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RULES AND REGULATIONS FOR MOAB BUSINESS PARK CONDOMINIUMS

Effective April 23, 2018

The Moab Business Park Business Association, Inc. (the "Association"), by and through a unanimous vote of its Board of Directors, hereby adopts these Rules and Regulations on April 23, 2018, which shall supersede and replace all prior rules and regulations.

RECITALS

A. All Units in the Moab Business Park are subject to the Condominium Declaration recorded on June 2, 2006 at Reception No. 085841 in the real property records of San Juan County, Utah, as amended (the "Declaration") and the Association's Bylaws, as amended (the "Bylaws") (the Declaration and the Bylaws are referred to herein as the "Governing Documents");

B. The Association maintains property insurance on all structural components, building exteriors, and mechanical systems of Buildings A, B, and C within the Moab Business Park, and each Owner is responsible for maintaining insurance for the interior of each Unit;

C. Utah law and the Governing Documents grant to the Board of Directors the power to make rules and regulations to govern the use and enjoyment of units within the Moab Business Park;

D. Units in the Moab Business Park have suffered three (3) separate fires and caused the Association to file two (2) insurance claims, most recently in January 2018; and

E. As a result, the Board of Directors has determined that additional rules and regulations requiring smoke detectors and property insurance are necessary to protect the Moab Business Park and its Owners.

NOW THEREFORE, in consideration of the recitals above, the Board of Directors of the Association hereby adopts the following:

1. Owner Liability for Fire, Casualty and Hazards.

a. *Liability for Association Deductible.* Pursuant to Utah Code §57-8a-217, each Owner shall be responsible to pay, at the Owner's sole cost, the Association's deductible required by the Association's insurance company for any claim related to a fire, casualty, or hazard originating the Owner's Unit within the Moab Business Park, regardless of negligence or cause. Each Owner may obtain all-risk property insurance for fire, casualty, and hazards for the Owner's Unit, at the Owner's sole cost, to cover the cost of the Association deductible.

b. *Liability for Additional Costs and Expenses.* Each Owner shall be further responsible, at the Owner's sole cost, for all additional cost and expenses to the Association resulting from any fire, casualty, or hazard originating in the Owner's Unit within the Moab Business Park, regardless of negligence or cause, including increased premiums for the five-year period after the fire, casualty or hazard, and the Association's attorneys' fees and costs, UNLESS, prior to the fire, casualty, or event, the Owner: a) has installed and hard-wired one smoke detector in the Owner's Unit in: i) for every Unit permitted for residential use, every sleeping area and on each floor, or ii) for every other Unit, every 500 square feet of floor area; and b) maintains at least one operable fire extinguisher in the Unit. Each Owner may obtain all-risk property insurance for fire, casualty, and hazards for the Owner's Unit, at the Owner's sole cost, to cover the cost of the Association deductible.

2. Definitions. All undefined terms herein shall have the meaning ascribed to them in the Declaration or Utah law.

3. Amendment: These Rules and Regulations may be amended and modified, from time to time, at the sole discretion of the Board of Directors.

4. Conflict: In the event of any conflict or inconsistency between the provisions of these Rules and Regulations and the Declaration, the Declaration shall control.

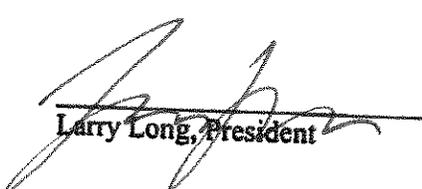
These Rules and Regulations were unanimously ADOPTED by the Board of Directors and made effective on the date first stated above.

MOAB BUSINESS PARK BUSINESS ASSOCIATION, INC.

ATTEST:



Rose Belden, Secretary



Larry Long, President