

Dear Membership:

The Board of Directors has been working hard to review and update our Rules and Regulations over the past year(s). Often times, as we propose updates it bleeds into our By Laws, Restrictive Covenants or Fines and Penalties documents. In an effort to keep everything congruent, we have reviewed and proposed changes to those documents as they apply in this instance as well.

We have put together three Rules and Regulations for discussion and possible adoption. We plan on holding a Special Meeting on **Monday, 11 July at 6:00 pm** to discuss our proposed documents. That will be followed by a vote. The announcement for this Special Meeting as well as the vote is being sent to the primary email account on record.

The first document for consideration is a new Rule and Regulation entitled **S. Trespassing**. We felt the necessity for this as there is a belief by some that our properties are not considered private property unless they have signs posted on them stating that. We feel the last thing we want is everyone to post no trespassing signs along the perimeters of their property. Therefore, this declares all property within Manor Lands private property. It also addresses the fines and penalties associated with trespassing.

I am aware that reading the fines and penalties outlined within the S. Trespassing proposal won't make a great deal of sense unless you see the actual Fines and Penalties Document. You will find it also attached as it has been updated with information pertaining to other Regulations.

The second proposed Regulation comes after a couple of years of grueling work. It deals with trailers within Manor Lands and I'm sure will be a hot topic of discussion. As you will recall, at the last Annual Meeting held in Salt Lake City (pre covid), a committee was declared to be set up in an attempt to determine a compromise between trailer lot owners and cabin lot owners. I believe this was in 2019. Although the committee was unable to finalize an agreement between both factions, they did provide us with information that we were able to pour into this proposal.

Last year, if you recall, Summit County decided to interject themselves into this debate. To put it simply, we didn't agree with the rule they wanted to impose and fought hard to maintain our independence. The Board of Directors was actively involved in this struggle. We met with Summit County Planning Commissioner, Health Officials and other employees and sent numerous emails to the County Commissioners. We had an interview with a reporter within Summit County. This was followed up with a meeting with the Summit County Attorney as well as participating in every single Commissioner Meeting where this was a topic of discussion.

In the long run, they backed off with imposing their heavy-handed regulation and allowed us to develop our own. In the finalization process of developing this document, we once again met with Summit County Planning and Development Commissioner. He gave us a great deal of insightful information, which allowed us to finalize the document being proposed. He also stated he was happy to see us moving forward on our claim to "govern ourselves". Regulation **T. TENTS AND HABITABLE RECREATIONAL VEHICLES** is being presented for your consideration.

This regulation touches on other areas as well, to include the Architectural Committee Regulation, Fines and Penalties and Restrictive Covenants.

The final regulation being presented for consideration is **U. STORAGE STRUCTURES**. During our conversations with Summit County Planning Commissioner regarding trailers, it became apparent we needed to expand our scope and include a regulation on storage structures. Hence the creation of this document.

Please take the time to read through these and plan on meeting with us on Monday, 11 July to discuss them.

Sincerely,

Belinda Taylor
President MLPOA