# Swains Creek Pines Lot Owners Association
# Private Runway UseChecklist

| REQUIRED PRIOR TO RUNWAY USE | |
|---|---|
| Submit a request for use (address below) | ❒ |
| Submit completed and signed PRIVATE RUNWAY USE AGREEMENT Including current proof of adequate liability insurance (naming SCPLOA as additional insured with waiver of subrogation) (address below) | ❒ |
| Receive acknowledgement of complete and accepted PRIVATE RUNWAY USE AGREEMENT from ABS (“management company”) | |
| Notify Manager of impending aircraft arrival during business hours before each landing (contact info below) | ❒ |
| Ensure updated Certificate of Insurance (COI) is submitted before expiration of prior COI (address below) | ❒ |

Manager contact information: **barn@scploa.email** or 435-682-3127

**SUBMIT EXECUTED AGREEMENT AND SUPPORTING DOCUMENTS TO:**
**Swains Creek Pines LOA**
**PO Box 303**
**Washington, Utah 84780**

# SCPLOA Private Runway Use Policy

**Adopted October 2025**

One of the benefits provided to the lot owners and members of Swains Creek Pines Lot Owners Association, hereinafter referred to as SCPLOA, is access to an unimproved dirt/packed rock airstrip that is referred to as a restricted private airport.

**Description**
The airport consists of a dirt/rock surface and two parking areas. SCPLOA maintains the surface on an as needed basis and does not warrant the usability of the runway areas. It is the user's responsibility to determine the condition of the runway and parking areas prior to usage and minimize any issues prior to landing. This includes, but is not limited to, utilizing an appropriately executed midfield cross to determine winds and/or traffic patterns, as well as any wildlife or other impediments that may exist, in order to evaluate suitability for landing, and take other actions as necessary. Please be aware that conditions can and do change rapidly on the mountain and the airstrip is not cleared of snow or maintained during the winter months. **The airport surface may be soft after rains while appearing firm.**

**Operating requirements**
Prior to using the runway or parking facilities, a request for use must be submitted to the SCPLOA Manager. Before approval is given, all pilots must provide proof of adequate liability insurance, with SCPLOA named as an additional insured, and a waiver of subrogation provided. Updated COI's must be submitted prior to expiration of prior proof provided. Use by non-members of SCPLOA is limited to guests of a lot owner.

In addition, it is recommended that, prior to arrival, pilots who are unfamiliar with the airport or the terrain be referred to a knowledgeable pilot member of SCPLOA for landing information. The Manager must be notified of the guest's impending arrival prior to landing. Landing and/or parking fees may be assessed as determined by the Board of Directors.

**Contact information**
Manager Contact Information: barn@scploa.email or 435-682-3127.

**Required documentation**
Prior to using the runway, an SCPLOA Private Runway Use Agreement (attached) must be executed <u>for each aircraft, and for each user/pilot operating said aircraft,</u> including documentation listed in the Agreement, and provided to ABS, the management company for SCPLOA. ABS ("management company") <u>must</u> acknowledge receipt of a complete and acceptable Agreement before the runway may be used.

**Rules and Procedures**
The runway and parking facilities may be utilized by non-owners in cases of emergencies such as fire control or medical response and transport. The pilot of any unexpected aircraft will be queried by the SCPLOA Manager about his/her reason for landing and information will be provided as to the private status of the airport.

All users must comply with applicable FAA regulations governing the use of the airstrip and fly normal traffic patterns as listed in the Airman's Information Manual and/or Chart Supplement, Southwest.

**Private Runway Use Agreement**
Each Private Runway Use Agreement must identify the aircraft being used by make, model, and tail number, and specify the authorized user/pilot. A Certificate of Insurance must clearly indicate coverage for the listed aircraft.

If more than one user/pilot will use the specified aircraft, **each** must submit a complete Private Runway Use Agreement.

**REQUIRED: Certificate of Liability Insurance**
The required Certificate of Liability Insurance must provide a minimum of $500,000 per occurrence in coverage and must list Swains Creek Pines® Lot Owners' Association as Additional Insured with a Waiver of Subrogation.

**NOTICE: SCPLOA Insurance Coverage**
The Association does not carry Hangarkeepers Liability insurance. By signing this agreement, the User acknowledges and accepts full responsibility for any damage to aircraft while on or near the SCPLOA runway or parking areas. The User agrees to indemnify and hold harmless SCPLOA from any such damage, regardless of cause.

SCPLOA's insurance policy does not cover damage to aircraft or other personal property. Aircraft owners are solely responsible for insuring their aircraft for damage sustained on or near HOA property. It is required that aircraft owners provide proof of hull insurance coverage for their aircraft. SCPLOA does not provide Hangarkeepers coverage; aircraft parked on HOA property are at the owner's sole risk.

SCPLOA is not responsible or liable for any damage to any aircraft, aircraft accessories, bodily injury, death, or property damage that may result from the use of the airport grounds or runway. All risks and losses are assumed by the user.

The user is responsible for all damages to others that occur as a result of his/her activities. The user is liable for all legal costs that SCPLOA may incur in defending actions brought against SCPLOA related to the use of the runway facilities.

# SCPLOA Private Runway Use Agreement

**October 2025**

**THIS AGREEMENT CONSISTS OF FOUR (4) PAGES.**

I, the undersigned, agree to the following terms and conditions regarding the Swains Creek Pines Lot Owners Association (SCPLOA) private runway:

- I agree to abide by the terms established in the most current SCPLOA Private Runway Use Policy

- I understand and agree that SCPLOA does not carry Hangarkeepers Liability insurance. By signing this agreement, I acknowledge and accept full responsibility for any damage to aircraft while on or near the SCPLOA runway or parking areas. I agree to indemnify and hold harmless SCPLOA from any such damage, regardless of cause.

- I understand and acknowledge that SCPLOA's insurance policy does not cover damage to aircraft or other personal property. I understand and agree that aircraft owners are solely responsible for insuring their aircraft for damage sustained on or near HOA property.

- I agree to maintain and provide proof of hull insurance coverage for my aircraft.

- I agree to provide and maintain required Certificate of Liability Insurance that provides a minimum of $500,000 per occurrence in coverage and that lists Swains Creek Pines® Lot Owners' Association as Additional Insured with a Waiver of Subrogation.

A complete and signed copy of this agreement must be on file for each aircraft **and** authorized user/pilot.

**MUST PROVIDE AIRCRAFT, OWNER, AND USER/PILOT DETAILS ON NEXT PAGE.**

**Aircraft and User/Pilot Details**
One complete agreement required per aircraft/user. If multiple users will operate the same aircraft, each must submit a complete agreement.

| | |
|---|---|
| Name of aircraft owner | |
| Aircraft make | |
| Aircraft model | |
| Aircraft tail number | |
| Name of aircraft user/pilot | |
| Insurance provider | |

Attach:

- ☐ Certificate of Insurance that clearly shows or includes:
  - ☐ The aircraft indicated above
  - ☐ Swains Creek Pines Lot Owners Association as an additional named insured
  - ☐ Primary liability coverage of not less than $500,000 per occurrence
  - ☐ A Waiver of Subrogation
  - ☐ Coverage for Aircraft Physical Damage limits (“hull coverage”)

**COMPLETE SIGNATURE BLOCKS ON NEXT TWO PAGES**

**SIGNATURE: AIRCRAFT USER/PILOT**
**Must be signed in the presence of a notary public**

_____ _____
Aircraft user/pilot signature Date

_____ _____
Mobile phone number Email address

Notary acknowledgement

On this _____ day of _____, 20_____, before me in the county of _____ in the state of _____, before me personally appeared _____ and proved to me through satisfactory evidence of identification to be the person who signed the preceded document in my presence.

Witness my hand and seal:

_____
Printed name

_____
Signature

My commission expires: _____

**SIGNATURE: AIRCRAFT OWNER**
**Only required if different from user/pilot**
**Must be signed in the presence of a notary public**

_____ _____
Aircraft owner Date

_____ _____
Mobile phone number Email address

Notary acknowledgement

On this _____ day of _____, 20_____, before me in the county of

_____ in the state of _____, before me personally

appeared _____ and proved to me through satisfactory

evidence of identification to be the person who signed the preceded document in my presence.

Witness my hand and seal: _____
Printed name

_____
Signature

My commission expires: _____