

**SWAINS CREEK PINES LOT OWNERS ASSOCIATION**  
**TRANSFER FEE POLICY**

**RESOLUTION OF THE BOARD OF THE DIRECTORS**

**WHEREAS** the Board of Directors of the Association has a fiduciary responsibility to act within their authority and in good faith, to exercise due care and take action that is in the best interest of the Association; and

**WHEREAS** the Board has determined the costs associated with a change of ownership for properties within the Association have increased and that these expenses should not be paid for with assessment funds or passed on to the general membership of the Association; and

**WHEREAS** the Board recognizes a responsibility to provide accurate documentation to perspective buyers, lending institutions and title companies regarding unpaid assessments, liens and other charges. In addition to recording the necessary changes to maintain up-to-date membership and financial records, the costs associated with a change of ownership include research, verification, copying and mailing services.


**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of the Association adopts the following policy and practice effective June 1, 2013.

This document sets forth the Association's policy regarding the collection of a transfer fee to defray the costs incurred when a property changes ownership within the Association and in accordance with Article III of the Declaration of Covenants, Conditions and Restrictions, Utah Code 57-8a, and the Utah Revised Nonprofit Corporation Act.

- 1.0 Transfer Fee: The fee to administer the transfer of property within Swains Creek Pines is \$150.00.
- 2.0 Void Provisions. If any provision of this Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect.

This resolution of the Board of Directors has been duly adopted at the May 25, 2013 Board of Directors meeting.

Signed:   
Chairman

Signed:   
Secretary