

AFTER RECORDING PLEASE RETURN TO:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, Utah 84117  
(801) 747-7440

NOTE TO RECORDER:  
RECORD ONLY AGAINST THE PROPERTY  
DESCRIBED IN EXHIBIT "A"

**MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS,  
AND  
RESERVATION OF EASEMENTS FOR BENSON MILL CROSSING,  
an expandable planned unit development**

This Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Benson Mill Crossing, an expandable planned unit development (the "Master Declaration") is executed by Ivory Development, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

**RECITALS:**

A. Declarant is the owner of the real property described on Exhibit "A" attached hereto (the "Tract").

B. Declarant desires to submit the Tract, together with all buildings and improvements now or hereafter constructed on the Tract, and all easements and rights appurtenant thereto to the Master Declaration.

C. Declarant is recording concurrently herewith the final plat or record of survey map with respect to the Tract (the "Final Plat").

D. Declarant intends to construct the Common Area and Facilities, Lots and Units as defined in the Master Declaration and as shown on the Final Plat.

E. Benson Mill Crossing is an expandable planned use development comprised of several Subassociations and/or Neighborhoods functioning under this Master Declaration, including a Townhouse Neighborhood and a Single Family Residence (SFR) Neighborhood.

F. By subjecting the Tract (and Neighborhoods) to this Master Declaration, it is the desire, intent and purpose of Declarant to create a master planned unit development in which beauty shall be substantially preserved, which will both enhance the desirability of living, and increase and preserve the utility, attractiveness, quality and value of the lands and improvements therein.

G. Declarant also desires to expand the Development to annex and include additional real property, all of which Declarant desires to be governed by this Master Declaration, as the same may be supplemented, added to, modified and amended from time to time.

H. The Declarant intends that the Tract and all additional annexations into Benson Mill Crossing Project, shall be maintained, developed and conveyed pursuant to a general plan for the Tract, subject to protective covenants, easements, equitable servitudes, liens and charges, all running with the land as hereinafter set forth.

I. The Declarant hereby declares that the Tract and all additional annexations shall be maintained, held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following easements, restrictions, reservations, rights, covenants, conditions and equitable servitudes, all of which are for the purpose of enhancing and protecting the value, attractiveness and desirability of the land, in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the land or any portion thereof. The protections, covenants, conditions, restrictions, rights, reservations, easements, and equitable servitudes set forth herein shall run with and burden the land, and shall be binding upon all persons having or acquiring any right, title, or interest in the land, or any part thereof, their heirs, successors and assigns; shall inure to the benefit of every portion of the land and any interest therein; and shall inure to the benefit of and be binding upon and may be enforced by Declarant, the Master Association, any Neighborhood or Subassociation, and/or each Owner, and their respective heirs, executors, administrators, successors and assigns.

J. These Recitals shall be deemed covenants as well as recitals.

**AGREEMENT:**

NOW, THEREFORE, for the reasons recited above, and in consideration of the reciprocal benefits to be derived from the conditions, covenants, restrictions, easements and requirements set forth below, the parties hereto, and each of them, hereby agree:

**I. DEFINITIONS**

As used in this Master Declaration (including the "Recital" section above) each of the following terms shall have the indicated meaning:

1.1 The term **Area of Common Responsibility** shall mean and refer to the area for which the Master Association (the "MHOA") is responsible, including the maintenance, repair, replacement, regulation and administration of Common Area and Facilities.

1.2 The term **Area of Personal Responsibility** shall mean and refer to the area for which each Owner is responsible, including each Lot or Unit.

1.3 The term **Articles of Incorporation** shall mean and refer to the Articles of Incorporation for the Association.

- 1.4 The term **Assessment** shall mean and refer to the amount imposed upon, assessed or charged an Owner by an Association.
- 1.5 The term **Association** shall mean and refer to an association of Owners acting in accordance with a Declaration.
- 1.6 The term **Base Assessment** shall mean and refer to the amount of the monthly installment of the annual Assessment established by the Board of Directors for any fiscal year.
- 1.7 The term **Board of Directors** shall mean and refer to the governing board of directors of an Association selected in accordance with a Declaration.
- 1.8 The term **Builder** shall mean and refer to Ivory Development, LLC.
- 1.9 The term **Business or Commercial Use and Trade** shall mean and refer to any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (a) such activity is engaged in full or part-time; (b) such activity is intended to or does generate a profit; or (c) a business license is required.
- 1.10 The term **Capital Improvement** shall mean and refer to all new improvements intended to add to, enhance or upgrade the nature, scope, utility, value, or beauty of the Project, as opposed to ordinary repair and maintenance.
- 1.11 The term **City** shall mean and refer to the City of Stansbury Park located in Tooele County, Utah.
- 1.12 The term **Class B Control Period** shall mean and refer to the period of time during which the Class B Member is entitled to select all of the members of the Board of Directors.
- 1.13 The term **Common Area and Facilities** shall mean and refer to all common elements, amenities and facilities in the Tract, including by way of illustration but not limitation all of the parks, open space, buildings and improvements not privately owned or dedicated to the City.
- 1.14 The term **Common Expense** shall mean and refer to: (a) All sums lawfully assessed against the Owners; (b) Expenses of administration of an Association; (c) Expenses of maintenance, repair or replacement of the Common Area and Facilities; (d) Expenses allocated by the Association among the Owners; (e) Expenses agreed upon as "common expenses" by an Association; and (f) Expenses declared "common expenses" by the Declaration.
- 1.15 The term **County Recorder** shall mean and refer to the Tooele County Recorder.

1.16 The term **Covenant to Share Costs** shall mean and refer to any contract, agreement, grant of easements, licenses or covenant to share costs executed by the Declarant and/or an Association, which is recorded in the Office of the County Recorder for the purpose of creating a cross, reciprocal or other easement for the benefit of the Owners. The Covenant to Share Costs may obligate the Association to share the costs of maintaining certain real, personal or mixed property.

1.17 The term **Declarant** shall mean and refer to Ivory Development, LLC.

1.18 The term **Dedicated Streets** shall mean and refer to those streets and cul-de-sacs within the Project formally dedicated to the City or any other municipal or governmental body politic, entity or agency.

1.19 The term **Delegate** shall mean and refer to the Neighborhood voting representative for each Member of the Master Association.

1.20 The term **Design Guidelines** shall mean and refer to the architectural and engineering plans and specifications and guidelines prepared by the Declarant for the construction of the Buildings, Lots, Units and other physical improvements in the Project, including by way of illustration but not limitation all structural components and Exterior Materials.

1.21 The term **Developmental Rights** shall mean and refer to the right granted hereunder to the Declarant, its agents, representatives, employees, successors and assigns, to develop and improve the land.

1.22 The term **Dwelling Unit** shall mean and refer to a home, residence, dwelling or living unit.

1.23 The term **Eligible Insurer** shall mean and refer to an insurer or governmental guarantor of a mortgage or trust deed who has requested notice in writing of certain matters from the Association in accordance with this Declaration.

1.24 The term **Eligible Mortgagee** shall mean and refer to a mortgagee, beneficiary under a trust deed, or lender who has requested notice in writing of certain matters from the Association in accordance with this Declaration.

1.25 The term **Eligible Votes** shall mean and refer to those votes available to be cast on any issue before the Association or the Committee. A vote which is for any reason suspended is not an "eligible vote".

1.26 The term **Exterior Materials** shall mean and refer to stone, rock, stucco, wood, finished lumber, brick, or other similar materials but shall not mean cinder block or concrete block or aluminum or vinyl siding. Exterior residence materials shall be of a noncombustible material as approved by the Declarant or its designee. The determination whether any specific material constitutes an acceptable Exterior Material shall be made by Declarant or its designee.

1.27 The term **Entry** shall mean the entry way into the Tract or a Neighborhood or Neighborhoods.

1.28 The term **Entry Monument** shall mean the monument, planter boxes, landscaping features and other physical improvements identifying the Tract or a Neighborhood or Neighborhoods located at or near their Entry or entrance.

1.29 The term **Family** shall mean one of the following: (1) a single person living alone; (2) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, such as a parent, child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent or great-grandchild, with an additional person or persons as domestic help or a caretaker; or (3) a group of not more than three unrelated persons living and cooking together as a single housekeeping Lot and maintaining a common household, but not as a boarding or rooming house.

1.30 The term **Final Plat** shall mean and refer to the Final Plat Map or Maps showing property subjected to this Master Declaration, and any amendments or supplements thereto.

1.31 The term **Guest** shall mean and refer to a family member, guest, invitee, licensee, and any person or occupant accompanied by an Owner, or unaccompanied, who utilizes the rights of the Owner in and to the Common Area and Facilities.

1.32 The term **Individual Assessments** shall mean and refer to an assessment levied by an Association against an Owner for all expenses, costs, charges and attorneys fees resulting from the act or omission of an Owner, Guest or Permittee, or resulting from corrective action taken by the Association against an Owner, Guest or Permittee, excepting the Owner's failure to pay any Assessment. Individual Assessments shall include, by way of illustration but not limitation, any expense resulting from the act or omission of any Owner, Guest or Permittee, such as:

1.32.1 The act or negligence of any Owner, Guest or Permittee (the negligence of a Guest or Permittee shall be imputed to the Owner);

1.32.2 The cost to repair any damage to any portion of the Common Area and Facilities on account of loss or damage caused by such Owner, Guest or Permittee; or

1.32.3 The cost to satisfy any expense to any other Owner or Owners or to the MHOA due to any intentional or negligent act or omission of such Owner, Guest or Permittee, or resulting from the breach by such Owner, Guest or Permittee of any provisions of the Master Declaration, Bylaws, and any Association rules and regulations; and

1.32.4 Any sales tax, use tax or other tax levied pursuant to the laws of the State of Utah and payable by any Owner, Guest or Permittee which an Association is or shall be required or entitled to collect on behalf of the levying authority, although this subsection is not considered an acknowledgment that any such tax may be levied.

1.32.5 Individual Assessments are secured by a lien in the same manner as other Assessments. An Association shall also have all other contractual and statutory remedies, both legal and equitable available under Utah law or this Master Declaration for the collection of an Owner's monetary obligations to the Association.

1.33 The term **Landscaping** shall mean and refer to the open space, zeroscape, decorative rock, grass, trees, shrubs, bushes, flowers, plantings, and other like improvements located within the Tract, as well as the appurtenant sprinkling and irrigation systems.

1.34 The term **Lender** shall mean and refer to a Mortgagee.

1.35 The term **Lot** shall mean and refer to a portion of the Tract intended for any type of independent private ownership and use as may be set out in this Master Declaration and as shall be shown on the Final Plat filed concurrently, as well as any amendments or supplements thereto. Where the context indicates or requires, the term Lot shall include a home, residence, dwelling or living unit or any other physical structure or improvement constructed upon the Lot.

1.36 The term **Lot Number** shall mean and refer to the number, letter or combination thereof designating a particular Lot.

1.37 The term **Manager** shall mean and refer to the person, firm or company designated by an Association to manage, in whole or in part, the affairs of the Association and/or the Common Area and Facilities.

1.38 The term **Master Assessment** shall mean and refer to the charge for maintenance, repair, replacement, operation and administration assessed each Owner, Lot or Unit by the Master Association.

1.39 The term **Master Association** or **MHOA** shall mean and refer to the Benson Mill Crossing Master Association. The Master Association shall own all Common Area and Facilities (including all Parks), and Limited Common Area.

1.40 The term **Master Declaration** shall mean and refer to this Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements.

1.41 The term **Master Common Expense** shall mean and refer to the Common Expenses incurred by the Master Association.

1.42 The term **Member** shall mean and refer to a Voting Member of a designated group, such as an Owner is a Member of the Master Association.

1.43 The term **Mortgage** shall mean and refer to any mortgage, deed of trust or other security instrument (including the seller's rights under a contract for deed) by which a Lot or Unit or any part thereof or interest therein is encumbered. A First Mortgage is a Mortgage having priority as to all other Mortgages encumbering a Lot or Unit, or any part thereof or interest therein.

1.44 The term **Mortgagee** shall mean and refer to any person or entity named as the mortgagee, beneficiary or holder of the seller's interest (so long as in the case of the latter a copy of the contract for deed is given to the MHOA) under any Mortgage by which the interest of any Owner is encumbered, or any successor to the interest of such person under such Mortgage. A First Mortgagee shall mean and refer to any person or entity holding a First Mortgage including any insurer or guarantor of a First Mortgage. Any and all Mortgagee protections contained in the Master Declaration shall also protect the Declarant as the holder of a First Mortgage of a Lot or Unit, or any interest therein.

1.45 The term **Neighborhood** shall mean and refer to any residential area within the Project which is designated as a Neighborhood, whether or not governed by a Neighborhood Association. By way of illustration and not limitation, a neighborhood of Single Family Homes or Townhouses. Each such grouping of homes might each be designated as a separate Neighborhood, or may be combined as one Neighborhood or more Neighborhoods. A Neighborhood may be comprised of more than one housing type. In addition, a Property of land intended for development as any of the above may constitute a Neighborhood, subject to division into more than one Neighborhood upon development. Other Neighborhoods may be added by the Declarant from time to time.

1.46 The term **Neighborhood Association** shall mean and refer to an association of property owners having jurisdiction, in whole or in part, over a specific Neighborhood concurrent with but subordinate to the Master Association.

1.47 The term **Office of the County Recorder** shall mean and refer to the Office of the County Recorder of Tooele County, Utah.

1.48 The term **Owner** shall mean and refer to the person who is the owner of record of a fee or an undivided fee interest in the property, as shown in the office of the County Recorder, including a Lot, Unit or the Common Area, excluding a mortgagee or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

1.49 The term **Owner-Occupied** shall mean and refer to a Dwelling Unit occupied by the Owner of the property. Dwelling Units shall be considered owner occupied only if (a) the Owner uses the residence as his primary home and primary mailing address. For use herein, children or relatives of the Owner – and person (other than a spouse or child of the owner) who is listed on the title but has not paid for an interest in the property – shall not be considered an Owner.

1.50 The term **Par Value** shall mean the number of dollars or points assigned to each Unit or Lot by a Declaration. The statement of value may not be considered to reflect or control the sales prices or fair market value of any property, and no opinion, appraisal, or fair market transaction at a different figure may affect the par value of any property, or any undivided interest in the Common Area and Facilities, voting rights in the Association, or liability for Common Expenses, assigned on the basis thereof.

1.51 The term **Park** shall mean and refer to that portion of the Common Area designated on the Final Plat or set aside as a park or commons for the use and benefit of all

Owners. All of the Parks are or will be located within the boundaries of the Single Family Residence Neighborhood.

1.52 The term **Period of Declarant's Control** shall mean and refer to the period during which the Declarant is entitled to appoint a majority of the Delegates of the Board of Directors, and otherwise direct and control the development, management and operation of the Project. The Period of Declarant's Control shall expire upon the first to occur of the following: (a) One Hundred and Twenty (120) days after Declarant sells its last Lot or Unit in the last phase of any property originally submitted to the Declaration or which may be annexed to this Project; or (b) when, in its discretion, the Declarant so determines and records in the Office of the County Recorder a written "Notice of Termination of Period of Declarant's Control."

1.53 The term **Permittee** shall mean and refer to a Guest, tenant, renter, lessee or other permissive user who utilizes the rights of the Owner in and to the Common Area and Facilities.

1.54 The term **Privacy Fencing** shall mean and refer to the privacy fencing installed or constructed by the Declarant around the Limited Common Area or patios in the rear yard area of each Lot.

1.55 The term **Private Street, Road, Cul-de-sac, Way or Drive** shall mean and refer to those streets, roads, cul-de-sacs, ways, drives or turnabouts within the Project not dedicated to the City or any county, state, or other governmental body politic, entity or agency.

1.56 The term **Project** shall mean and refer to the Tract and all land added by annexation, including by way of illustration but not limitation the initial phase and all subsequent phases of the development, Common Area and Facilities, Neighborhoods, Lots, Units, and all other land and improvements submitted to this Master Declaration.

1.57 The term **Project Documents** shall mean and refer to all Declarations, Bylaws, Articles, Rules and Regulations governing the Tract, or any portion thereof.

1.58 The term **Property** shall mean and refer to the Project.

1.59 The term **Recreational, Oversized or Commercial Vehicle** shall mean and refer to any recreational, commercial or oversized vehicle, motor home, commercial vehicle, tractor, golf cart, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, or any other recreational or commercial transportation device of any kind.

1.60 The term **Regular Assessment** shall mean and refer to the monthly installment of an annual Assessment.

1.61 The term **Repair** shall mean and refer to merely correcting the damage done sometimes by accident or fire or other cause, but more often due to the ravages of time and the deterioration resulting from ordinary wear and tear, by substituting for the damage,



decayed or worn-out parts, new material, usually similar to that replaced, and so restoring the structure to its original sound condition.

1.62 The term **Single Family** shall mean and refer to one family. No one shall be entitled to reside in a Dwelling Unit unless he is a member of the immediate family therein residing, or is an authorized foster child or ward. No boarding houses or other group housing for unrelated people of any kind is allowed regardless of the method or structure of the occupancy arrangement.

1.63 The term **Single Family Residence** shall mean and refer to both the architectural style of a Dwelling Unit and the nature of the residential use permitted.

1.64 The term **Size** shall mean and refer to the square footage of a Unit or Lot, rounded to the nearest whole number ending in zero. Size shall be computed and determined on the basis of dimensions shown on the Final Plat Map or Maps. So long as the measurement substantially complies with the provisions of this section and is not arbitrary, the Association's determination of Size shall be conclusive.

1.65 The term **Subassociation** shall mean a subassociation of Owners acting as a group in accordance with a Neighborhood Declaration.

1.66 The term **Total Votes** shall mean and refer to the total number of votes appertaining to the group, such as the Master Association or a Neighborhood Association.

1.67 The term **Townhouse** shall mean and refer to both the architectural style of a Townhouse style Dwelling Unit (and the nature of the residential use permitted) as shown on the Final Plat Map, with or without walls or roofs in common with other single family Dwelling Units and which shall include fee title to the real property lying directly below said single family Townhouse style Dwelling Unit and such other real property as shown on the Final Plat Map, if any there be.

1.68 The term **Unit** shall mean and refer to a separate physical part of the Property intended for independent use, including one or more rooms or spaces located in one or more floors or part or parts of floors in a building. Mechanical equipment and appurtenances located within any one Unit, or located without said Unit but designated and designed to serve only that Unit, such as appliances, electrical receptacles and outlets, air conditioning compressors, furnaces, water heaters, apparatus, systems or equipment, fixtures and the like, shall be considered part of the Unit; so shall all decorated surfaces of interior walls, floors and ceilings, including but not limited to all paint, wallpaper, wall coverings, windows and window frames, doors and door frames, trim, carpeting, tile and linoleum. All pipes, wires, conduits, or other utility lines or installations constituting a part of the Unit or serving only the Unit, and any structural members, parts, components or any other property of any kind, including fixtures or appliances within any Unit, which are removable without jeopardizing the integrity, soundness, safety or usefulness of the remainder of the Building within which the Unit is located shall be deemed to be part of the Unit.

1.69 The term **Unit Number** shall mean and refer to the number, letter or combination of name, numbers and letters that identifies only one Unit in the Project.

1.70 The term **Use Restrictions** shall mean and refer to the rules, regulations and use restrictions described with particularity in Article X below, as they may be modified, amended, repealed, canceled, limited, withdrawn or expanded from time to time.

1.71 The term **Voting Group** shall mean and refer to a group of Owners, Neighborhoods or Subassociations designated by the Declarant as a "voting group."

## II. INCIDENTS OF OWNERSHIP

2.1 **Types of Ownership.** The Declarant desires to create within the Project a master planned community with the private ownership of individual Lots (or Units), Common Area and Facilities, a Master Association and Subassociations. Anything to the contrary notwithstanding, the Declarant expressly reserves the right to create such different types of ownership as Declarant in its sole discretion deems necessary or desirable and shall not be obligated to create any specific ownership types.

2.2 **Membership in the Master Association.** Membership in the Master Association (and any applicable Subassociation) is mandatory and cannot be separated from the particular Lot or Unit to which it is appurtenant.

2.3 **Description and Ownership of Common Area and Facilities.** The Common Area and Facilities shall mean and include all of the property in the initial Tract or added subsequently by annexation, which is not privately owned or dedicated to the City. The Common Area and Facilities and Limited Common Area (if any) are designated on the Final Plat.

2.4 **Description of Limited Common Area and Facilities.** Limited Common Area shall mean a portion of the Common Area and Facilities reserved for the use of certain Owners to the exclusion of other Owners, including but not limited to any porches, patios, decks, balconies, storage units, attics, and other areas as indicated by the Master Declaration or the Final Plat to be for the exclusive use of one or more but fewer than all of the Lots or Units. Mechanical systems or utility closets serving only the certain Lots or Units shall be considered Limited Common Area with respect to the Lots or Units which they serve. The Limited Common Area and Facilities shall be those areas designated as such on the Final Plat or in this Master Declaration. The use and occupancy of designated Limited Common Area shall be reserved to the Lots or Units to which such Limited Common Area is adjacent, unless otherwise shown on the Final Plat or as specified in this Master Declaration. Owners may not reallocate Limited Common Area between or among Lots or Units in which they have an interest.

2.5 **Land Subject to Public Utilities and Drainage Easements.** All Common and Limited Common Area and private drives shown on the Final Plat are subject to public utilities and drainage easements for the installation and maintenance of improvements and such easements shall be subject to the right of the City to require the Association to assess its members to repair streets, landscaping, etc., where needed to repair or replace the public utilities.

**2.6 Developmental Rights.** The following Developmental Rights are hereby granted or reserved by Declarant:

**2.6.1 Easements.** Declarant hereby reserves an easement throughout the Project for a period twenty (20) years from the recording of this Master Declaration for the purpose of completing all improvements contemplated by the Master Declaration and the Final Plat, including but not limited to improvements to any land annexed.

**2.6.2 Construction of Improvements.** Declarant hereby reserves the right, but is not obligated to construct any improvements shown on the Final Plat; and any other buildings, structures or improvements that Declarant desires to construct on the Property, or any other real estate owned by Declarant, regardless of whether the same ever become part of the Project.

**2.6.3 Use of Lot/Unit as Sales Office.** Declarant hereby reserves the right to maintain sales offices, management offices, signs advertising the Project and models in any of the Units which it owns or leases or on the Common Area and Facilities of the Project for so long as Declarant is an Owner within the Project. All Declarant installed signage shall comply with county regulations, as the same may be changed from time to time. Declarant shall be entitled to utilize, at any one time, any number of Lots or Units which it owns or leases and some or all of the Common Area and Facilities as sales offices, management offices, and models anywhere in the Project. Declarant may relocate sales offices, management offices and models to other Units or Common Area and Facilities at any time. Notwithstanding an Owner's right to resell his Lot or Unit and list such Lot or Unit with any firm or agency as he shall determine, no person or entity other than Declarant and/or its duly appointed affiliates, successors, agents or assigns, shall have the right to market or initially sell Lots or Units within the Project.

**2.6.4 Modifications to Property.** Notwithstanding anything to the contrary contained in this Master Declaration, Declarant may unilaterally, in its sole discretion make such alterations, changes or modifications to any property, Lot or Unit owned by it or the adjacent Common Area and Facilities as Declarant deems necessary or appropriate including but not limited to the creation or removal of interior walls and modifications to plumbing and electrical systems.

**2.6.5 Project Name Change.** During the Period of Declarant' Control, Declarant hereby reserves the right to unilaterally change the name of the Project or a Neighborhood or to redistrict Neighborhoods.

**2.6.6 Respect for Developmental Rights.** Neither the MHOA, Neighborhood Association, Board of Directors, or any Committee, nor any Owner may take any action or adopt any rule or regulation that interferes or diminishes any Developmental Rights hereunder, without Declarant' express prior written consent, and any action taken in violation of this Section shall be null and void and have no force or effect.

**2.7 Area of Application.** This Master Declaration shall apply to all of the Tract, any additional land subsequently annexed, and all Neighborhoods.

2.8 **Right to Expand Application, Withdraw Land, Reconfigure Structure, or Change the Nature of the Use.** Without any other additional approval required, the Declarant reserves and is hereby granted and shall have the unilateral right to:

2.8.1 **Annexation.** Expand the application of this Master Declaration in order to annex additional land, Common Area and Facilities, Limited Common Area, Units, or Lots;

2.8.2 **Neighborhoods.** Add, withdraw or merge Neighborhoods and Subassociations; and

2.8.3 **Withdraw Land.** Withdraw land from this Master Declaration.

A written supplement to this Master Declaration duly recorded shall be necessary and sufficient to expand the application of this Master Declaration.

2.9 **Bylaws.** The initial Bylaws of the MHOA (and each Neighborhood Association) shall be adopted by the Board of Directors.

2.10 **Subassociations.** The Board of Directors has the right to require any Neighborhood or group of Neighborhoods to form a Subassociation which shall assist, but be subordinate to the MHOA. Membership in such a Subassociation will be mandatory and all members of the Neighborhood will automatically become a member of the sub-association.

### III. VOTING

3.1 **Directors by Neighborhood and at Large.** The selection of members of the Board of Directors is subject to the Declarant's right to control the selection of the members of the Board of Directors during the Period of Declarant's Control. The MHOA shall have at least three (3) Directors and not more than seven (7) Directors. The Board of Directors is not obligated, but may elect to establish a districting form of elections to the Board by assigning each Neighborhood a specific number of Directors to be elected from each Neighborhood, provided that at least one (1) but not more than three (3) Directors may be elected at large. If a districting form of electing directors is not established then all Directors will be elected at large.

3.2 **Voting.** The Owner of each Lot or Unit shall be entitled to one vote for each Lot or Unit owned, regardless of Size or Par Value. The voting rights appurtenant to each Lot or Unit shall vest upon execution and recording of this Master Declaration. All votes shall be distributed among the Owners equally regardless of the Size or Par Value of each Owner's Lot or Unit.

### IV. EASEMENTS

4.1 **Grant of Easement.** Declarant hereby reserves to itself and grants to the MHOA a nonexclusive, perpetual right-of-way and easement over, across and through the Neighborhoods, together with the right to use, operate, maintain, repair and replace the

Common Area and Facilities, subject to all of the terms, covenants, conditions and restrictions set forth herein.

4.2 **Common Use of Easement.** Said easement is to be used in common for ingress and egress over the Common Area and Facilities by the Declarant and each Neighborhood and its Owners, subject to all of the terms, covenants, conditions and restrictions set forth herein.

4.3 **Private Easement.** The easement created is intended to be used as a private non-exclusive easement for the exclusive use and benefit of Declarant, each Neighborhood and its Owners.

4.4 **Benefited Expense Regarding Landscaping.** Each Neighborhood is hereby empowered to and may, with the prior written consent of the MHOA, elect, at its sole expense and for its benefit, to upgrade its Neighborhood, or any part thereof (the "Benefited Expense"), although such Benefited Expense shall not be considered part of the Common Expenses.

4.5 **Encroachments.** If any part of the Common Area and Facilities and/or Limited Common Area encroaches or shall hereafter encroach upon a Lot or Unit or Lots or Units, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Lot or Unit encroaches or shall hereafter encroach upon the Common Area and Facilities, Limited Common Area, or upon an adjoining Lot or Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. Such easements shall extend for whatever period the encroachment exists. Such encroachments shall not be considered to be encumbrances either on the Common Area and Facilities, Limited Common Area, or the Lots or Units. Encroachments referred to herein include, but are not limited to, encroachments caused by error in the original construction of any improvement constructed or to be constructed within the Project, by error in the Final Plat, by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of the Project or any part thereof.

4.6 **Improvements.** Improvements, including Lots, Units, Common Area and Facilities, and/or Limited Common Area, constructed as subsequent phases of the Project may encroach upon portions of the Common Area and Facilities of earlier phases of the Project. A perpetual easement for such encroachment and this Master Declaration necessary to repair, maintain and operate such improvements is hereby granted.

4.7 **Rights of Access.** Each Owner shall have the right to ingress and egress over, upon and across the Common Area and Facilities as necessary for access to the Lot or Unit he is occupying and to any Limited Common Area appurtenant to his Lot or Unit, and he shall have the right to the horizontal, vertical and lateral support of his Lot or Unit.

4.8 **Declarant's Easement.** The Declarant expressly reserves and the MHOA hereby grants and conveys to the Declarant an exclusive easement to make such use of the Common Area and Facilities and/or Limited Common Area as may be necessary or convenient to perform the duties and functions that each is obligated or permitted to perform

pursuant to this Master Declaration, including, without limitation, the right to construct the Common Area and Facilities for use by the Owners.

**4.9 Construction Easements.** The Declarant hereby reserves for itself and its affiliates and assignees a temporary construction easement over the Common Area and Facilities and/or Limited Common Area for the purpose of doing all things that are reasonably necessary as a part of constructing any new improvements for the Project including all physical improvements as well as all Lots, Units, Common Area and Facilities, and/or Limited Common Area. The Owners of Lots and Units do hereby acknowledge and agree that there will be construction activities, traffic, noises, odors and vibrations which may temporarily disrupt their quiet enjoyment of their Lots, Units and the Common Area and Facilities until all improvements are complete, and such Owners do hereby waive any right to object to such construction activity; provided, however, Declarant shall endeavor to use reasonable efforts to minimize the adverse impact of such construction activities on the Owners of Lots, Units and Common Area and Facilities, and/or Limited Common Area in the Project. Declarant's construction activities pursuant to the easement granted hereunder shall not be deemed to be a violation of the Use Restrictions.

**4.10 Locations Facilities Easements.** Declarant reserves a non-exclusive easement for itself and its affiliates and assignees to construct, operate, maintain, repair and replace all types of telecommunication facilities, including but not limited to roof antennas, within suitable locations for such facilities (the "Locations of Facilities") within the Project. Declarant further reserves a right of access to the Locations of Facilities over, across, and through all other Common Area and Facilities and/or Limited Common Area of the Project in order to access the Locations of Facilities to exercise the rights established herein. Declarant reserves the perpetual right to transfer by easement, license agreement or other conveyance the rights reserved hereunder to one or more telecommunication facilities providers. Declarant may exercise all of such rights unilaterally and without the consent of any Owner, Mortgagee or the MHOA. The MHOA, on behalf of all Owners, agrees to execute such further and additional instruments as may be requested by Declarant documenting the rights hereunder, in form satisfactory to the Declarant, and any assignee of its rights hereunder.

**4.11 Entry Monument.** Declarant reserves a non-exclusive easement for itself and its affiliates and assignees to construct, operate, maintain, repair and replace the Entry Monument.

**4.12 Parking.** While occupying a Lot or Unit or using the Common Area and Facilities, Owners and Permittees are entitled to use their assigned parking spaces, but only subject to and in accordance with the rules and regulations adopted by the MHOA.

**4.12.1 Parking Rules.** The parking rules and regulations may, among other things, regulate times, areas, location and assignment of parking spaces on public and private streets and may be enforced by the MHOA on both the public and private streets.

**4.12.2 Reserved Parking Spaces.** The Board of Directors may assign parking spaces in the Common Area to facilitate the use and demands of the Lots and Units,

and, among other things, may reserve spaces for a particular Neighborhood, may create tow, automatic tow and other zones, and may adopt parking rules and regulations.

**4.12.3 Authority of Declarant and Board of Directors.** The Declarant prior to the expiration of the Period of Declarant's Control or thereafter the Board of Directors, shall have the right, power and authority to unilaterally relocate, reallocate and/or reconfigure any and all the easements or licenses or parking assignments described in this Master Declaration from time to time as it sees fit, and without the consent of any Owners.

**4.12.4 Automatic Tow.** If street parking or parking in any other area, such as a Red Zone or Fire Lane within the Project or a Neighborhood is prohibited by rule, it shall be considered an automatic tow away zone (at the vehicle owner's sole risk and expense) without additional notice or warning required.

**4.13 Declarant's Non-Exclusive Easement.** Declarant reserves a non-exclusive easement for itself and its affiliates and assignees over, through and under the Property for ingress to, egress from, and installation of all utility and service lines and systems, including, without limitation, water, sewer, gas, telephone, electricity and cable communication that service the Property or any portion thereof as well as any such lines and systems which service property owned by the Declarant. Upon installation of such utilities the responsibility to repair, maintain and replace the utilities shall be assumed by the MHOA or the City or other public or quasi-public entity having jurisdiction over the utility.

**4.14 Reservation of Rights.** All conveyances of Lots or Units within the Project hereafter made, whether by Declarant or otherwise, shall be construed to grant and reserve such easements and/or licenses as are provided herein, even though no specific reference to such easements appears in any such conveyance.

**4.15 Common Area Repairs.** All Common Areas shown on Final Plats are subject to public utilities and drainage easements for the installation and maintenance of improvements and such easements shall be subject to the right of the City to require the Association to assess its members the costs to repair streets and landscaping etc., and where needed to repair or replace the public utilities.

## V. NOTICES

**5.1 Notices.** Any notice permitted or required to be delivered as provided herein may be delivered either personally, by first class mail, by express mail or overnight courier service providing proof of delivery, or by telecopy or facsimile transmission. Notice to Owners shall be addressed to each Owner at the address given by such Owners to the Board of Directors for the purpose of service of such notice or to the Lot or Unit of such Owner if no such address has been given to the Board of Directors. Notice shall be deemed given when actually received if personally delivered or sent by overnight courier; if faxed, when the fax is received, except that if the fax is received at a time other than the normal business hours of the office at which it is received, on the next regular business day; and if by mail, the earlier of the day actually received or the fifth business day after the notice is hand delivered to the Lot or Unit, or deposited in the United States Mail, properly addressed and

postage prepaid. Such address may be changed from time to time by notice in writing to the Board of Directors.

## VI. INSURANCE

6.1 **Insurance.** The Board of Directors may adopt General Insurance House Rules, Policies and Procedures intended as a guide for owners and residents in order to maintain the insurability of the project, keep the insurance premium reasonable, and enforce the maintenance responsibilities of the individual owners.

6.2 **Insurance Obligation of the Association.** The Association shall obtain the following insurance coverage (collectively, "Association Master Policy"):

6.2.1 **Public Liability.** Public liability coverage for the Common Area and Facilities;

6.2.2 **Common Area and Facilities.** Property, fire and extended hazard coverage for all Common Area, Elements and Facilities:

6.2.3 **Buildings and Units.** Property, fire and extended hazard coverage for all Buildings that contain more than one Lot and/or Unit, including any improvement which is a permanent part of a Building and is considered Common Area, Elements and Facilities. Those owners who reside in a Building containing more than one Lot and/or Unit for which the Association pays the property, fire and hazard insurance, shall be individually assessed for this increase in Association expenses;

6.2.4 **D&O.** Directors and officers coverage; and

6.2.5 **Fidelity Bond.** A fidelity bond.

The Association Master Policy **DOES NOT** cover the contents or the personal property in the Lot and/or Unit or belonging to the Owner or renter (as defined below), or personal liability. Coverage C (as that term is defined by the standard homeowners insurance policy) – Personal Property is excluded from the Association Master Policy. The Association **IS NOT REQUIRED** to cover property, fire or hazard insurance on a Lot and/or Unit, or loss of business, rents or rental income although it expressly reserves and is hereby granted the right to obtain such and other coverage for its benefit.

6.3 **Minimum Amount of Insurance Coverage.** The liability insurance purchased by the Association shall be in an amount not less than \$1,000,000.00 per occurrence and \$2,000,000.00 per aggregate and optional umbrella liability coverage to be determined by the Board of Directors from time to time for bodily injury, death, and property damage. This amount may be increased or decreased unilaterally by the Board of Directors.



6.4 **Name Association as “Loss Payee” or “Additional Insured.”** Any insurance policy obtained independently by a Neighborhood Association, if any, shall name the Association as a certificate holder, additional insured and/or loss payee if applicable.

6.5 **Premium a Common Expense.** The premiums for insurance coverage and the fidelity bond are to be considered a Common Expense.

6.6 **Insurance Obligation of Owner.** The foregoing obligation and right of the Association to purchase insurance coverage **DOES NOT** preclude the right or negate the obligation of each Owner to insure his own Lot and/or Unit for his benefit. EXCEPT AS PROVIDED FOR IN SECTION 6.2.3 ABOVE, EACH OWNER SHALL OBTAIN AT LEAST THE FOLLOWING INSURANCE COVERAGE (collectively, “Owner Policy”):

6.6.1 **Public Liability Insurance.** PUBLIC LIABILITY COVERAGE FOR HIS LOT AND/OR UNIT. THE LIMITS OF HIS PUBLIC LIABILITY INSURANCE POLICY SHALL BE IN AN AMOUNT NOT LESS THAN \$500,000.00 FOR BODILY INJURY, DEATH, AND PROPERTY DAMAGE.

6.6.2 **Coverage “A” Building (as that term is defined by the standard homeowners insurance policy).** A COVERAGE “A” BUILDING POLICY IN THE AMOUNT OF AT LEAST \$100,000.00;

6.6.3 **Consult Independent Agent.** EACH OWNER SHOULD PURCHASE INDIVIDUAL PROPERTY, FIRE AND EXTENDED COVERAGE IN THE AMOUNT RECOMMENDED BY THE OWNER’S INDEPENDENT INSURANCE AGENT, WHICH SHOULD BE AN AMOUNT SUFFICIENT TO REPAIR ANY DAMAGE TO HIS LOT AND UNIT.

6.6.4 **Changes in Amounts of Required Insurance.** The amounts of insurance required may be increased or decreased unilaterally by the Board of Directors.

6.6.5 **Coverage C (as that term is defined by the standard homeowners insurance policy) – Personal Property/ Contents and Lost Rents.** EACH OWNER IS RESPONSIBLE TO PURCHASE COVERAGE C – PERSONAL PROPERTY INSURANCE COVERING THE CONTENTS OF HIS LOT AND/OR UNIT AND LOST BUSINESS, RENTS OR RENTAL INCOME. For use herein the term “contents” shall mean and refer to in the broadest possible sense all furniture, furnishings, appliances, accessories, dining and cooking ware, televisions, stereo equipment, electronic equipment and systems, computers, art, table lamps, linens, blankets, quilts, rugs, lost business, rents, income and profits, personal items not specified in the original design and specifications, and all personal property, belongings and effects in the Lot, Unit, Building or Common Area and Facilities not covered by the Master Association Policy.

6.6.5 **Premium Is An Individual Expense.** The insurance premium on the Owner Policy shall be an Individual Expense.

**6.6.6 Maintenance of Coverage.** The Owner shall obtain and keep in full force and effect at all times the required insurance coverage provided by companies duly authorized to do business in Utah.

**6.6.7 Not a Limitation.** The provisions of this subsection shall not be construed to limit the power or authority of the Owner to obtain and maintain insurance coverage in addition to any insurance coverage required hereunder, in such amounts and in such forms as he may deem appropriate.

**6.6.8 Name Association as "Additional Insured."** Each Owner Policy shall name the Association as an "Additional Insured."

**6.6.9 Certificate of Insurance.** Each Owner shall provide the Association with a "Certificate of Insurance" upon request.

**6.7 Owner's Default.** If an Owner fails to obtain his Owner Policy or fails to provide a Certificate of Insurance within three (3) days of a request, and fails to remedy a default within ten (10) days of written notice, the Association may but is not obligated to purchase the required insurance and treat the cost as an Individual Expense. Anything to the contrary notwithstanding, if an Owner fails to obtain his required Owner Policy, then he shall be personally responsible to pay any deductible on the Master Association Policy as well as any and all costs, up the minimum amount of coverage, incurred for repairs of or to the building as defined in Subsections 6.6.2 and 6.6.3 above.

**6.8 Payment of Deductible.** It is presumed that the claimant is responsible to pay the deductible; provided, however, the deductible on a claim made against the Association Master Policy shall be paid for by the party (a) who would be liable for the loss, damage, claim, or repair in the absence of insurance or (b) from whose Lot and/or Unit the causal event originates. In the event of multiple responsible parties, the loss shall be allocated in relation to the amount each party's responsibility bears to the total. If a loss is caused by an act of God or nature or by an element, risk or peril beyond the control of the parties, then the Unit Owner shall be responsible for the deductible. It is the intent of the Declarant to obtain property, fire and extended hazard insurance with a \$5,000.00 deductible. This amount may be increased or decreased unilaterally by the Board of Directors upon a written recommendation for its insurance agent without amending the Declaration. Each Owner is encouraged to purchase insurance to cover the cost of the deductible.

**6.9 Damages.** Each Owner is responsible for the maintenance of his Lot and/or Unit and for the repair of any damage he causes to another Lot and/or Unit or the Common Area and Facilities.

**6.10 Validity of Document.** If any term, part or provision of this document is ruled by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Utah, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the document did not contain such term, part or provision.

6.11 **Right to Adjust Claims.** The Association has the right, power and authority to adjust claims.

6.12 **Use of Insurance Proceeds and Repairs.** Repair of damage shall be completed within a reasonable time and insurance proceeds shall be used to repair the covered damage.

6.13 **Quality of Insurance Company.** The Association and Owners shall use a responsible insurance company or companies duly qualified and licensed in the State of Utah.

6.14 **Primary Coverage.** It is the intent of the Declarant that the Owner's Coverage A - Building provide PRIMARY coverage and that the Association Master Policy provide SECONDARY coverage.

## VII. MAINTENANCE

7.1 **Operation and Maintenance of Common Area.** The MHOA shall have the power, authority, right, and duty to operate, maintain, keep, and replace all Common Area and Facilities and/or Limited Common Area not separately maintained by a Neighborhood Association in a state of good repair and condition.

7.2 **Area of Common Responsibility.** Unless the maintenance responsibility is expressly delegated to and accepted by a Neighborhood Association, the maintenance, replacement and repair of the Common Area shall be the sole responsibility of the MHOA.

7.3 **Common Parking and Utilities.** The MHOA shall also maintain, replace and repair all common parking areas, and all common utilities, conduits, ducts, plumbing and wiring and other common central facilities for the furnishing of heat, air conditioning, gas, light, power, water and sewer service. Where, however, such utilities, conduits, ducts, plumbing and wiring and other facilities for the furnishing of heat, air conditioning, gas, light, power, water and sewer service are associated with a single Lot or Unit, the Owner of such Unit shall be responsible for the maintenance, replacement and repair.

7.4 **Incidental Damages.** All incidental damages caused to private property by the maintenance, replacement and repairs of the Common Area and Facilities or utility services shall be repaired promptly and the cost thereof charged as a Common Expense.

7.5 **Access Through Common Area.** Because some of the Common Area and Facilities, and/or Limited Common Area are or may be located within private property or may be conveniently accessible only through such property, the MHOA shall have the irrevocable right to have access to each Lot or Unit and to all Common Area and Facilities, and/or Limited Common Area from time to time during such reasonable hours as may be necessary for the cleaning, repair or replacement of any Common Area and Facilities, and/or Limited Common Area or for making any emergency repairs at any time and when necessary to prevent damage to the Common Area and Facilities or to any Lot or Unit.

**7.6 Access Through Lots or Units.** The MHOA shall also have the irrevocable right to have access to any Lot or Unit when necessary in connection with any cleaning, maintenance, repair, replacement, painting, landscaping, construction or reconstruction for which the MHOA is responsible or for the purpose of abating a nuisance or a known or suspected dangerous or unlawful condition. Such entry shall be made with as little inconvenience to the Owners as is practicable under the circumstances and any damage caused thereby shall be repaired by the MHOA.

**7.7 Maintenance of Attached Townhouses or Units.** In order to maintain uniformity of appearance and quality of construction, and to maintain the integrity of the Declarant's original design scheme, it shall be the duty of the MHOA to maintain, repair, replace and restore the Building and Exterior Materials, including the roofs, structure, exterior surfaces, foundations, and supporting walls; provided, however, if the expense benefits less than all of the Lots, then those Lots benefited may be assessed an Individual Charge, and the expenses shall be equitably apportioned among those Lots according to the benefit received. If the expense benefits all Lots, but does not provide an equal benefit to all Lots, then all Lots shall be assessed an Individual Charge, but the expenses shall be equitably apportioned among all Lots according to the benefit received. Failure of the Association to exercise its authority under this Section 7.7 shall not be grounds for any action against the MHOA or the Board of Directors and shall not constitute a waiver of the MHOA's right to exercise its authority under this Section 7.7 in the future with respect to any expenses, including an expense for which the MHOA has not previously exercised its authority under this Section.

**7.8 Maintenance of Detached Single Family Residences.** It shall be the duty of each Owner of a detached Single Family Residence or Dwelling Unit, at his sole cost and expense to maintain, repair, replace and restore all improvements located on his Lot, and to ensure that the Lot itself and the Dwelling Unit are maintained in a neat, sanitary and attractive condition. If any Owner shall permit any improvement, the maintenance of which is the responsibility of such Owner, to fall into disrepair or to become unsafe, unsightly or unattractive or to otherwise violate this Master Declaration, the Board of Directors shall have the right to seek any remedies at law or in equity which it may have. In addition, the Board or Directors shall have the right, but not the duty, to enter upon such Owner's Lot to perform such emergency and non-emergency repairs or maintenance as the Board of Directors deems appropriate and to charge the cost thereof to the Owner. Said cost shall be an Individual Assessment enforceable as set forth in this Master Declaration. For non-emergency repairs or maintenance the Owner shall be entitled to Notice and right to hearing.

**7.9 Limited Common Area.** Each Owner shall keep his Limited Common Area broom clean and free of debris. Each Owner is also responsible to maintain, repair and replace all physical improvements to his Limited Common Area, including his Privacy Fence, gate and latch, concrete, planting area and other improvements of a less significant nature, at his sole expense, and in accordance with minimum standards established or to be established by the ARC for uniformity of appearance and quality of construction.

**7.10 Damage to a Lot and/or Dwelling Units - Reconstruction.** If all or any portion of any Lot or Unit is damaged or destroyed by fire or other casualty, the Owner of such Lot shall, at the Owner's election, either rebuild, repair or reconstruct the Lot and/or

9.6 **Budget.** The MHOA shall prepare and furnish to each Owner an operating budget for the MHOA for the coming calendar year at least thirty (30) days prior to the beginning of each year.

9.7 **Books and Records.** The MHOA shall (a) keep books and records in accordance with generally accepted accounting practices and (b) prepare monthly billing statements and/or ledgers for each Member detailing its share of the Common Expenses and any other charges.

9.8 **Payment.** Neighborhood Assessments, Master Assessments and each Owner's share of the Common Expense shall be payable in twelve (12) equal monthly installments. Monthly invoices for each Member will be prepared by the MHOA. Payment of the Assessments must be made to the MHOA within on the first day of each month. A late fee of \$15.00 or 5% of the monthly installment due, whichever is greater, may be assessed on all payments not received by the fifteen day of the month. Default interest at the rate of 1.5% per month may be charged on the outstanding balance on all delinquent accounts. The MHOA may elect to accelerate the entire Annual Master Assessment in the event of default.

9.9 **Reserves.** The MHOA shall establish and fund a reasonable reserve account or accounts for unforeseen operating expenses, major repairs, and capital improvements. In the event the reserve account(s) fall below an amount considered acceptable by the Board of Directors, then, in its sole discretion and without any additional approval required, the MHOA may restore or replenish the account(s) by an equitable increase in the monthly Master Assessment, a special assessment, or any combination.

9.10 **Capital Asset Table.** The Board of Directors shall establish and update at least annually a Capital Asset Table which shall list each major asset and physical improvement for which the MHOA is responsible, its expected useful life, the present cost of replacement; the estimated cost to replace the item at the end of its useful life, the percentage and amount of each Assessment designated for the reserve account to replace the item at the end of its useful life, and the amount of money currently set aside in the reserve account for the replacement of the item.

9.11 **Analysis Report.** The Board of Directors shall prepare and update at least every three years a written Reserve Account Analysis, and make the report(s) available to the Owners at the annual meeting of the Association. Any reserve account study shall include, at a minimum:

9.11.1 **MHOA Repair Obligations.** Identification of the major components which the MHOA is obligated to repair, replace, restore or maintain which, as of the date of the study, have a useful life of less than 30 years.

9.11.2 **Identification of Useful Life.** Identification of the probable remaining useful life of the components identified above, as of the date of the study.

9.11.3 **Cost Estimate.** An estimate of the cost of repair, replacement, restoration or maintenance of each major component identified above, during and at the end of its useful life.

9.11.4 **Estimate of Contribution.** An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore or maintain each major component during and at the end of its useful life, after subtracting total reserve funds as of the date of the study.

9.11.5 **Reserve Account Requirements.** For the purposes of this Section, the term “reserve account requirements” means the estimated funds which the Board of Directors has determined are required to be available at a specified point in time to repair, replace or restore those major components which the MHOA is obligated to maintain.

9.12 **Miscellaneous Provisions.** The making and collection of Master Assessments by the MHOA from Owners for their share of Common Expenses shall be made as follows and subject to the following provisions:

9.12.1 **Distribution of Common Expenses and Voting Rights.** The common expenses shall be charged to and the voting rights shall be available to the Lot and Unit Owners on an equal basis, regardless of the Size or Par Value of the Lot or Unit.

9.12.2 **Creation of Funds.** At least two separate and distinct funds shall be created and maintained hereunder, one for operating expenses and one for reserve expenses.

9.12.3 **Master Assessments.** Master Assessments may include both Regular Assessments and Special Assessments.

9.12.4 **Common Expenses.** Until the MHOA elects to assess the Owners for their share of the Common Expenses, the Declarant shall pay all of Common Expenses incurred for the maintenance of the Property which shall be considered a development cost.

9.12.5 **Assessments.** After an assessment has been made by the MHOA, Assessments must be made at least annually, based on a budget adopted at least annually by the MHOA in accordance with the provisions of this Master Declaration and the Bylaws.

9.12.6 **Commencement of Master Assessments.** Master Assessments shall be levied against each separate Lot or Unit, and shall commence as to all Lots or Units in the Project on the first day of the month following the closing of the first sale of a Lot or Unit.

9.12.7 **Changes in Master Assessments.** The Board of Directors may make equitable changes in the Master Assessments during any calendar year; provided, however, the MHOA shall provide notice, by first class mail to all Owners, of any increase in the Master Assessments not less than thirty (30) nor more than sixty (60) days prior to the date any modified Assessment is due.

9.12.8 **Special Assessments.** In addition to the Assessments, the MHOA may levy in any fiscal year, Special Assessments applicable to that year only, for the purpose

of defraying, in whole or in part, the cost of any unforeseen expenditure or the construction or reconstruction, unexpected repair or replacement of a described capital improvement upon any Common Area and Facilities, including the necessary fixtures and personal property related thereto, and other costs, expenses of operation or shortfalls in the collection of Master Assessments from the Owners.

9.12.9 **Special Assessment.** Any and all Special Assessments levied against a particular Lot or Unit shall also be levied on an equal basis.

9.12.10 **Providing Notice.** The Board of Directors shall provide notice by first class mail to all Owners of any Special Assessments not less than thirty (30) nor more than sixty (60) days prior to the date such Assessment is due.

9.12.11 **Allocation of Special Assessment.** The notice provisions with respect to the imposition or allocation of Special Assessments shall not apply when the special assessment is to pay an increase in real property taxes.

9.12.12 **Payment by Declarant.** To the extent permitted by law, Declarant may pay the MHOA an amount less than its proportionate share of Common Expenses or other permitted Master Assessments for which it owes, provided Declarant has executed a subsidy agreement requiring Declarant to pay monies which are sufficient, together with the Master Assessments paid by all other Owners, to enable the MHOA to timely pay all of the Common Expenses. Any subsidy agreement shall require Declarant to pay its full proportionate share of all reserves for replacement and capital improvements assessed against the Lots or Units which it owns.

9.12.13 **Payment of Assessments.** All payments of Assessments shall be first applied to accrued interest and late fees, and then to the Assessment payment first due.

9.12.14 **Judgments.** All Master Assessments to pay a judgment against the MHOA may be made only against the Lots or Units in the Project at the time the judgment was entered, in proportion to their liabilities for Common Expenses.

9.12.15 **Misconduct of Owner.** If any Common Expense is caused by the misconduct of any Owner, the MHOA may assess that expense exclusively against such Owner's Lot or Unit.

9.12.16 **Unpaid Assessments.** There shall be a lien upon the applicable Lot or Unit for all unpaid Assessments, together with late fees, interest and costs (including attorneys' fees) charged pursuant to this Master Declaration.

9.12.17 **Lien for Unpaid Assessments.** The lien for unpaid Assessments and related charges shall be effective upon recordation in the Office of the County Recorder of a written notice of lien by the Board of Directors, the Manager, or the attorney for the MHOA.

9.12.18 **Notice of Lien.** The written notice of lien shall set forth the amount of the Assessment, the date(s) due, the amount remaining unpaid, the name of the Owner of the Lot or Unit and a description of the Lot or Unit.

9.12.19 **Priority of Lien.** Any Assessment levied against each Lot or Unit is a debt of the Owner and/or Member at the time the Assessment is made and is collectible as such. If any Owner fails or refuses to pay an Assessment when due, that amount constitutes a lien on the Owner's Lot and/or Unit, which lien is prior to all other liens and encumbrances, recorded or unrecorded, except:

- (i) tax and special assessment liens on the Lot or Unit in favor of any assessing unit or special improvement district; and
- (ii) encumbrances on the interest of the Owner recorded prior to the date such notice is recorded which by law would be a lien prior to subsequently recorded encumbrances.

Such lien may be enforced by sale or foreclosure conducted in accordance with the provisions of law applicable to the exercise of powers of sale or foreclosure in deeds of trust or mortgages or in any other manner permitted by law including specifically, but without limitation, the method recognized under the laws of the State of Utah for the enforcement of a mechanics lien which has been established in accordance with the provisions of Chapter 1, Title 38, Utah Code, as amended from time to time.

9.12.20 **Foreclosure.** In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding (including reasonable attorneys' fees), and such costs and expenses shall be secured by the lien being foreclosed.

9.12.21 **Assessments During Foreclosure.** The Owner shall also be required to pay to the MHOA any Assessments against the Lot or Unit which shall become due during the period of foreclosure, and all such Assessments shall be secured by the lien being foreclosed.

9.12.22 **Authority of MHOA.** The Board of Directors shall have the right and power in behalf of the MHOA to bid in at any foreclosure sale and to hold, lease, mortgage or convey the subject Lot or Unit in the name of the MHOA.

9.12.23 **Action Against Owner.** In furtherance of such foreclosure rights, the MHOA may bring an action at law against the Owner personally obligated to pay the same or the MHOA may foreclose the lien in accordance with the provisions of Title 57, Chapter 1 of the Utah Code.

9.12.24 **Appointment of Trustee.** The MHOA and each Owner hereby appoints James R. Blakesley, its attorney and his successors and/or assigns, as trustee for the purpose of exercising the power of sale in connection with non-judicial foreclosures as provided in Title 57, Chapter 1, Utah Code and made applicable hereto by Title 57, Chapter 8a, Utah Code.

9.12.25 **Appointment of Successor Trustee.** The MHOA reserves the right to substitute and appoint a successor trustee as provided for in Title 57, Chapter 1, Utah Code. Each Owner hereby conveys all of its right, title and interest in his Lot and/or Unit to



such trustee, in trust, with a power of sale, to secure each Owner's obligations under the Master Declaration, including but not limited to the obligation to pay all Master Assessments.

9.12.26 **Bid on Lot.** The MHOA may, through its duly authorized agents, bid on the Lot or Unit at any foreclosure sale and acquire, hold, lease, mortgage and convey the same.

9.12.27 **Superiority of Lien.** The lien of the MHOA shall be superior to all other liens and encumbrances except liens and encumbrances recorded before recordation of this Master Declaration, a First Mortgage on a Lot and/or Unit as provided for herein and Master Assessments, liens and charges in favor of the state or any political subdivision thereof, for taxes and other governmental Master Assessments or charges past due and unpaid on the Lot and/or Unit.

9.12.28 **Recovery.** The lien procedures described herein do not prohibit actions to recover sums for which this Master Declaration creates a lien or prohibit the MHOA from taking a deed in lieu of foreclosure.

9.12.29 **Unpaid Assessments.** The Board of Directors, upon written request, shall furnish to an Owner a statement setting forth the amount of unpaid Assessments against the Lot or Unit. This statement must be furnished within ten (10) business days after receipt of the request and is binding on the MHOA, the Board of Directors, the Manager and every Owner, in favor of all who rely on such statement in good faith.

9.12.30 **Assessment.** The amount of any Assessment against any Lot and/or Unit shall be the personal obligation of the Owner.

9.12.31 **Recovery of Judgment.** Suit to recover a money judgment for such personal obligation shall be maintainable by the MHOA without foreclosing or waiving the lien securing the same.

9.12.32 **Owner Waiver of Amenities.** No Owner may avoid or diminish any such personal obligation by waiver of the use and enjoyment of any of the Common Area and Facilities or by abandonment of his Lot or Unit or by waiving any services or amenities provided for in this Master Declaration.

9.12.33 **Recovery of Unpaid Assessments.** In the event of any suit to recover a money judgment of unpaid Master Assessments hereunder, the involved Owner shall pay the costs and expenses incurred by the MHOA in connection therewith, including reasonable attorneys' fees.

9.12.34 **Conveyance.** In a voluntary sale, transfer, conveyance, exchange or assignment, the personal obligation of an Owner to pay unpaid Master Assessments against his Lot or Unit shall also pass to his successors in title.

9.12.35 **Sale or Transfer Affecting Lien.** A lien to secure unpaid Assessments shall not be affected by the sale or transfer of the Lot or Unit unless foreclosure by a First Mortgagee is involved in which case the foreclosure will extinguish the lien for any Assessments that were payable before the foreclosure sale, but shall not relieve any subsequent Owner from paying further Assessments.

9.12.36 **Reserve Accounts.** The MHOA through the Board of Directors shall include in the Master Assessments amounts representing sums to be used for major Repairs, the replacement of or additions to capital items or improvements in the Project. Said amounts shall be dedicated for the uses provided in this Section and shall be set up as reserve accounts for each Lot or Unit.

9.12.37 **Purpose of Reserve Account.** The Board of Directors shall not expend funds designated as reserves for any purpose other than unforeseen expenses or the repair, restoration, replacement or maintenance of major components of the Common Area and Facilities for which the MHOA is responsible and for which the reserve fund was established or for litigation involving such matters.

9.12.38 **Management of Reserve Account Funds.** The Board of Directors shall exercise prudent fiscal management in the timing of restoring any transferred funds to the reserve account and shall, if necessary, levy a Special Assessment to recover the full amount of the expended funds within the time limit specified above.

9.12.39 **Notice to Owner.** If the Owner of a Lot who is leasing the Lot fails to pay an assessment for more than sixty (60) days after the assessment is due, the Board may demand that the tenant pay to the MHOA all future lease payments due to the Owner, beginning with the next monthly or other periodic payment, until the amount due to the MHOA is paid. The Manager or Board shall give the Owner written notice of its intent to demand full payment from the tenant under this subsection.

9.12.40 **Obligations of Owner.** No Owner may waive or otherwise exempt himself or herself from liability for the payment of his share of the Common Expense or his Regular or Special Common Master Assessments provided for herein, including but not limited to his non-use or abandonment of his Lot, the Common Area and Facilities.

9.12.41 **Obligations of First Mortgagee.** Anything to the contrary notwithstanding, any first mortgagee who obtains title to a Lot or Unit pursuant to the remedies in the mortgage or trust deed or through foreclosure will not be liable for more than six (6) months of the unpaid regularly budgeted assessments, dues or charges accrued before acquisition of the title to the property by the mortgage, although the first mortgagee will also be liable for any reasonable attorneys fees or costs related to the collection of the unpaid dues. All other grantees who obtain title to a Lot or Unit in a voluntary conveyance or pursuant to the remedies in a mortgage or trust deed or through foreclosure shall be jointly and severally liable with the trustor or mortgagor for all unpaid assessments, late fees, default interest and collection costs, including a reasonable attorneys fee, against the Lot or Unit for its share of the Common Expenses up to the time of the grant or conveyance, without prejudice to the grantee's rights to recover from the trustor or mortgagor the amounts paid by the grantee.

9.12.42 **Initial Working Capital Fund.** Each initial Owner of a Lot or Unit shall make an initial working capital contribution in an amount equal to two monthly Assessments. Such amounts paid shall NOT be deemed to be advance payments of the Master or other Assessment, but shall be in addition thereto. Declarant expressly reserves the right to change the amount and allocations of the foregoing Working Capital contributions.

## X. INITIAL USE RESTRICTIONS

10.1 **General.** Subject to the Developmental Rights, the Property shall be used in accordance with the following restrictions:

10.1.1 **No Commercial Use.** Except to the extent specifically permitted by this Master Declaration, Owners shall not make any commercial use of a Lot or Unit, or any portion thereof, with the exception of home occupations which do not increase traffic into the Property, subject to rules and regulations enacted by the Board of Directors; provided, however, that nothing in this subsection shall prevent Declarant or an affiliated entity or a duly authorized agent from using any Lot or Unit owned or leased by Declarant as sales offices and model units or a property management office or for other commercial purposes.

Home bases businesses are allowed under limited circumstances, and must comply with community guidelines. The prior written consent of the Board of Directors is required for any type of home based business. No businesses are allowed that have employees of any kind, or that have any customers that are not residents of the community. Examples include, but are not limited to: day care/pre-schools, hair/nail salons, photo studios, auto repair, general office (i.e. mortgage, accounting, legal), call centers, etc. In the event of a dispute between an Owner and the Board of Directors regarding compliance with this subsection, the decision of the Board of Directors shall be final, conclusive and binding.

10.1.2 **Subject to Project Documents.** Use of the Lots and/or Units shall be pursuant to the Project Documents, rules and regulations of the MHOA, as each document may be amended from time to time.

### 10.1.3 Signs.

10.1.3.1 No for rent or lease signs shall be permitted in the Project.

10.1.3.2 For Townhouses, one "For Sale" sign is allowed and it must be located in the front window of a Unit, must be professionally prepared, and may not exceed a total of 378 square inches.

10.1.3.3 For Single Family Residence Lots, on "For Sale" sign is permitted in the front yard so long as it does not exceed 378 square inches.

10.1.4 **Owner Rights of Occupation and Use.** Subject to the payment of all Assessments and other charges approved by the MHOA and levied against the Owners, and

subject to compliance with the provisions of this Master Declaration, and with rules and regulations promulgated from time to time by the MHOA, each Owner shall have the right with all other Owners to occupy and use the Lots and Units, Common Area and Facilities, and Limited Common Area.

**10.1.5 No Construction.** No Owner shall erect or construct, in the Common Area and Facilities any structure of any type whatsoever.

**10.1.6 Placement of Outbuildings.** Accessory Buildings or Outbuildings such as sheds may be only permitted on the Single Family Residence Lots and then only with the express prior approval of the ARC and/or Board of Directors.

**10.1.7 Storage of Vehicles.** No Owner shall place, store, keep or permit to be placed, stored or kept, upon the Common Area and Facilities any personal property, including, but not limited to, vehicles of any type except pursuant to the rules and regulations of the MHOA without the prior written approval of the Board of Directors.

**10.1.8 Unauthorized Activity.** No noxious, offensive, illegal or unauthorized activity shall be carried on in or upon any part of the Project nor shall anything be done on or placed in or upon any part of the Project which is or may become a nuisance or may cause unreasonable embarrassment, disturbance or annoyance to Owners. Normal construction activities shall not be considered to violate the terms and conditions of this Section and by accepting a deed to a Lot or Unit, an Owner acknowledges that noises, lights and odors common to recreational and commercial activities, as well as construction activities, may exist on or near the Property, at any time and from time to time.

**10.1.9 Safety.** No activities shall be conducted, or improvements constructed, in or upon any part of the Project which are or may become unsafe or hazardous to any person or property.

**10.1.10 Signage.** No signs, flags or advertising devices of any nature, including, without limitation, for rent signs, political, informational or directional signs or devices, shall be erected or maintained on any part of the Project, except as may be necessary temporarily to caution or warn of danger, except as may be used by Declarant as part of its sales program, except to advertise the Project, or except as otherwise approved by Declarant or, after expiration of the Period of Declarant's Control, the Board of Directors.

**10.1.11 Restriction of Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said Lots, except that dogs, cats, birds or other household pets, two or less in total number, may be kept provided that they are not kept, bred or maintained for any commercial purpose. Notwithstanding the foregoing, no animals or fowl may be kept on the Neighborhoods which result in an annoyance or are obnoxious, by noise, smell or otherwise, to Lot Owners. All pets must be kept within the boundary of the Lot or on a leash attended to by a Person when in the Common Area. Such pets may not be kept in the Limited Common Area unless attended to at all times by a Person. All pet waste must be immediately cleaned up. The following are not considered household pets: reptiles, rodents, swine, insects and animals weighing fifty (50) pounds or more. This Section may be made more restrictive by Rule of the MHOA. A dog which repeatedly barks, or a cat that

howls, whether or not within the Owner's yard, will be considered to be a nuisance. No outside dog houses or dog runs are allowed without the prior written consent of the Board of Directors.

10.1.12 **Smoking.** The Board of Directors may limit, restriction or prohibit by rule smoking in on or about the Project, including in a Lot or Unit or the Common Area.

10.1.13 **Littering.** Owners shall not, and shall not permit their Guests to litter.

10.1.14 **Trash.** No burning trash, garbage or other waste materials will be permitted on the Property. Garbage cans must be screened from view for the streets, except for a period not to exceed 24 hours on the day of garbage collection.

10.1.15 **Window Coverings.** The Board of Directors shall have the right to establish rules requiring interior and exterior window coverings to present a uniform appearance or common design scheme from the exterior of all Townhouse Buildings and attached Units.

10.1.16 **Reasonable Accommodation.** No Lot or Unit shall be used to accommodate more persons than it was designed to accommodate comfortably and safely.

10.1.17 **Alterations.** Except as otherwise permitted by this Master Declaration, no Owner shall, without the prior written consent of the Board of Directors, make or permit to be made any alteration, improvement or addition in or to any Lot or Unit.

Examples of improvements that must be submitted for review include but are not limited to the following: swimming pool, tennis courts, basketball court, accessory buildings (storage sheds, detached garage structures, etc.) fencing, landscaping, decks and walls. In addition, any alterations of any kind or nature to the primary structure including changes in colors or materials, awnings, roofing, windows, porches, courtyards, etc. must also be submitted for review. Architectural designs, plans and specifications showing the nature, kind, shape, color, size, materials, and location of all exterior changes or improvements must be submitted for review and approval prior to construction.

10.1.18 **Maintaining Structural Soundness.** No Owner shall, without the prior written consent of the Board of Directors, do any act that would impair the structural soundness or integrity of the Buildings or the safety of property, impair any easement or hereditament appurtenant to the Project.

10.1.19 **Actions Affecting Insurance.** Nothing shall be done or kept in any Lot or Unit, or in the Common Area and Facilities or Limited Common Area, or any part thereof, which would result in cancellation of the insurance on the Project or any part thereof, nor shall anything be done or kept in any Lot or Unit which would increase the rate of insurance on the Project or any part thereof over what the MHOA but for such activity, would pay, without the prior written consent of the Board of Directors.

**10.1.20 Violation of Statutes.** Nothing shall be done or kept in any Lot or Unit, or in the Common Area and Facilities, or Limited Common Area or any part thereof which would be in violation of any statute or rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.

**10.1.21 Damage or Waste.** No damage to, or waste of, the Neighborhoods or any part thereof shall be committed by any Owner or Permittee, and each Owner shall indemnify and hold the MHOA and the other Owners harmless against all loss resulting from any such damage or waste caused by him or his Permittees.

**10.1.22 Use of Lots.** No Owner shall violate the rules and regulations for the use of Lots and Units, Common Area and Facilities, and/or Limited Common Area as adopted from time to time by the MHOA.

**10.1.23 Rental Restrictions.** At least 80% of the Lots and Units in the Project shall be owner-occupied at all times. The Board of Directors may allow up to 20% of the Lots or Units to be leased, rented or occupied by non-owner occupants. This will allow the Association to:

10.1.23.1 Protect the equity of the individual property owners at the Project; and

10.1.23.2 Carry out the purpose for which the Project was formed by preserving the character of the Project as a homogeneous residential community of predominantly owner-occupied Lots and by preventing the Project from assuming the character of an apartment, renter-occupied complex; and

10.1.23.3 Comply with the eligibility, requirements for financing in the primary and secondary mortgage market insofar as such criteria provide that the Project be substantially owner-occupied, the leasing of more than 20% of the Lots or Units shall be prohibited. Exceptions may be granted in the case of undue hardship as that term is defined below.

**10.1.24 Owner-Occupancy Requirements.** No Owner shall be entitled to lease or rent ("lease") his Lot or Dwelling until the Owner has owned the property for at least one (1) years.

**10.1.25 Hardship Exception.** Priority shall be given to requests to lease or rent property in order to avoid undue hardship on an Owner. By way of illustration and not by limitations, examples of circumstances which would constitute undue hardship are those in which:

10.1.25.1 An Owner must relocate his residence and cannot, within ninety (90) days from the date the Lot was placed on the market, sell the Lot while offering it for sale at a reasonable price no greater than its current appraised market value;

10.1.25.2 The Owner dies and the Lot is being administered by his estate;

10.1.25.3 The Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Lot;

10.1.25.4 The Lot is to be leased to a member of the Owner's immediate family, which shall be deemed to encompass children, grandchildren, grandparents, brothers, sisters, parents, and spouses.

**10.1.26 Rental Rules and Regulations.** The Board of Directors shall have the power to make and enforce reasonable rules and regulations and to fine, in accordance with the Master Declaration and Bylaws, in order to enforce the provisions of this subparagraph. Any transaction which does not comply with this Section shall be voidable at the option of the Board of Directors.

**10.1.27 Leases Subject to Project Documents.** Any lease agreement between an Owner and a renter respecting a Lot or Unit shall be subject in all respects to the provisions of this Master Declaration, the Articles and Bylaws and any failure by the renter to comply with the terms of such documents shall be a default under the lease.

**10.1.28 Leases Must Be In Writing.** All such lease agreements shall be in writing. Other than the foregoing, there is no restriction on the right of any Owner to lease his property.

**10.1.29 Owner Responsible for Renters.** An Owner shall be responsible and liable for any damage to the Project caused by his renter.

**10.1.30 Minimum Lease Terms.** All leases shall be for a minimum term of twelve (12) months.

**10.1.31 Signage.** "For Rent" or "For Lease" signs are prohibited.

**10.1.32 Owner-Occupation and Joint Value Agreement.** By accepting title to a Lot or Unit, each Owner (for himself and for his heirs, successors-in-title and assigns) understands, accepts and agrees that this Project is intended to be an owner-occupied subdivision and that "churning," the excessive buying and selling of real estate, in the market or second home ownership has, or may have, an adverse affect upon this stated purpose of the Project; therefore, each Owner covenants and agrees to the following:

10.1.32.1 The sum of \$25,000.00 or 5% of the gross sales price, whichever is greater, shall be paid to the MHOA if the Owner sells his Lot or Unit within the first year of ownership, unless such payment is waived by the Board based upon a hardship of the Owner.

10.1.32.2 No Person may own less than twenty-five percent (25%) of a Lot or Unit.

**10.1.33 Partition of Property.** By accepting title to a Lot or Unit, each Owner, for himself and for his heirs, successors-in-title and assigns, does absolutely and

forever waive any right to seek or obtain physical partition of the property, or any portion thereof, and does further waive the right to seek or obtain partition of the property by means of the sale of thereof, in whole or in part, unless the institution of such suit or action for partition has been approved by the affirmative vote of the same number of Owners that would be required to sell all or any portion of the Project pursuant to and in compliance with this Master Declaration and the Declarant, if Declarant still then retains the right to control the MHOA. Notwithstanding the foregoing, there shall be no limitation on judicial sale in lieu of partition in the case of co-owners of individual Lots or Units.

**10.1.34 Validity of Master Declaration.** It is intended that this Master Declaration alone, incorporating by reference the Bylaws, Articles, rules and regulations of the MHOA, shall govern all rights with respect to the use, possession, enjoyment, management and disposition of the Property. Accordingly, all rights with respect to the use, possession, enjoyment, management and disposition of the property which an Owner might otherwise have are hereby unconditionally and irrevocably subordinated to this Master Declaration for so long as this Master Declaration shall remain in effect.

**10.1.35 Fencing.** The following fencing is expressly prohibited: Front yard fencing of any kind (the only exceptions may be on corner lots and/or collector roads if approved in writing by the Board of Directors), fencing inside fencing, fencing (including by way of illustration but not limitation all hedges, trees, bushes, shrubs or other animate or inanimate, natural or artificial objects) behind entry monuments and other monuments, planter boxes or special landscaping established by the Declarant, spite fences, and any other fencing not expressly approved by the Board of Directors in writing. Fencing adjacent to any trail system must only be installed by Declarant. Block and wrought iron fencing is the only fence type which are specifically approved, any other type of fence must be approved in advance and in writing by the Board of Directors. Fencing of the front yard is not allowed.

**10.1.36 Satellite Dishes.** Satellite dishes may be installed in accordance with FCC regulations taking into consideration the written guidelines established for or by Board of Directors. Further, Declarant may identify the location of satellite ports on each Lot or Unit where an acceptable quality signal can be obtain. In the event, the Declarant so designates the location of the satellite ports then any satellite dish must be installed at the location of the port.

**10.1.37 Storage and Parking of Motor Vehicles, Trailers and Transportation Devices.** Except as otherwise expressly and specifically stated herein or in a Neighborhood Declaration (and in the event of a conflict the more restriction provision shall apply), the driving, parking, standing and storing of motor vehicles throughout the Project shall be subject to the following:

**10.1.37.1 Parking Rules.** The parking rules and regulations adopted by the Management committee from time to time;

**10.1.37.2 Recreational Vehicles.** Recreational vehicles may only be stored in the Estates and Lots with detached Single Family Residences. Recreational vehicles must be stored behind a fence or in a garage, except for loading and unloading which cannot exceed 24 hours in any 72 hour period. In no event may recreation vehicles be



stored overnight in any part of the Project containing attached Units. Recreation vehicles shall include boats, trailers, utility trailers, buses, motor homes, motorcycles, all terrain vehicles, off road vehicles, snowmobiles, campers, and any other related vehicles defined as recreational vehicles by the Board of Directors.

10.1.37.3 **Obstacle or Dangerous Situation.** No motor vehicle or trailer may be parked or stationed in such a manner so as to create a potentially dangerous situation, so as to create an obstacle or along any street or road, or in front of any garage, walkway, driveway, Building or Lot, or in an unauthorized Common Areas.

10.1.37.4 **Designated Areas.** Residents may only park their motor vehicles within their garages or in other areas designated by the Declarant or MHOA.

10.1.37.5 **Red Zones and Fire Lanes.** Residents may not park their motor vehicles in red zones, fire lanes, guest or visitor parking, or other unauthorized areas.

10.1.37.6 **Guest Parking.** Guests and visitors shall park their motor vehicles in Common Area designated for "Guest" or "Visitor" parking.

10.1.37.7 **Repairs.** No Owners or Residents shall repair or restore any vehicle of any kind in, on or about any Lot or the Common Area, except for emergency repairs, and then only for a seventy-two (72) hour period to enable movement thereof to a proper repair facility.

10.1.37.8 **Garage Alterations Prohibited.** No garage may be altered in such a manner that the number of motor vehicles which may reasonably be parked therein after the alteration is less than the number of motor vehicles that could have been reasonable parked in the garage as originally designed and constructed.

10.1.37.9 **Access.** No motor vehicle shall be parked in such a manner as to inhibit or block access to a Lot, garage, covered parking space, uncovered parking space, entrance, exit, or parking area.

10.1.37.10 **Intended Purposes.** All parking areas shall be used solely for the parking and storage of motor vehicles used for personal transportation.

10.1.37.11 **Damaged or Disabled Vehicles.** Vehicles that are not operational or licensed or which leak fluids must be stored in a garage or behind an enclosure and so as not to be visible from the street or another Lot or Unit.

10.1.38 **Entry Monument.** If an Owner purchases a Lot which includes a common improvement, including by way of illustration but not limitation an Entry, Entry Monument, planter, planter box, planter strip, perimeter fence, wall, street light, exterior lighting or other landscaping treatment of any kind, shall, at his sole expense, maintain such common elements in good condition, and may not improve his property or place any plant, hedge, tree, bush, shrub or object, natural or artificial, behind, to the side or in front of such improvement or feature or so as to impair, obstruct, block or impede the view or purpose of

the Entry, Entry Monument or other improvement, planter box, landscaping strip, or any such special landscaping feature.

**10.1.39 Maintenance Costs for Entry and Entry Monument.** The Declarant may provide water and power utility services to the Entry, Entry Monument and other common elements at its expense (the "Common Utility Service"). Such Common Utility Service shall be maintained and paid for by the ARC as a Common Expense; provided, however, the Declarant or ARC may elect to provide such Common Utility Services through a meter or meters on an individual Lot or Lots and, if so, each such Owner agrees, by accepting a deed or other document of conveyance to such Lot, to provide, and not terminate, delay or interrupt, those Common Utility Services to the Entry, Entry Monument or other common elements not separately metered and billed to the ARC by the provider, although in such circumstance the Owner of each such Lot shall be entitled to reasonable water and power credits for the additional charges as determined by the Board of Directors.

**10.1.40 Chimes and Musical Sound Makers.** Chimes, dream catchers, bells, tubes or other objects hung vertically outside the Unit which ring, strike or otherwise produce musical sounds or harmony heard by other residents are prohibited.

**10.1.41 View Impairment.** The Declarant and its affiliates and assigns do not guaranty or represent that any view over and across any property, including any Lot, Unit or Building will be preserved without impairment. Neither the Declarant nor the ARC shall have the obligation to prune or thin trees or other landscaping except as set forth herein. Any express or implied easements for view purposes or for the passage of light and air are hereby expressly disclaimed.

**10.1.42 Privacy Fences.** No Owner may or allow any structural alterations, changes or modifications to the Privacy Fences installed or constructed by the Declarant.

## **XI. TERMINATION**

**11.1 Termination.** The Project may be terminated only by the unanimous agreement of all Owners, giving each Owner one (1) vote for each Lot or Unit owned by the Owner.

**11.2 Recording of Notice of Removal.** All of the Owners may remove the Project from the provisions of the Master Declaration by an instrument duly recorded to that effect, provided that the holders of all liens affecting any of the Lots or Units consent or agree by instruments duly recorded that their liens are transferred to the undivided ownership interest of the Owners in the Project. Provided further, as long as Declarant has ownership rights in the Project, its consent shall also be required to remove the Project from the provisions of this Master Declaration. Upon removal of the Project from the provisions of this Master Declaration, the Project shall be deemed to be owned in common by the Owners.

**11.3 Termination Agreement.** A termination agreement may provide that all of the Project shall be sold following termination. If, pursuant to the agreement, any real estate in the Project is to be sold following termination, the termination agreement shall set forth the minimum terms of the sale.

11.4 **Mortgagees.** Following termination, Mortgagees holding Mortgages on the Lots or Units which were recorded before termination may enforce those liens in the same manner as any lienholder.

11.5 **Common Area and Facilities.** In the event of the dissolution of the MHOA, the MHOA Property shall be transferred to a nonprofit corporation, trust, or other entity to be used for such similar purposes, and each owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Area and Facilities and improvements on a pro rata basis which conforms substantially with the assessment procedure, terms and conditions set forth herein. To the extent the foregoing is not possible, the Common Area and Facilities shall be sold or disposed of and the proceeds from the sale or disposition shall be distributed to Owners as tenants in common.

## XII. ARCHITECTURAL GUIDELINES

12. **Architectural Review Management Committee.** All architectural designs, plans, specifications, Exterior Materials, fencing and structures, including original construction and all subsequent structural alterations, changes or modifications, must be reviewed and approved by the Architectural Review Management Committee (the "ARC") in writing.

12.1 **Composition of Architectural Review Management Committee.** The ARC shall be comprised of between one (1) and three (3) natural persons. Until the termination of the Period of Declarant's Control, the member(s) of the ARC shall be selected by the Declarant.

12.2 **Zoning.** All plans, specifications and construction must satisfy the requirements of all applicable zoning ordinances.

12.3 **Declarations.** All plans, specifications and construction must satisfy the requirements of the Master Declaration and any applicable Neighborhood Declaration.

12.4 **Permits and Inspections.** All required building permits and inspections must be obtained by the Owner of the property and/or his Builder.

12.5 **Fees.** The Owner of the property and/or his Builder shall pay all required fees.

12.6 **Designs, Plans and Specifications.** Architectural designs, plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed structures and improvements shall be submitted to the ARC for review and approval. Information concerning irrigation systems, drainage, lighting, landscaping and other features of proposed construction should be submitted if applicable. Designs submitted for approval shall be limited to those prepared by architects or by qualified residential designers of outstanding ability whose previous work may be reviewed as a part of the approval process.

**12.6.1 Review Considerations Generally.** In reviewing each submission, the ARC may consider the proposed design, harmony of external design with existing structures and the common scheme, the location in relation to surrounding structures, topography, finish grade and elevation, among other things.

**12.6.2 Aesthetics.** Decisions of the ARC may be based on purely aesthetic considerations. Each Owner acknowledges by accepting a deed or other document of conveyance to the property that the opinions of the ARC may be a matter of taste or style, and may be based upon purely aesthetic considerations, and may vary as ARC members change over time.

**12.6.3 Fencing.** No fence or similar structure shall be placed in any front yard. No fence or similar structure shall be placed in any side or rear yard in excess of six (6) feet. Only white vinyl fencing is allowed without the express written consent of the ARC. Chain link fencing is prohibited. If there is a dispute as to what constitutes the front, side or rear yards, or whether a variance has been granted, the decision of the ARC shall be final, binding and conclusive. No privacy fencing may be installed or constructed on the Townhouse Lots, except for Privacy Fences installed or constructed by the Declarant.

**12.6.4 Final Plans and Specifications and Working Drawings.** On Dwelling Units to be constructed on Single Family Residence Lots the ARC may also require as a minimum the following:

12.6.4.1 Plot plans to scale showing the entire site, building, garages, walks, drives, fence, carriage lights, retaining walls, with elevations of the existing and finished grade and contours including those at the outside corners of the buildings and at adjacent property lines and street fronts, and elevations of floors from a designated point on the street.

12.6.4.2 Detailed floor plans.

12.6.4.3 Detailed elevations, indicating all materials and showing existing and finished grades.

12.6.4.4 Detailed sections, cross and longitudinal.

12.6.4.5 Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc. Specifications shall give complete description of materials to be used with supplements, addenda or riders noting the colors of all materials to be used on the exterior of the Dwelling.

**12.6.5 Landscaping.** All landscaping must be completely installed, including an automatic irrigation and/or sprinkling system, within nine (9) months of the date of purchase. Any weeds or diseased or dead lawn, trees, ground cover, bushes or shrubs shall be removed and replaced. The landscaping of a Lot may not adversely affect the value or use of any other property or detract from the original design scheme and appearance of the subdivision. No concrete, cement or masonry products, pavers, brick, stone, cobblestone, tile, terrazzo, slabs, slate, rocks, pebbles, gravel, permeable pavements and so forth or other

artificial or impermeable surfaces (collectively “controlled surfaces”) may be installed or constructed as landscaping in the front, side or rear yards of a Lot without the express prior written consent of the ARC. Should any Owner fail to comply with the provisions of this paragraph, the ARC shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof or to recover damages, or both, and shall also have the authority but not the obligation to complete the landscaping or restore the property to its original condition without being guilty of a trespass, and require the Lot Owner to pay the cost of labor and materials. The costs and expenses incurred, including a reasonable attorneys fee, whether or not a lawsuit is filed, shall be considered the personal obligation of the Lot Owner and shall constitute a lien on the interest of the Owner in such property, enforceable at law or equity, until payment is made.

**12.6.6 Entry Monument.** No Owner may do any landscaping, grading or work, or install any structure, building, improvement, planting, or other object, natural or artificial, or materials which may damage or interfere with the installation and maintenance of utilities, Entry Monument, or which may change the direction of flow of drainage channels in, on or about the easements and rights of way, or which may obstruct or retard the flow of water through the drainage channels in the easements and rights of way. If a drainage channel is altered by an Owner, the Declarant and/or the Association expressly reserve the right to enter onto the property to restore the area at the cost of the Owner, and without being guilty of a trespass. In addition, the easement and right of way area of or on each Lot, including by way of illustration but not limitation, the Entry Monument, in whole or in part, utilities, drainage systems and facilities, and irrigation, and all improvements within said area shall be maintained continuously by the Owner of the property, at his sole expense, excepting those improvements for which a public authority or utility company is expressly responsible.

**12.6.7 Slope and Drainage Control.** No structure, plant, improvement or other material may be placed or permitted to remain, or other activities undertaken which may damage or interfere with established Lot ratios, create erosion or sliding problems, or which may change the direction or flow of drainage channels, or obstruct or retard the flow of water through the channels.

12.6.7.1 The slope control area of each Lot and all improvements therein shall be maintained continuously by the Owner of the Lot, excepting those improvements for which a public authority or utility company is expressly responsible; and

12.6.7.2 It shall be the responsibility of the Owner to see that his Lot strictly conforms with the grading and drainage plan established by the Declarant, Salt Lake County and the City.

**12.6.8 Accessory Buildings.** Accessory Buildings shall be considered “conditional uses” requiring a written application to the ARC before construction or installation begins. Any detached Accessory Building must conform in design and construction materials with the primary residential Dwelling Unit. The maximum height of an Accessory Building shall be 12 feet. An Accessory Building may only be installed or constructed on a Single Family Residence Lot. Tin sheds are not allowed anywhere in the

Project. If there is a dispute of any kind whatsoever regarding an Accessory Building, including whether a structure is an Accessory Building, the decision of the ARC shall be final, conclusive and binding. If the ARC fails to respond to an application within thirty (30) days, it shall be considered disapproved.

**12.7 No Waiver of Future Approvals.** The approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

**12.8 Variance.** The ARC may authorize variances from compliance with any of the architectural guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with its duly adopted rules and regulations, and prior written consent of the City Board of Adjustment. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the ARC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

**12.9 Limitation of Liability.** Neither the Declarant nor the ARC, or any of their employees, agents, representatives or consultants shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of this Declaration, nor for any structural or other defects in any work done according to such plans and specifications. By accepting a deed or other document of conveyance to a Lot, each Owner agrees to and shall defend, indemnify, save and hold the Declarant and the ARC, and their employees, agents, representatives or consultants, harmless from any and all loss, damage or liability they may suffer, including defense costs and attorney fees, as a result of any claims, demands, actions, costs, expenses, awards or judgments arising out of their review or approval of architectural designs, plans and specifications.

**12.10 Enforcement of Architectural Guidelines.** Any construction, alteration, or other work done in violation of this Declaration shall be considered to be nonconforming. Upon written request from the ARC an Owner shall at his own cost and expense remove such non-conforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non-conforming construction, alteration, or other work. Should an Owner fail to remove and restore as required hereunder, the ARC shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as existed prior to the construction, alteration or other work, without being deemed to be a trespasser.

**12.11 Ivory Homes Catalogue.** Any and every home design, plan or specification contained within the Ivory Homes Catalogue shall be considered approved and qualify for construction, and no other consent shall be required, provided the home elevations

meet and the home otherwise satisfies all of the architectural control requirements of the City PUD ordinance.. Any and all deviations from the Ivory Homes Catalogue, including by way of illustration but not limitation, design, construction materials and coloration, must be expressly approved in writing by the ARC. The approval of the Ivory Homes Sales staff and/or construction personnel is insufficient.

### **XIII. DISPUTE RESOLUTION AND LIMITATION ON LITIGATION AGREEMENT TO AVOID COSTS OF LITIGATION**

13.1 **General.** The MHOA, Declarant, all Owners subject to this Master Declaration, and any person not otherwise subject to this Master Declaration who agrees to submit to this Section (collectively, "Bound Parties") agree to encourage the amicable resolution of disputes involving the Neighborhoods at the Project, and to avoid the emotional and financial costs of litigation if at all possible. Accordingly, each Bound Party covenants and agrees that all claims, grievances or disputes between such Bound Party and any other Bound Party involving Neighborhoods at the Project, including, without limitation, claims, grievances or disputes arising out of or relating to the interpretation, application or enforcement of this Master Declaration or the Project Documents (collectively "Claim"), except for those Exempt Claims authorized under this Section, shall be subject to the procedures set forth herein.

13.2 **Exempt Claims.** Any Bound Party having an Exempt Claim (as defined below) may submit it to the alternative dispute resolution procedures set forth in this Section, but there shall be no obligation to do so. The following Claims ("Exempt Claims") shall be exempt from the provisions of hereof:

13.2.1 **Enforcement of Declaration.** Any suit by Declarant against any Bound Party to enforce the provisions of this Master Declaration or to enforce any of Declarant's developmental rights set forth in this Master Declaration, including any defensive or responsive actions by the party against whom this Master Declaration is taken; Any suit by the MHOA against any Bound Party to enforce the provisions of this Master Declaration, including any defensive or responsive actions by the party against whom this Master Declaration is taken;

13.2.2 **Temporary Restraining Order.** Any suit by the MHOA to obtain a temporary restraining order (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the MHOA's ability to enforce the provisions of this Master Declaration, including any defensive or responsive actions by the party against whom this Master Declaration is taken;

13.2.3 **Claims Exceeding \$20,000.00.** Any suit between Owners (other than the Declarant) seeking redress on the basis of a Claim which would constitute a cause of action under the law of the State of Utah in the absence of a claim based on the Project Documents, if the amount in controversy exceeds \$20,000.00; and

13.2.4 **Enforcement Regarding Mortgage.** Any suit or enforcement action or exercise of any right or remedy under or in respect of any Mortgage, any indebtedness

secured by such Mortgage or any other document or agreement executed in connection with such Mortgage or in respect of any right provided herein with respect to such Mortgage.

**13.3 Mandatory Procedures for All Other Claims.** Any Bound Party having a Claim (“Claimant”) against any other Bound Party (“Respondent”) other than an Exempt Claim, shall not file suit in any court or initiate any proceeding before any administrative tribunal seeking redress or resolution of such Claim until it has complied with the following procedures:

**13.4 Notice.** The Claimant shall notify each Respondent in writing of the Claim (“Notice”), stating plainly and concisely:

13.4.1 The nature of the Claim, including date, time, location, person involved, Respondent’s role in the Claim;

13.4.2 The basis of the Claim (i.e., the provision of the Master Declaration, Project Documents, or other authority out of which the Claim arises);

13.4.3 What Claimant wants Respondent to do or not to do to resolve the Claim; and

13.4.4 That Claimant wishes to resolve the Claim by mutual agreement with Respondent, and is willing to meet in person with Respondent at a mutually agreeable time and place to discuss in good faith ways to resolve the Claim.

**13.5 Good Faith Negotiation.** Each Claimant and Respondent (“Parties”) shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. Upon receipt of a written request from any Party, accompanied by a copy of the Notice, the Board of Directors may appoint a representative to assist the Parties in resolving the dispute by negotiation, if in its discretion it believes its efforts will be beneficial to the Parties and to the welfare of the Project.

**13.6 Final and Binding Arbitration.** If the Parties do not resolve the Claim through negotiation within thirty (30) days of the date of the Notice (or within such other period as may be agreed upon by the Parties) (“Termination of Negotiations”), the Claimant shall have thirty (30) days following Termination of Negotiations to submit the Claim to arbitration in accordance with the Rules of Arbitration maintained on file in the office of the MHOA or the Claim shall be deemed abandoned, and Respondent shall be release and discharged from any and all liability to Claimant arising out of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to Persons not a Party to the foregoing proceedings.

**13.7 Arbitration Award.** This constitutes an agreement of the Bound Parties to arbitrate all Claims except Exempt Claims and is specifically enforceable under the applicable Utah arbitration law. The arbitration award (the “Award”) shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under Utah law.



**12.6.1 Review Considerations Generally.** In reviewing each submission, the ARC may consider the proposed design, harmony of external design with existing structures and the common scheme, the location in relation to surrounding structures, topography, finish grade and elevation, among other things.

**12.6.2 Aesthetics.** Decisions of the ARC may be based on purely aesthetic considerations. Each Owner acknowledges by accepting a deed or other document of conveyance to the property that the opinions of the ARC may be a matter of taste or style, and may be based upon purely aesthetic considerations, and may vary as ARC members change over time.

**12.6.3 Fencing.** No fence or similar structure shall be placed in any front yard. No fence or similar structure shall be placed in any side or rear yard in excess of six (6) feet. Only white vinyl fencing is allowed without the express written consent of the ARC. Chain link fencing is prohibited. If there is a dispute as to what constitutes the front, side or rear yards, or whether a variance has been granted, the decision of the ARC shall be final, binding and conclusive. No privacy fencing may be installed or constructed on the Townhouse Lots, except for Privacy Fences installed or constructed by the Declarant.

**12.6.4 Final Plans and Specifications and Working Drawings.** On Dwelling Units to be constructed on Single Family Residence Lots the ARC may also require as a minimum the following:

12.6.4.1 Plot plans to scale showing the entire site, building, garages, walks, drives, fence, carriage lights, retaining walls, with elevations of the existing and finished grade and contours including those at the outside corners of the buildings and at adjacent property lines and street fronts, and elevations of floors from a designated point on the street.

12.6.4.2 Detailed floor plans.

12.6.4.3 Detailed elevations, indicating all materials and showing existing and finished grades.

12.6.4.4 Detailed sections, cross and longitudinal.

12.6.4.5 Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc. Specifications shall give complete description of materials to be used with supplements, addenda or riders noting the colors of all materials to be used on the exterior of the Dwelling.

**12.6.5 Landscaping.** All landscaping must be completely installed, including an automatic irrigation and/or sprinkling system, within nine (9) months of the date of purchase. Any weeds or diseased or dead lawn, trees, ground cover, bushes or shrubs shall be removed and replaced. The landscaping of a Lot may not adversely affect the value or use of any other property or detract from the original design scheme and appearance of the subdivision. No concrete, cement or masonry products, pavers, brick, stone, cobblestone, tile, terrazzo, slabs, slate, rocks, pebbles, gravel, permeable pavements and so forth or other

artificial or impermeable surfaces (collectively “controlled surfaces”) may be installed or constructed as landscaping in the front, side or rear yards of a Lot without the express prior written consent of the ARC. Should any Owner fail to comply with the provisions of this paragraph, the ARC shall have the right to seek an order from a court of proper jurisdiction requiring specific performance to comply with the provisions hereof or to recover damages, or both, and shall also have the authority but not the obligation to complete the landscaping or restore the property to its original condition without being guilty of a trespass, and require the Lot Owner to pay the cost of labor and materials. The costs and expenses incurred, including a reasonable attorneys fee, whether or not a lawsuit is filed, shall be considered the personal obligation of the Lot Owner and shall constitute a lien on the interest of the Owner in such property, enforceable at law or equity, until payment is made.

**12.6.6 Entry Monument.** No Owner may do any landscaping, grading or work, or install any structure, building, improvement, planting, or other object, natural or artificial, or materials which may damage or interfere with the installation and maintenance of utilities, Entry Monument, or which may change the direction of flow of drainage channels in, on or about the easements and rights of way, or which may obstruct or retard the flow of water through the drainage channels in the easements and rights of way. If a drainage channel is altered by an Owner, the Declarant and/or the Association expressly reserve the right to enter onto the property to restore the area at the cost of the Owner, and without being guilty of a trespass. In addition, the easement and right of way area of or on each Lot, including by way of illustration but not limitation, the Entry Monument, in whole or in part, utilities, drainage systems and facilities, and irrigation, and all improvements within said area shall be maintained continuously by the Owner of the property, at his sole expense, excepting those improvements for which a public authority or utility company is expressly responsible.

**12.6.7 Slope and Drainage Control.** No structure, plant, improvement or other material may be placed or permitted to remain, or other activities undertaken which may damage or interfere with established Lot ratios, create erosion or sliding problems, or which may change the direction or flow of drainage channels, or obstruct or retard the flow of water through the channels.

12.6.7.1 The slope control area of each Lot and all improvements therein shall be maintained continuously by the Owner of the Lot, excepting those improvements for which a public authority or utility company is expressly responsible; and

12.6.7.2 It shall be the responsibility of the Owner to see that his Lot strictly conforms with the grading and drainage plan established by the Declarant, Salt Lake County and the City.

**12.6.8 Accessory Buildings.** Accessory Buildings shall be considered “conditional uses” requiring a written application to the ARC before construction or installation begins. Any detached Accessory Building must conform in design and construction materials with the primary residential Dwelling Unit. The maximum height of an Accessory Building shall be 12 feet. An Accessory Building may only be installed or constructed on a Single Family Residence Lot. Tin sheds are not allowed anywhere in the

Project. If there is a dispute of any kind whatsoever regarding an Accessory Building, including whether a structure is an Accessory Building, the decision of the ARC shall be final, conclusive and binding. If the ARC fails to respond to an application within thirty (30) days, it shall be considered disapproved.

**12.7 No Waiver of Future Approvals.** The approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

**12.8 Variance.** The ARC may authorize variances from compliance with any of the architectural guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with its duly adopted rules and regulations, and prior written consent of the City Board of Adjustment. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the ARC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

**12.9 Limitation of Liability.** Neither the Declarant nor the ARC, or any of their employees, agents, representatives or consultants shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of this Declaration, nor for any structural or other defects in any work done according to such plans and specifications. By accepting a deed or other document of conveyance to a Lot, each Owner agrees to and shall defend, indemnify, save and hold the Declarant and the ARC, and their employees, agents, representatives or consultants, harmless from any and all loss, damage or liability they may suffer, including defense costs and attorney fees, as a result of any claims, demands, actions, costs, expenses, awards or judgments arising out of their review or approval of architectural designs, plans and specifications.

**12.10 Enforcement of Architectural Guidelines.** Any construction, alteration, or other work done in violation of this Declaration shall be considered to be nonconforming. Upon written request from the ARC an Owner shall at his own cost and expense remove such non-conforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non-conforming construction, alteration, or other work. Should an Owner fail to remove and restore as required hereunder, the ARC shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as existed prior to the construction, alteration or other work, without being deemed to be a trespasser.

**12.11 Ivory Homes Catalogue.** Any and every home design, plan or specification contained within the Ivory Homes Catalogue shall be considered approved and qualify for construction, and no other consent shall be required, provided the home elevations

meet and the home otherwise satisfies all of the architectural control requirements of the City PUD ordinance.. Any and all deviations from the Ivory Homes Catalogue, including by way of illustration but not limitation, design, construction materials and coloration, must be expressly approved in writing by the ARC. The approval of the Ivory Homes Sales staff and/or construction personnel is insufficient.

### **XIII. DISPUTE RESOLUTION AND LIMITATION ON LITIGATION AGREEMENT TO AVOID COSTS OF LITIGATION**

13.1 **General.** The MHOA, Declarant, all Owners subject to this Master Declaration, and any person not otherwise subject to this Master Declaration who agrees to submit to this Section (collectively, "Bound Parties") agree to encourage the amicable resolution of disputes involving the Neighborhoods at the Project, and to avoid the emotional and financial costs of litigation if at all possible. Accordingly, each Bound Party covenants and agrees that all claims, grievances or disputes between such Bound Party and any other Bound Party involving Neighborhoods at the Project, including, without limitation, claims, grievances or disputes arising out of or relating to the interpretation, application or enforcement of this Master Declaration or the Project Documents (collectively "Claim"), except for those Exempt Claims authorized under this Section, shall be subject to the procedures set forth herein.

13.2 **Exempt Claims.** Any Bound Party having an Exempt Claim (as defined below) may submit it to the alternative dispute resolution procedures set forth in this Section, but there shall be no obligation to do so. The following Claims ("Exempt Claims") shall be exempt from the provisions of hereof:

13.2.1 **Enforcement of Declaration.** Any suit by Declarant against any Bound Party to enforce the provisions of this Master Declaration or to enforce any of Declarant's developmental rights set forth in this Master Declaration, including any defensive or responsive actions by the party against whom this Master Declaration is taken; Any suit by the MHOA against any Bound Party to enforce the provisions of this Master Declaration, including any defensive or responsive actions by the party against whom this Master Declaration is taken;

13.2.2 **Temporary Restraining Order.** Any suit by the MHOA to obtain a temporary restraining order (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the MHOA's ability to enforce the provisions of this Master Declaration, including any defensive or responsive actions by the party against whom this Master Declaration is taken;

13.2.3 **Claims Exceeding \$20,000.00.** Any suit between Owners (other than the Declarant) seeking redress on the basis of a Claim which would constitute a cause of action under the law of the State of Utah in the absence of a claim based on the Project Documents, if the amount in controversy exceeds \$20,000.00; and

13.2.4 **Enforcement Regarding Mortgage.** Any suit or enforcement action or exercise of any right or remedy under or in respect of any Mortgage, any indebtedness

secured by such Mortgage or any other document or agreement executed in connection with such Mortgage or in respect of any right provided herein with respect to such Mortgage.

**13.3 Mandatory Procedures for All Other Claims.** Any Bound Party having a Claim (“Claimant”) against any other Bound Party (“Respondent”) other than an Exempt Claim, shall not file suit in any court or initiate any proceeding before any administrative tribunal seeking redress or resolution of such Claim until it has complied with the following procedures:

**13.4 Notice.** The Claimant shall notify each Respondent in writing of the Claim (“Notice”), stating plainly and concisely:

13.4.1 The nature of the Claim, including date, time, location, person involved, Respondent’s role in the Claim;

13.4.2 The basis of the Claim (i.e., the provision of the Master Declaration, Project Documents, or other authority out of which the Claim arises);

13.4.3 What Claimant wants Respondent to do or not to do to resolve the Claim; and

13.4.4 That Claimant wishes to resolve the Claim by mutual agreement with Respondent, and is willing to meet in person with Respondent at a mutually agreeable time and place to discuss in good faith ways to resolve the Claim.

**13.5 Good Faith Negotiation.** Each Claimant and Respondent (“Parties”) shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. Upon receipt of a written request from any Party, accompanied by a copy of the Notice, the Board of Directors may appoint a representative to assist the Parties in resolving the dispute by negotiation, if in its discretion it believes its efforts will be beneficial to the Parties and to the welfare of the Project.

**13.6 Final and Binding Arbitration.** If the Parties do not resolve the Claim through negotiation within thirty (30) days of the date of the Notice (or within such other period as may be agreed upon by the Parties) (“Termination of Negotiations”), the Claimant shall have thirty (30) days following Termination of Negotiations to submit the Claim to arbitration in accordance with the Rules of Arbitration maintained on file in the office of the MHOA or the Claim shall be deemed abandoned, and Respondent shall be release and discharged from any and all liability to Claimant arising out of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to Persons not a Party to the foregoing proceedings.

**13.7 Arbitration Award.** This constitutes an agreement of the Bound Parties to arbitrate all Claims except Exempt Claims and is specifically enforceable under the applicable Utah arbitration law. The arbitration award (the “Award”) shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under Utah law.

### 13.8 Allocation of Costs of Resolving Claims.

13.8.1 **Costs Incurred.** Each Party shall bear all its own costs incurred prior to and during the proceedings described herein, including the fees of its attorney or other representative.

13.8.2 **Costs of Arbitration.** Each Party shall share equally in the costs of conducting the arbitration proceeding (collectively, "Arbitration Costs"), except as otherwise provided herein; provided, however, if the Claim is rejected in whole or in part, the Claimant shall pay all Arbitration Costs, including the costs incurred by the Respondent.

13.9 **Enforcement of Resolution.** If the Parties agree to resolve any Claim through negotiation in accordance herewith and any Party thereafter fails to abide by the terms of such Agreement, or if the Parties agree to accept the Award following arbitration and any Party thereafter fails to comply with such Award, then any other Party may file suit or initiate administrative proceedings to enforce such agreement or Award without the need to again comply with the procedures set forth herein. In such event, the party taking action to enforce the agreement or Award shall be entitled to recover from the non-complying Party (or if more than one non-complying Party, from all such Parties pro rata) all costs incurred in enforcing such agreement or Award, including, without limitation, attorneys fees and court costs.

## XIV. SECURITY

14. **Security.** The MHOA may, but shall not be obligated to, maintain or support certain activities within the Project designed to make the Project safer than they otherwise might be. Neither the MHOA, nor the Declarant shall in any way be considered insurers or guarantors of security within the Project, however, and neither the MHOA, nor the Declarant shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. All Owners and his, her or its tenants, Guests and invitees acknowledge that the Declarant, the MHOA and its Board of Directors do not represent or warrant that any fire protection system or burglar alarm system designated by or installed in the Project may not be compromised or circumvented, that any fire protection or burglar alarm systems will prevent loss by fire, smoke, burglary, theft, hold-up, or otherwise nor that fire protection or burglary alarm systems will in all cases provide the detection or protection for which the system is designed or intended. Each Owner or his, her or its tenant, guest or invitee acknowledges and understands that the Declarant, the Board of Directors and the MHOA are not insurers and that each Owner or his, her or its tenant, guest and invitee assumes all risks for loss or damage to persons or property within the Project and further acknowledges that Declarant, the Board of Directors and the MHOA have made no representations or warranties nor has any Owner or his, her or its tenant, Guest or invitee relied upon any representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire and/or burglar alarm systems recommended or installed or any security measures undertaken within the Project.

## XV. AMENDMENT

15.1 **General.** Except as provided elsewhere in this Master Declaration, including by way of illustration but not limitation to sections pertaining to the annexation or withdrawal of land, any amendment to this Master Declaration shall require the affirmative written vote or consent of at least sixty-seven percent (67%) of the Total Votes of the MHOA cast either in person or by proxy or by ballot at a meeting duly called for such purpose or otherwise approved in writing by such Owners without a meeting. Any Amendment authorized pursuant to this Section shall be accomplished through the recordation in the Office of the County Recorder of an instrument executed by the MHOA. In such instrument an officer or delegate of the MHOA shall certify that the vote required by this Section for Amendment has occurred.

15.2 **Initial Declarant Right to Amend.** The Declarant alone may amend or terminate this Master Declaration prior to the closing of a sale of the first Lot or Unit.

15.3 **Unilateral Right to Amend Under Certain Conditions.** Notwithstanding anything contained in this Master Declaration to the contrary, this Master Declaration may be amended unilaterally at any time and from time to time by Declarant if such Amendment is necessary to correct typographical errors or inadvertent omissions; necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation or judicial determination which shall be in conflict therewith; or reasonably necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots or Units subject to this Master Declaration; provided, however, any such Amendment shall not materially adversely affect the title to any Lot or Unit unless any such Owner shall consent thereto in writing.

15.4 **Declarant's Right to Amend Unilaterally Prior to Termination of Declarant's Right to Control.** Prior to the expiration of the Period of Declarant's Control, Declarant may unilaterally amend this Master Declaration for any other purpose; provided, however, any such Amendment shall not materially adversely affect the substantive rights of any Owner hereunder, nor shall it adversely affect title to any property without the consent of the affected Owner.

15.5 **To Satisfy Requirements of Lenders.** Anything to the contrary notwithstanding, Declarant reserves the unilateral right to amend all or any part of this Master Declaration to such extent and with such language as may be requested by a State Department of Real Estate (or similar agency), FHA, VA, the FHLMC or FNMA and to further amend to the extent requested by any other federal, state or local governmental agency which requests such an amendment as a condition precedent to such agency's approval of this Master Declaration or approval of the sale of Lots or Units, or by any federally chartered lending institution as a condition precedent to lending funds upon the security of any Lot or Unit, or any portions thereof. Any such amendment shall be effected by the recordation by Declarant of an Amendment duly signed by the Declarant, specifying the federal, state or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the amendatory language requested by such agency or institution. Recordation of such an Amendment shall be deemed conclusive proof of the agency's or institution's request for such an amendment, and such Amendment, when recorded, shall be binding upon all Lots and/or Units and all persons having an interest therein. It is the desire of Declarant to retain control of the MHOA and its activities during

the anticipated period of planning and development. If any amendment requested pursuant to the provisions of hereof deletes, diminishes or alters such control in any manner whatsoever in the opinion of Declarant, Declarant shall have the unilateral right to amend this Master Declaration to restore such control.

15.6 **Declarant's Rights.** No provision of this Master Declaration reserving or granting to Declarant the Developmental Rights shall be amended without the prior express written consent of Declarant, which consent may be withheld, conditioned or delayed for any reason or for no reason at Declarant's sole and exclusive discretion.

## XVI. MISCELLANEOUS

16.1 **Covenants to Run with Land.** This Master Declaration and all of the covenants, provisions, and requirements hereof are intended to be and shall constitute covenants running with the land or equitable servitudes, and shall be binding upon and shall inure to the benefit of the parties to this Master Declaration and any other party which has, acquires, or comes to have any interest in the property or which occupies or uses the property, including a Lot or Unit, and their respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. This Master Declaration and all of the covenants, provisions, and requirements hereof shall be binding upon each Member and Owner, all Lots and Units. Each Owner and occupant, by virtue of accepting a deed or other document of conveyance to, or the possession of any Lot or Unit, or use of the property, hereby consents and agrees to be subject to and bound by this Master Declaration and all of the conditions, covenants, restrictions, easements, provisions and requirements hereof.

16.2 **Partial Invalidity.** The invalidity or unenforceability of any portion of the Master Declaration shall not affect the validity or enforceability of the remainder hereof, and if any provision of this Master Declaration or the application thereof to any party to this Master Declaration, or circumstances should to any extent be invalid, the remainder of this Master Declaration or the application of such provision to any party to this Master Declaration, or circumstances other than those as to which a holding of invalidity is reached shall not be effected thereby (unless necessarily conditioned or dependent upon the provisions or circumstances as to which a holding of invalidity is reached), and each provision of this Master Declaration shall be valid and enforceable to the fullest extent permitted by law.

16.3 **Effective Dates and Duration.** This Master Declaration and all of the provisions hereof (except any provisions which by their terms may cease to be effective at an earlier time) shall remain effective for a term of fifty (50) years, unless sooner terminated and extinguished by a written Termination of Master Declaration filed with the Utah County Recorder, and executed by all of the parties hereto. At the expiration of the initial term, the Master Declaration shall renew itself for additional ten (10) year periods unless terminated by the unanimous consent of all of the parties hereto.

16.4 **Captions.** The captions or headings which precede the paragraphs of this Master Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is construed.



16.5 **Construction.** Whenever the context or circumstance so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders.

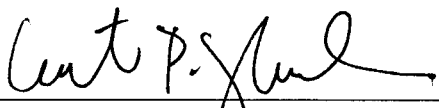
16.6 **Governing Law.** This Master Declaration shall be governed by and construed in accordance with the laws of the State of Utah.

16.7 **Enforcement and Attorneys Fees.** In the event of a material violation of this document, the Manager, Board of Directors or an aggrieved Owner may bring an action for injunctive relief or damages. If this agreement is referred to an attorney for interpretation or enforcement, the prevailing party shall be entitled to recover his reasonable attorneys fees and costs, regardless of whether arbitration is commenced or a lawsuit is filed.

16.8 **Professional Manager.** The MHOA and each Neighborhood Association (including any club or recreational amenity if it requires separate management) must at all times be managed by a professional manager, who must be selected or approved by the MHOA and, during the Period of Declarant's Control, the Declarant; provided, however, the Board of Directors may delegate some of their management responsibilities to a professional manager or company, and they may employ general laborers, grounds-crew, maintenance personnel, bookkeeping, administrative and clerical workers as necessary to perform their management responsibilities. In the event of a conflict of opinion, the decision of the Declarant shall be conclusive, final and binding.

IN WITNESS WHEREOF, the Declarant has hereunto set his hand this \_\_\_ day of April, 2007.

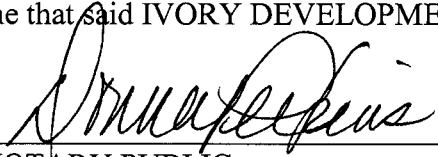
DEVELOPER:  
IVORY DEVELOPMENT, LLC.

By:   
Name: Christopher P. Gamvroulas  
Title: Managing Member

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 29 day April, 2007 by Christopher P. Gamvroulas, the Managing Member of IVORY DEVELOPMENT, LLC., a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC. executed the same.

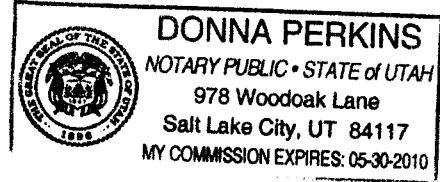


NOTARY PUBLIC

Residing at: Salt Lake

My Commission Expires:

5/30/2010



**EXHIBIT "B"**  
**BYLAWS OF THE**  
**BENSON MILLS CROSSING MASTER ASSOCIATION**

**ARTICLE I**  
**NAME AND LOCATION**

**Section 1 .01 Name and Location.** The name of the Master Association is the Benson Mills Crossing Master Association (the "Master Association"). The name of the initial Registered Agent is Christopher P. Gamvroulas. The principal office of the corporation shall be located at 978 E. Woodoak Lane, Salt Lake City, Utah 84117. Meetings of Members and Board of Directors may be held at such places within the State of Utah, as may be designated by Board of Directors.

**ARTICLE II**  
**DEFINITIONS**

**Section 2.01 Definitions.** Except as otherwise provided herein or as may be required by context, all terms defined in Article 1 of the Declaration shall have such defined meanings when used in these Bylaws.

**ARTICLE III**  
**MEETINGS OF MEMBERS OF THE MASTER ASSOCIATION**

**Section 3.01 Annual Meeting.** The Owners shall meet as an Association as often as it deems reasonably necessary but not less than annually at a convenient time and place.

**Section 3.02 Special Meetings.** Special meetings of the Master Association may be called at any time by the President or by a majority of the Members of the Board of Directors.

**Section 3.03 Notice of Meetings.** Written notice of each meeting of the Master Association shall be given to each Owner by or at the direction of the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, no more than thirty (30) and at least ten (10) days before such meeting to said Owner addressed to the Owner's address last appearing on the books of the Master Association, or supplied by such Owner to the Master Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

**Section 3.04 Quorum.** Twenty-five percent (25%) of the Owners present in person or by proxy shall constitute a quorum for any action except as otherwise expressly provided in Project Documents.

**Section 3.05 Proxies.** At all Master Association meetings, each Owner may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall expire, if not previously revoked, eleven (11) months after the date it is

given by the Owner. Proxies delivered prior to the commencement of the meeting shall be considered valid.

#### **ARTICLE IV BOARD OF DIRECTORS AND TERM OF OFFICE**

**Section 4.01 Number.** The affairs of the Master Association shall be managed by a Board of Directors comprised of three (3) natural persons. Each Member must be duly qualified and appointed or elected.

**Section 4.02 Replacement.** If a Member resigns or is otherwise unable or unwilling to serve, then the remaining Members shall appoint a replacement to complete his term of office.

**Section 4.03 Term of Office.** Each Member on the Board of Directors shall serve a term of at least one (1) year.

**Section 4.04 Compensation.** No Member shall receive compensation for any service he may render to the Master Association as a member of the Board of Directors, although he may be reimbursed for his actual expenses incurred in the performance of his duties and may enter into an independent contract to provide other services. A Member may enter into a separate and independent contract with the Master Association to provide additional services for a fee.

**Section 4.05 Meetings.** The Board of Directors shall meet as often as is necessary and appropriate.

**Section 4.06 Action Taken Without a Meeting.** The Board of Directors shall have the right to take any action in the absence of a meeting which it could take at a meeting by obtaining the written approval of all the Members. Any action so approved shall have the same effect as though taken at a meeting of the Board of Directors.

**Section 4.07 Voting.** Each Member shall have one (1) vote.

**Section 4.08 Objections.** Objections to the qualification or election of members of the Board of Directors are barred unless made in writing within one (1) year of the election.

#### **ARTICLE V POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

**Section 5.01 Powers.** The Master Association shall have all of the powers of a Utah non-profit corporation, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws and this Declaration. The Master Association shall have the power to perform any and all lawful acts which may be necessary or proper for, or incidental to, the exercise of any of the express powers of the Master Association. Without in any way limiting the generality of the foregoing, the Master Association may act

through its Board of Directors and shall specifically have the powers and duties set out in this Article V, including

**Section 5.01.1 Assessments.** The power, authority and right to charge Assessments and to collect payment in accordance with the Declaration.

**Section 5.01.2 Master Association Property.** The power, authority and right to own and/or lease property owned by the Master Association. The duty to maintain and manage the Common Area and Facilities and improvements thereon. In particular the Master Association shall:

- a. Maintain and repair in an attractive, safe and functional condition the Common Area and Facilities;
- b. Pay all taxes and assessments levied upon the Common Area and Facilities and all taxes and assessments payable by the Master Association;
- c. Obtain any water, sewer, gas and electric services needed for the Common Area and Facilities; and
- d. Do each and every other thing reasonable and necessary to protect and preserve the Common Area and Facilities, and to manage the Master Association.

**5.02 Managing Agent.** During the Period of Declarant's Control, the Declarant may appoint a Managing Agent and require the Board of Directors to delegate, in whole or part, its rights, responsibilities, power and authority to the Managing Agent.

## **ARTICLE VI OFFICERS AND THEIR DUTIES**

**Section 6.01 Enumeration of Officers.** The officers of the Master Association shall be a President and Secretary, plus such other officers as the Board of Directors may from time to time by resolution create. The same individual may not concurrently hold the office of President and Secretary. The officers need not be Members of the Board of Directors.

**Section 6.02 Election of Officers.** The Board of Directors shall elect or appoint officers at the first meeting of the Board of Directors during each calendar year.

**Section 6.03 Term.** Each officer of the Master Association shall hold office for one (1) year unless he shall sooner resign, or shall be removed or otherwise disqualified to serve.

**Section 6.04 Special Appointments.** The Board of Directors may elect such other officers as the affairs of the Master Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board of Directors may from time to time determine.

**Section 6.05 Resignation and Removal.** Any officer may be removed from office with or without cause by a majority vote of the Board of Directors. Any officer may resign at any

time by giving written notice to the Board of Directors, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**Section 6.06 Vacancies.** A vacancy in any office may be filled by appointment by the Board of Directors. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

**Section 6.07 President.** The President shall (a) preside at all meetings of the Board of Directors, (b) see that orders and resolutions of the Board of Directors are carried out and (c) sign all contracts.

**Section 6.08 Secretary.** The Secretary shall (a) record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the Master Association, (b) keep the corporate seal of the Master Association and affix it on all papers requiring said seal, (c) serve notice of meetings of the Board of Directors and of the Master Association, (d) keep appropriate current record showing the Members of the Master Association together with their addresses and (e) perform such other duties as may be required by the Board of Directors.

## **ARTICLE VII COMMITTEES**

**Section 7.01 Committees.** The Board of Directors may appoint such committees as deemed appropriate in carrying out its purpose.

## **ARTICLE VIII BOOKS AND RECORDS**

**Section 8.01 Books and Records.** The books and records shall be kept with detailed accounts of the receipts and expenditures affecting the Tract, and the administration of the Tract, specifying the maintenance, repair and any other expenses incurred. The books and records, including any invoices, receipts, bills, proposals, documents, financial statements, and vouchers accrediting the entries thereupon shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Board of Directors for the general knowledge of the Owners. All books and records shall be kept in accordance with generally accepted accounting practices.

**Section 8.02 Signatures.** All checks, drafts, contracts, and legally binding agreements must be signed by at least two (2) persons, one of whom must be the president or secretary, and the other the professional property manager.

**Section 8.03 Bookkeeping.** The accounting and financial statements for Master Association must be kept and prepared by either the property manager or an independent bookkeeper or accountant, who may not be a member of the Board of Directors or an officer of the Master Association. A monthly profit and loss statement, balance sheet, and check register shall be

sent or delivered designee by the bookkeeper or accountant to each Member and Master Association or their designee. The accountant or bookkeeper shall prepare and file all tax returns for the Master Association.

**Section 8.04 Audit.** A majority vote of either the Members of the Board of Directors or the Owners shall be necessary and sufficient to require either a Compilation Report, Reviewed Statement or Audited Statement of the Master Association.

**ARTICLE IX  
AMENDMENTS**

**Section 9.01 Amendment to Bylaws.** These Bylaws may be amended unilaterally by the Declarant until the expiration of the Period of Declarant's Control or thereafter by the affirmative vote of a majority of the Members of the Board of Directors.

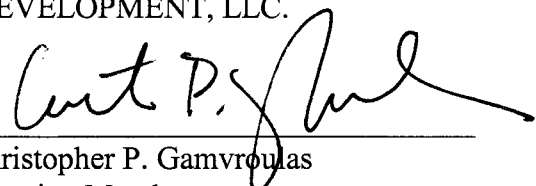
**Section 9.02 Conflict Between Articles, Bylaws and Declaration.** In the case of any conflict between the Declaration and these Bylaws, the Declaration shall in all respects govern and control.

**ARTICLE X  
MISCELLANEOUS**

**Section 10.01 Miscellaneous.** The fiscal year of the Master Association shall begin on the first day of January and end on the 31st day of January of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, the Declarant has hereunto set his hand this \_\_\_ day of April, 2007.

DEVELOPER:  
IVORY DEVELOPMENT, LLC.

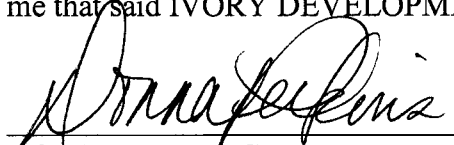
By:   
Name: Christopher P. Gamvroulas  
Title: Managing Member

**ACKNOWLEDGMENT**

STATE OF UTAH            )  
  ss:  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this \_\_\_ day April, 2007 by Christopher P. Gamvroulas, the Managing Member of IVORY DEVELOPMENT, LLC., a

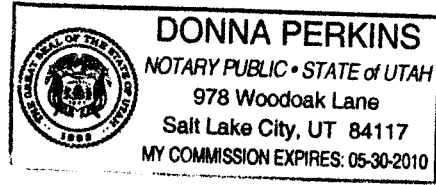
Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC. executed the same.

  
\_\_\_\_\_

NOTARY PUBLIC

Residing at: *Salt Lake*

My Commission Expires: *5/30/2010*





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land described in the foregoing document as the Property is located in Tooele County, Utah and is described more particularly as follows:

**Benson Mill Crossing Phase 1 Subdivision**

(September 13, 2006)

Beginning at a point S89°56'12"W 136.22 feet along the Section Line and North 110.40 feet from the Southwest Corner of Section 10, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence Southwesterly 86.46 feet along the arc of a 180.00 foot radius curve to the right, chord bears S65°19'43"W 85.64 feet; thence S51°56'41"W 204.29 feet to the Northeasterly Corner of the Beehive Storage property; thence S51°56'41"W 284.65 feet to the Easterly right of way line of Stansbury Parkway, a Tooele County publicly dedicated street; thence along said right of way the following four courses: (1) N37°33'59"W 325.55 feet; (2) thence Northeasterly 30.97 feet along the arc of a 20.00 foot radius curve to the right, chord bears N06°47'42"E 27.97 feet; (3) thence N51°09'22"E 1.11 feet; (4) thence N38°50'38"W 60.00 feet to the Northerly right of way line of Brigham Road, a Tooele County publicly dedicated street; thence S51°09'22"W 334.07 feet along said Northerly right of way to the Southeasterly corner of Lot B, dedicated to Tooele County as shown on the Brigham Road dedication plat; thence along the Easterly line of said Lot B the following five courses: (1) N26°34'33"W 48.13 feet; (2) thence N70°34'21"W 134.95 feet; (3) thence N09°41'37"W 82.03 feet; (4) thence N28°20'54"W 82.75 feet; (5) thence N81°11'41"W 89.92 feet to the Kennecott property line; thence N00°53'30"E 344.32 feet along said Kennecott property line; thence N84°53'12"E 102.82 feet; thence Northwesterly 7.99 feet along the arc of a 430.00 foot radius curve to the right, chord bears N04°26'05"W 7.99 feet; thence N89°12'05"E 201.18 feet; thence S08°30'45"E 163.99 feet; thence S50°59'42"E 121.12 feet; thence S81°24'47"E 128.91 feet; thence N40°00'16"E 208.70 feet; thence N88°27'53"E 240.02 feet; thence S59°54'07"E 139.99 feet; thence S38°25'57"E 185.64 feet; thence N51°34'03"E 253.68 feet; thence N38°25'57"W 32.00 feet; thence N51°34'03"E 180.05 feet; thence N38°25'57"W 3.00 feet; thence N51°34'03"E 41.18 feet; thence N73°03'18"E 93.67 feet; thence N35°36'51"E 167.93 feet; thence N89°12'05"E 70.05 feet; thence S38°25'57"E 4.07 feet; thence N51°34'03"E 263.19 feet to the Westerly line of the UDOT Haul Road; thence along said Westerly line the following two courses: (1) S28°26'34"E 16.73 feet; (2) thence S37°13'35"E 111.55 feet; thence S51°34'03"W 1035.18 feet to the point of beginning.

Contains 14.806 Acres