted inside the cabin, along with numbers for utilities and service providers, such as Police and Fire Departments, Garkane Power, South Central Telephone, Kane County Water Conservancy, and local plumbers, electricians, handyman or snow blowing services. The emergency numbers for the Association should also be provided (SCPLOA Manager (435) 682-3127 or Bob Runkle (435) 682-2226).

Renters and Guests must be given the location and instruction on how to operate the main water valve and the use of the water key. Make sure the water key can be easily located and not locked away. Make sure Renters and Guests know where to access the main electrical breaker box.

A sign in front of the property that is visible from the road should be posted identifying the name of the property Owner, the physical address and/or lot number. This information should also be posted near the telephone inside the cabin. When calling 911, the physical address, not the lot number, will be needed for emergency responders to locate the property.

Advise Renters and Guests of the quiet hours of the Association (from 10:00 p.m. to 9:00 a.m. Utah time) and notify them that they should respect neighbors at all times.

Property Owners are responsible for compliance with all local, state and federal business and taxation regulations.

Swains Creek Pines Lot Owner Rental Registration Form

Lot Owner(s) Name _____ Lot # _____
Contact Phone #'s: Home: _____ Cabin: _____ Cell: _____
Owner's permanent mailing address: _____
City _____ State _____ Zip _____

Registration for the period February 1, _____ to January 31, _____ Surcharge: \$1,000.00

Please make check or money order payable to: SWAINS CREEK PINES LOT OWNERS ASSOCIATION
Send completed form with payment to SCPLOA c/o Briggs Business Services
694 S. Main St., St. George, UT 84770

Payment can also be made using a Major Credit Card. Please contact Irene Briggs at 435-688-2811

If you have an agent or firm handling your rental, please provide the following information:

Name of firm (and/or) agent: _____
Address: _____ City _____ State _____ ZIP _____
Telephone # _____ Emergency # _____

A complete list of Rules and Regulations is available from the SCPLOA Manager or at www.swainscreekpines.com

1. A Registration Form must be completed for each lot or cabin that will be offered for rent.
2. Surcharge is based on fiscal year and not calendar year. You must re-register by February 1 of each year. Registration is not prorated throughout the year. Failure to register will result in the Association assessing a fine in addition to the surcharge amount (see official Rules and Regulations for Cabin Rentals).
3. A cabin or lot is considered to be a *RENTAL* if the property Owner is not on premises with the occupant. Rental of a portion of the cabin or property is still considered a Rental. (Example: Renting out a room or space on the property that an owner occupies). In the case of family members using a lot or cabin without the cabin or Lot Owners present, it is the Lot Owner's responsibility to notify the Manager that relatives will be occupying the property. This information will be passed on to any working security detail. There is no minimum time period for rental. A rental can be for one day or the entire year. The surcharge applies whether or not a monetary rent charge is collected from a renter for use of the property.
4. An Owner must be up-to-date on all assessments and pay the Rental Surcharge to be able to assign rights to Tenants to use the facilities and amenities of Swains Creek Pines.
5. A copy of the Lot Owner's insurance policy showing coverage and effective dates must be provided to the Association.
6. The Owner of the rental *must provide* to the Tenant a copy of all *Rules & Regulations, Covenants and Bylaws* of the Swains Creek Pines Lot Owners Association. Upon receipt of surcharge, a *complimentary copy of these documents will be* made available to the Owners of Rental cabins for their Tenant's reference. Additional copies are available for a fee.
7. Owners and/or Agents are responsible for making Tenant's aware of the *Swains Creek Rules & Regulations, Covenants and Bylaws*. Infractions caused by Tenants are the responsibility of the Lot Owner and are subject to fine(s) by the SCPLOA.
8. Tenants of registered Owners in good standing can use the Swains Creek Pines facilities and amenities in the same manner as Lot Owners who are in good standing. A VALID FISHING PERMIT is REQUIRED by the Tenant to fish in the Swains Creek Pines private pond. If the lot owner needs a replacement, one can be purchased by contacting Irene at Briggs Business Services. PLEASE INFORM TENANTS THE FISH LIMIT IS 5 FISH PER DAY PER LOT. Use of the Horse Corral and Airstrip by Tenants must be pre-arranged with the Manager. If a Tenant wishes to use the Pavilion, it must be reserved with the Association Manager and is governed by the SCPLOA Rules and Regulations.
9. Any damage to the roads by Tenants "spinning wheels" or other acts of destruction within the Swains Creek Pines subdivision are subject to the lot owner being fined by the Association for the cost of repairing such acts.