

**RESOLUTION OF THE BOARD OF DIRECTORS OF
SPRING MOUNTAIN RANCH HOMEOWNERS ASSOCIATION**

(Rates of Assessment of Transfer/Set-up Fees)

The undersigned, constituting all of the members of the Board of Directors ("Board") of the Spring Mountain Ranch Homeowners Association (the "Association"), in accordance with the authority contained in the Idaho Nonprofit Corporations Act and the Master Declaration of Covenants, Conditions and Restrictions for Spring Mountain Ranch (the "Master Declaration"), hereby adopt, approve and consent to the following resolution.

Transfer and Set-Up Fees.

WHEREAS, pursuant to Sections 5.6 and Article VIII (Assessments) of the Master Declaration, the Board is empowered to govern the affairs of the Association, promulgate Association Rules and levy assessments;

WHEREAS, there is presently a need for formal adoption of specific and uniform rules regarding the rates of assessment of Transfer/Set-up Fees levied upon the sale or transfer of Building Lots within the entire Spring Mountain Ranch Subdivision, particularly including Spring Mountain Meadows (collectively, the "Subdivision"); and

WHEREAS, the Association has levied Homeowner Transfer/Set-up Fees within all phases, at the rates set forth below, since January, 2006. Such fees are necessary for the proper administration of Association business.

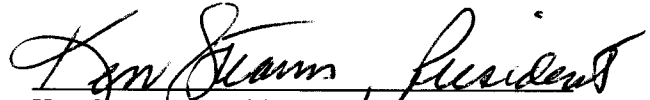
NOW THEREFORE IT IS HEREBY RESOLVED that the Board of Directors of the Association approves and adopts the establishment of set-up and transfer fees in accordance with the terms set forth below:


- 1) **Assessment of Homeowner Transfer/Set-up Fee.** A Homeowner Transfer/Set-up Fee of **\$1,000.00** shall be assessed upon each sale or transfer of any lot within the Subdivision by or among parties other than a developer of a Phase.

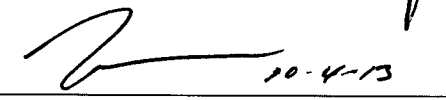
- 2) **Spring Mountain Meadows Developer Initial Transfer/Setup Fee Unchanged.** The Initial Transfer/Set-up Fee of **\$1,775.00** per lot, chargeable upon sales of lots within Spring Mountain Meadows by its developer, as set forth in the Memorandum of Understanding between the Association and the developer of Spring Mountain Meadows, shall not be affected by this resolution. Subsequent sales of lots within Spring Mountain Meadows shall be subject to the Homeowner Transfer/Set-up Fee described in paragraph 1, above.

- 3) **Amendment of Association Rules.** This Resolution shall amend and become a part of the existing Association Rules. The Secretary of the Association is hereby directed to attach this resolution to the Association Rules in accordance with Section 5.6.1.4 of the Master Declaration.

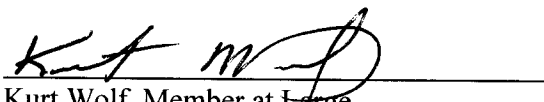
IN WITNESS WHEREOF, the undersigned, constituting all of the Directors of the Spring Mountain Ranch Homeowners Association have executed this Resolution effective as of the 4th day of October 2013.


Ken Stearns, President


Mike Maciaszek, Vice President


Mark Torres, Treasurer


Linda Hess, Secretary


Kurt Wolf, Member at Large