

WHEN RECORDED RETURN TO:
 SEB LEGAL, LLC
 PO Box 71565
 Utah City, UT 84171

AMENDED AND RESTATED DECLARATION OF
 COVENANTS, CONDITIONS, AND RESTRICTIONS
 FOR THE CEDARS TOWNHOMES
 A Planned Unit Development
 Cedar Hills, Utah

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This Amended and Restated Declaration (“Declaration”) is made on the date executed below by The Cedars Townhomes Owners Association (“Association”).

RECITALS

A. The Cedars Townhomes is a planned unit development located in Cedar Hills City, Utah County, Utah;

B. A Declaration of Covenants, Conditions and Restrictions for The Cedars Townhomes was recorded in the office of the County Recorder of Utah County, State of Utah, on August 22, 2002, as Entry No. 97325:2002. The Declaration as originally recorded, contained bylaws for the Association ("Original Bylaws"). The Declaration, together with the supplements subsequently made thereto recorded as Entry Nos. 90201:2003, 37821:2004, and 3791:2005, is hereafter collectively referred to as the "Original Declaration;"

C. The following plat maps were recorded in the Utah County Recorder's Office:

1. Entry No. 97324:2002;
2. Entry No. 90200:2003;
3. Entry No. 37820:2004; and
4. Entry No. 3790:2005

Collectively, the plat maps are hereafter collectively referred to as the "Map";

D. This Declaration replaces the Original Declaration along with any amendments and supplements thereto in their entirety, and the Bylaws attached hereto replace the Original Bylaws along with any amendments and supplements thereto in their entirety;

E. This Declaration shall be binding against all Lots within The Cedars Townhomes P.U.D. as described in Exhibit "A;"

F. All Owners, guests, invitees, agents, and residents shall abide by the provisions of this Declaration;

G. These covenants, conditions, restrictions, easements, and limitations shall run with the land described in Exhibit "A" and shall be binding on and burden all parties having or acquiring any right, title, or interest to the land or any part thereof and shall create servient tenements on the land. The covenants, conditions, restrictions, easements, and limitations shall also benefit all parties having or acquiring any right, title, or interest to the land and shall create dominant tenements on the land;

H. In accordance with Section 14.02 of the Original Declaration, this Declaration, including the Bylaws attached as Exhibit "B," have been approved by the affirmative vote or approval and consent of Owners having ownership of not less than sixty percent (60%) of the voting interests as such are calculated in the Original Declaration;

I. As required by Utah Code Ann. § 57-8a-701, because this Declaration contains a prohibition on solar panels where no such prohibition existed in the Original Declaration, this Declaration has been approved by greater than 67% of the allocated voting interests of the Lot Owners of the Association;

J. Under the terms of the Original Declaration, Declarant rights have expired;

K. This Declaration does not affect the rights of any Mortgagee or their successors in interest or title. As such, no Mortgagee approval is required under Original Declaration Article IX, Section 9.01;

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency whereof are

hereby acknowledged, the Original Declaration, as supplemented, is hereby amended and restated in its entirety as follows.

1 DEFINITIONS

Capitalized terms used in the Governing Documents (including recitals) have the following meanings:

1.1 Articles

Articles mean the Articles of Incorporation for The Cedars Townhomes Owners Association, as amended from time to time.

1.2 Association

Association means The Cedars Townhomes Owners Association. It is intended that the Association be a Utah non-profit corporation. Failure of the Association to maintain its corporate status will not result in dissolution of the Association. The Association may renew its corporate status, reinstate its corporate status, or incorporate without Owner approval. Any actions taken during any period of un-incorporation shall be binding.

1.3 Board

Board means the Board of Directors. The Board governs the Project, business, and affairs of the Association.

1.4 Bylaws

Bylaws mean the bylaws of the Association, as amended or restated from time to time. The Bylaws are attached to this document as Exhibit "B."

1.5 Common Areas

Common Areas mean the open space and any improvements constructed thereon as shown on the Map. The Common Areas may consist of landscaping, irrigation equipment, walkways, visitor parking areas, and other improvements. The Association owns all Common Areas.

1.6 Common Expenses

Common Expenses mean all sums spent to administer, maintain, or replace the Common Areas; expenses agreed upon as common expenses by a majority of a quorum of Owners; expenses authorized by the Governing Documents or the Community Association Act as common expenses; any other expenses necessary for the common benefit of the Owners.

1.7 Community Association Act

Community Association Act shall mean Utah Code §§ 57-8a-1 *et seq.*, as amended or replaced from time to time.

1.8 Declaration

Declaration means this document, as amended, annexed, supplemented, or restated from time to time.

1.9 Director

Director means a member of the Board.

1.10 Family

Family shall have the same meaning as defined by the City of Cedar Hills municipal code as found in Title 10 Zoning regulations, as amended from time to time.

1.11 Governing Documents

Governing Documents mean the Declaration, Bylaws, Articles of Incorporation, Map, rules and regulations.

1.12 Limited Common Area

Limited Common Area means Common Area designated for exclusive use by the Owner of a particular Lot. Limited Common Area may be designated as such on the Map or in this Declaration. Limited Common Areas include the driveways and walkways to a Living Unit.

1.13 Living Unit

Living Unit means a structure or portion of a structure which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on the Lot concerned which are used in conjunction such residence.

1.14 Lot

Lot means a separately numbered parcel of property as shown on the Map. Lots shall include the Living Unit, and all utility lines, and other installations exclusively serving the Lot whether under or over the Common Areas or not, and any fenced yard areas.

1.15 Map

Map means the plat maps for The Cedars Townhomes P.U.D. Phases 1-4 on file with the Utah County Recorder and any amendments or supplements thereto.

1.16 Member

Member means an Owner. If an Owner is not a natural person, the Owner may designate an appointed person in writing to act as its representative. If no representative is designated, then an officer, trustee, director, manager, or member as shown in the entities formative documents shall be its representative.

1.17 Nonprofit Act

Nonprofit Act means Utah Code §§ 16-6a-101 *et seq.*, as amended or replaced from time to time.

1.18 Owner

Owner means the owner of the fee in a Lot. If a Lot is subject to an executory purchase contract, the contract purchaser shall be considered the Owner. However, the seller and buyer may otherwise agree but must inform the Board in writing of the alternative arrangement.

1.19 Person

Person means an individual, corporation, partnership, association, trustee, or other legal entity.

1.20 Project

Project means The Cedars Townhomes, as shown on the Map. The project includes the land, buildings, improvements and structures, easements, rights, appurtenances, and articles of personal property intended for use in connection therewith. Exhibit "A" contains the legal description for the Project.

1.21 Resident

Resident means any Person living or staying at the Project. Residents include without limitation: Owners, tenants, family members of Owners and tenants, and guests staying more than a week.

2 SUBMISSION**2.1 Submission**

The Project is submitted to be bound by the Governing Documents, to provisions of the Community Association Act, and to the Nonprofit Act. All Owners shall take title subject to the Governing Documents, Community Association Act, and Nonprofit Act. All Residents and other users of the Project shall be subject to the Governing Documents, and Community Association Act.

3 PROPERTY RIGHTS IN LOTS**3.1 Use and Occupancy**

Except as otherwise expressly provided in the Governing Documents, the Owner of a Lot shall be entitled to the exclusive use and benefit of such Lot and Living Unit. Each Lot shall be bound by, and the Owner shall comply with the Governing Documents for the mutual benefit of the Owners.

3.2 Easements Reserved

In addition to the easements shown on the Map or provided for under this Declaration, the Bylaws or law, the following easements are hereby reserved for the benefit of the Owners and the Association:

3.2.1 Right of Entry. The Association and any person authorized by the Association may at any reasonable time, and from time to time at reasonable intervals, enter upon any Lot for the purpose of performing maintenance and determining whether or not the Lot is in compliance with the Governing Documents. Requests for entry shall be made in advance. Entry shall be made at a time convenient to the Owner, except in the case of an emergency, when such right shall be immediate. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the Owner of such Lot. The right of entry granted by this subsection is in addition to the Association's enforcement rights and applies only to Lots upon which the Association has maintenance responsibilities as provided for in the Governing Documents.

3.2.2 Easement for Encroachment. If any part of the Common Areas encroaches on a Lot, an easement for the encroachment and for maintenance shall exist. If any part of a Lot encroaches upon the Common Areas or any other Lot, an easement for the encroachment and for maintenance shall exist. Such encroachments will not be considered to be encumbrances to the Common Areas or Lots. Encroachment causes include, without limitation, errors in the original construction; errors in the Map; settling, rising, or shifting of the earth; or changes in position caused by good faith mistakes in the repair or reconstruction of the Project.

3.2.3 Easement for Electrical Utility Lines. There is hereby declared and created over the Lots a permanent and nonexclusive easement over and in the attic space of the Lots in favor of the Association, the owners of Lots in the Project, any utility companies servicing the Project with lines installed in the attic space of the Lots, and any applicable governmental entity for the

purposes of installation of, access to, maintenance, repair and replacement of the electrical lines, meters, conduit, junction boxes, and other devices used to provide electric utilities. Owners, the Association, utility companies, and applicable governmental entities shall have all rights of reasonable ingress and egress over and across said Lots necessary for their use, operation, and maintenance of the utility lines, devices, and easement hereby granted, and all rights and privileges incident thereto.

3.2.4 Utility Easements. The Association or any public utility provider shall have an easement over all Lots for the installation, maintenance, and development of utilities and drainage facilities. The easement area of each Lot and all Improvements therein shall be maintained continuously by the Owner of the Lot of the Association in accordance with the terms of the Governing Documents, except for those improvements for which a public authority or utility provider is responsible.

3.3 Easements Shown on the Map

Lots shall be subject to the easements shown on the Map.

4 PROPERTY AND USE RIGHTS IN COMMON AREA

4.1 Member's Right of Enjoyment

4.1.1 The Project will have Common Areas as designated in the Map for the benefit of all Owners. Every member of the Association shall have a non-exclusive right and easement for the use, benefit and enjoyment in and to the Common Area and such nonexclusive right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the restrictions herein set forth.

4.1.2 Subject to the Governing Documents, each Resident, guest, or invitee has the right to ingress and egress across the Common Areas necessary for access to his Lot. The rights described in this Section are appurtenant to and pass with title to the Lot.

4.1.3 No portion of the Common Areas may be used exclusively by any Owner or Owners for personal gardens, storage facilities, or for any other purpose.

4.2 Delegation of Right of Use

Any member of the Association may delegate its rights to the use and enjoyment of the Common Area to Residents, all subject to such reasonable rules and regulations which the Association may adopt.

4.3 Compliance with Covenants and Restrictions and Rules and Regulations

Each Owner and Resident shall comply with the covenants and restrictions imposed by this Declaration on the use and enjoyment of the Common Area. Further, each Owner and Resident shall fully and faithfully comply with the rules, regulations and restrictions applicable to use of the Common Area, as such rules, regulations and restrictions are from time to time adopted by the Association for the safety, care, maintenance, good order and cleanliness of the Common Area.

5 MAINTENANCE

5.1 Association Responsibility

The Association shall improve, develop, supervise, manage, operate, examine, insure, inspect, care for, repair, replace, restore and maintain the Common Areas. The Association's responsibility includes snow and ice removal for all Common Area sidewalks, as well as the mowing and irrigation system repairs for all Common and Limited Common Area grass areas. The Association shall also maintain, repair, and replace the exterior finished surfaces of the walls, soffit, fascia, and roofs of the Living Units.

The Board, after notice and opportunity for hearing, or in the case of an emergency immediately, may assume the maintenance responsibility over a Lot if, in the opinion of the Board, the Owner is unwilling or unable to adequately provide such maintenance. Should the Board exercise its right under this provision, it shall not be liable for trespass or nuisance and shall have the right to levy an Individual Assessment to recover its maintenance costs.

5.2 Owner Responsibility

Unless otherwise assigned to the Association in 5.1, all maintenance, repair, and replacement of the Lots, Limited Common Area, and improvements shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in good repair and in accordance with the Governing Documents. Maintenance responsibility shall include, by way of illustration only: all interior and structural components; exterior doors, door frames, door casings, door jambs, door hardware, thresholds, and any weatherproofing required for the exterior doors; garage doors, garage door casing and molding, garage door hardware and openers; windows, window frames, window casing, window hardware, any weatherproofing required for the windows; driveways, walkways, patios, stairways, or any other concrete adjoining the Lot; exterior light fixtures, exterior electrical outlets, light bulbs; HVAC installations; plumbing installations; electrical installations; and any other component of the Limited Common Area or Lot not expressly assumed by the Association. The Owners shall also be responsible for the snow and ice removal from the driveways, walkways, stairs, and porches serving their Living Unit.

5.3 Party Walls

Each wall used as the dividing line between Living Units are a party wall. Nothing in this section shall alter or limit the general rules of law regarding party walls and liability for damage due to negligence, or willful acts or omissions. The cost of reasonable repair and maintenance of party walls shall be shared by the Owners who use the party wall in proportion to their use. If a party wall is destroyed or damaged by fire or other casualty, and is not a covered loss under insurance, either Owner may restore the wall and the other Owner shall contribute to the cost of restoration in proportion to the damage sustained by the Owner compared to all damage to the party wall. The right of an Owner to contribution from any other Owner for party wall costs shall be appurtenant to and run with the land and shall pass to an Owner's successor in title.

6 ASSESSMENTS

6.1 Covenant for Assessment

By accepting a deed or other conveyance, each Owner covenants and agrees to pay the Association all regular assessments, special assessments, supplemental assessments, individual assessments, late penalties, and collection costs (including attorney's fees) whether or not a lawsuit is commenced. No Owner may exempt themselves from liability for assessments by abandonment of their Lot, failure of the Association to maintain the Common Areas, or non-use

of the Common Areas. Except for foreclosures, the personal obligation for unpaid assessments, late fees, interest, and collection costs, including attorney's fees, shall pass to the successor in title. A successor in title is entitled to a statement from the Association setting forth the amounts due by the prior owner. The amounts set forth in the statement shall be binding upon the Association. If an Owner loses their Lot to foreclosure or voluntarily conveys it, they shall remain personally liable for unpaid assessments, late fees, interest, and collection costs (including attorney's fees).

6.2 Annual Budget

The Board shall prepare an annual budget for the Association. The annual budget shall provide for: the maintenance, repair, and replacement of the Common Areas; maintenance of other areas required to be maintained by the Association; insurance; all other Common Expenses; and the administration, management, operation, and reserves of the Association. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect.

6.3 Reserve Account

The Association shall establish a reserve account to fund long-term maintenance and replacement items. The Board shall use reasonable efforts, subject to the Owners rights under the Community Associations Act, to fund the reserve account. The Board shall not be personally liable for failure to fund the reserve unless gross negligence or intentional misconduct is proven in a court of law.

6.4 Regular Assessment

The Association may collect the regular assessment on a monthly basis. Written notice of the regular assessment amount and payment schedule shall be sent to Owners at least 30 days in advance of the beginning of the fiscal year for which the regular assessment will be due. Apart from the initial notice of regular assessment, the Association is not obligated to send periodic invoices for regular assessments. If the Board fails to adjust a regular assessment, the amount of the last regular assessment and payment schedule will continue in effect, whether or not notice is sent.

6.5 Special Assessment

The Association may levy a special assessment for the purpose of defraying in whole or in part the cost of any construction, reconstruction, maintenance, repair, or replacement of the Common Areas or exteriors of Lots. The Association may levy a special assessment up to 10% of the annual budget without approval from the Owners. If a special assessment exceeds 10% of the annual budget, it must be approved by a majority of a quorum of Owners.

6.6 Supplemental Assessment

If the regular assessments are inadequate to pay the Common Expenses, the Board shall determine the amount of the shortfall. Once the amount of the shortfall is determined, the Board shall adopt a supplemental budget. The Association may levy a supplemental assessment to fund the supplemental budget. The Association may levy a supplemental assessment up to 10% of the original annual budget without approval from the Owners. If a supplemental assessment exceeds 10% of the original annual budget, it must be approved by a majority of a quorum of Owners.

6.7 Individual Assessment

Any expenses attributable to less than all the Lots may be assessed exclusively against the affected Lots. Individual assessments include, without limitation:

6.7.1 Assessments levied against a Lot to reimburse the Association for costs incurred in correcting a violation of the Governing Documents;

6.7.2 Fines, late fees, interest, collection costs (including attorney's fees);

6.7.3 Reinvestment fees due at the time a Lot transfers to a new Owner (the amount of such fees may be set by the Board, but in no event may they exceed 1/2% of the purchase price of the Lot being transferred);

6.7.4 Services provided to a Lot due to an Owner's failure to maintain, for emergency repairs, or to protect the health, safety, and welfare of adjoining Lots and Common Areas; and

6.7.5 Any charge described as an individual assessment by the Governing Documents.

6.8 Apportionment of Assessments

Regular, special, and supplemental assessments will be apportioned equally among the Lots. Individual assessments shall be apportioned exclusively to the Lots benefitted or affected.

6.9 Nonpayment of Assessment

Assessments not paid within 10 days after the due date established by the Board will be late and subject to interest at 18% per annum on any delinquent balance and a late fee established by rule. Late fees may only be charged once per missed payment.

6.10 Application of Payments

Payments shall be credited first to collection costs (including attorney's fees), then to interest and late fees, then to the oldest assessments, then the most recent assessments.

6.11 Acceleration

If an Owner fails to pay their assessments for 61 days or more, the Board may elect to accelerate the remainder of the Assessments due that year.

6.12 Suspension of Voting Rights

If an Owner has a delinquent assessment balance, the Association may suspend their right to vote.

6.13 Lien for Assessment

All assessments, late fees, interest, and collection costs (including attorney's fees) not timely paid shall be a charge and continuing lien upon each Lot against which the assessment is made. The Association shall file a notice of lien with the county recorder as evidence of nonpayment.

6.14 Enforcement of Lien

Without waiving its right to personally pursue an Owner for unpaid assessments, the Association may foreclose its lien in the same manner as deeds of trust, mortgages, or any other manner permitted by Utah law.

6.15 Appointment of Trustee

The Owners hereby convey and warrant pursuant to U.C.A. Sections 57-1-20 and 57-8a-402 to a member of the Utah State Bar, with power of sale, the Lot and all improvements to the Lot for the purpose of securing payment of assessments under the terms of the Declaration.

6.16 Subordination of Lien

A lien for assessments shall be subordinate to a first Mortgage now or hereafter placed upon a Lot. The sale of a Lot pursuant to foreclosure of a first Mortgage shall extinguish the lien for assessments which became due prior to the foreclosure sale. A foreclosure will not relieve the purchaser's obligation to pay six months of assessments, late fees, and penalties.

7 RESTRICTIONS ON USE

7.1 Use of Lots - Residential Use

Each of the Lots in the Project is limited to single-family, residential use only. The use is further defined by applicable municipal zoning code. Each Lot and Owner is subject to the uses and restrictions imposed by such restrictions (including any parking restrictions).

7.2 No Obstruction of Common Areas

There shall be no obstructions of the Common Areas by the Owners, Residents, and their tenants, guests or invitees without the prior written consent of the Board. The Board may by Rules and Regulations prohibit or limit the use of the Common Areas as may be reasonably necessary for protecting the interests of all the Owners or protecting the Lots or the Common Areas.

Nothing shall be kept or stored on any part of the Common Areas without the prior written consent of the Board, except as specifically provided herein. Nothing shall be altered on, constructed in or removed from the Common Areas except upon the prior written consent of the Board.

7.3 Cancellation of Insurance, Illegal Activity

Nothing shall be done or kept in any Lot or in the Common Areas or any part thereof which would result in the cancellation of the insurance on the Project or any part thereof or increase of the rate of the insurance on the Project or any part thereof or increase of the rate of the insurance on the Project or any part thereof over what the Board, but for such activity, would pay, without the prior written consent of the Board.

Nothing shall be done or kept in any Lot or in the Common Areas or any part thereof which would be a violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Areas or any part thereof shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Board and the Owners harmless against all loss resulting from any such damage or waste caused by him or his invitees.

7.4 Nuisances

No Resident shall create, maintain or permit a nuisance in, on or about the Project. For purposes of this section a "nuisance" includes behavior which annoys, disturbs or interferes with other Residents and interferes with their right to the quiet and peaceful enjoyment of their property. A nuisance includes but is not limited to the following:

7.4.1 The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Lot, Limited Common Area, or the Common Areas;

7.4.2 The storage of any item, property or thing that will cause any Lot, Limited Common Area, or the Common Areas to appear to be in an unclean or untidy condition or that will be noxious to the senses;

7.4.3 The accumulation of rubbish, unsightly debris, garbage, equipment, or other things or materials so as to constitute an eyesore as reasonably determined by the Board or the Association. This includes trash cans that are visible from the street, except for on trash collection days;

7.4.4 The storage of any substance, thing or material upon any Lot, Limited Common Area, or in the Common Areas that will emit any foul, unpleasant or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;

7.4.5 The creation or maintenance of any noxious or offensive condition or activity in or about any Lot, Limited Common Area, or the Common Areas;

7.4.6 Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, their guests or invites, particularly if the police or sheriff must be called to restore order;

7.4.7 Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature that diminishes or destroys the enjoyment of the Community by other residents, their guests or invites;

7.4.8 Excessive noise in, on or about any Lot, Limited Common Area, or the Common Areas, especially after 10:00 p.m. and before 7:00 a.m.;

7.4.9 Excessive traffic in, on or about any Lot, Limited Common Area, or the Common Areas, especially after 10:00 p.m. and before 7:00 a.m.;

7.4.10 Allowing a pet to be unleashed while outside of the Lot;

7.4.11 Continuous barking, meowing, or other animal noises;

7.4.12 Allowing a pet to defecate in the Common Areas without cleaning it up immediately, or in the Limited Common Areas without cleaning it up regularly and as needed for maintenance.

7.5 Rules and Regulations

No Owner or Resident shall violate the Rules and Regulations for the use of the Lots and of the Common Areas as adopted from time to time by the Board. An Owner shall be responsible to advise their tenants, guests, and invitees about the rules and shall be responsible for their tenants, guests, and invitees compliance with the rules and regulations.

7.6 Structural/Exterior Alterations

No improvements, alterations, repairs, maintenance, excavation or other work which in any way alters the exterior appearance of a Lot or any improvements located thereon shall be made without the prior written approval of the Board. No exterior alterations to a Living Unit may be performed without the prior written approval of the Board and the appropriate governmental

entity. No building, fence, wall, or other structure shall be erected, maintained, improved, altered, made or done (including choice of exterior color scheme and building materials) without the prior written approval of the Board.

7.7 Window Coverings

Unit interior windows shall be covered within 30 days of occupancy with permanent window coverings that are either white in color as seen from the public roads or Common Areas or which are natural wood. Under no circumstances shall any cardboard, tinfoil, or plastic be used as window coverings in the Project. Additionally, no stickers or non-holiday decorations will be permitted in windows.

7.8 Signs

No signs shall be erected or maintained in the Common Areas without the prior written consent of the Board. The display of religious, political, or holiday signs, decorations, or symbols is permitted in accordance with rules and regulations regarding time, place, and manner determined by the Board and may be subject to change from time to time. However, no rule shall be made with respect to signs which has the effect of discriminating on the basis of religion. In regards to "for sale" signs advertising the sale of a Lot, such signs shall be permitted on a Lot (but not on any Common Area), but any damage to the Lot caused by any such sign must be immediately repaired by the Owner upon the sign's removal, including but not limited to filling in any holes and replacing any vegetation. Owners are encouraged not to use large wooden sign posts on their Lot when marketing their property for sale.

7.9 Flags

A United States flag may be displayed inside a Living Unit or in Limited Common Areas as long as the display complies with United States Code, Title 4, Chapter 1, The Flag, as it may be amended from time to time.

7.10 Pets

No animals, livestock, birds, insects, or poultry of any kind shall be raised, bred, or kept on any Lot, except that not more than two domesticated dogs or cats shall be allowed as long as said animals do not unreasonably bother or constitute a nuisance to others and provided such animals are kept in compliance with the rules and regulations of the Association.

If a pet owner violates any of pet rules and regulations, the Board shall have the express authority to issue citations or levy assessments, and collect these by judgment, lien or foreclosure. In extreme cases, the Board may require that the Owner or Resident to remove their pet from the premises.

7.11 Storage and Parking of Vehicles

The driving, parking, standing and storing of motor vehicles in, on or about the Project shall be subject to the following:

7.11.1 The parking rules and regulations adopted by the Board from time to time.

7.11.2 Parking on public streets within the Project is subject to the ordinances of the City of Cedar Hills and will subject the Owners of any recreational or other vehicles illegally parked to the penalties provided therein. The Project does not contain, nor will the Association provide, any parking area for the storage of recreational vehicles ("RVs") of any kind, including but not limited to, motor homes, campers, trailers, ATV's, motorcycles, snowmobiles, skidoos,

etc., and no such RVs shall be parked or stored on any public street or on any Limited Common Area driveway. The provisions of this Section 7.11.2 are non-amendable without the approval of the City of Cedar Hills.

7.11.3 No commercial or oversized vehicles shall be allowed within the Project unless said vehicle or trailer is kept at all times within the garage and the garage door is closed, or for purposes of loading or unloading passengers or supplies (for a period of time up to 24 hours).

7.11.4 No motor vehicle or trailer, including but not limited to any car, automobile, truck, van, or any other transportation device of any kind may be parked or stationed in such a manner so as to block access to any Lot or parking space or to create an obstacle.

7.11.5 No resident shall repair or restore any vehicle of any kind in, on a Lot (outside the garage), Limited Common Areas, or the Common Area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

7.11.6 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 reasonably parked in the garage as originally designed and constructed.

Vehicles parked in violation of this Declaration may be impounded or towed without further notice, and at the Owner's sole expense.

7.12 Aerials, Antennas, Satellite Dishes, and Solar Panels

Aerials, antennas, and satellite dishes larger than one meter in diameter are prohibited. Aerials, antennas, and satellite dishes may not be installed on Common Areas. One antenna or satellite dish smaller than one meter in diameter may be installed within the Lot. The Association may create policies to create a hierarchy of preferred installation locations to protect the aesthetics of the Project. The hierarchy of preferred installation locations may not interfere with reception.

Solar panels are prohibited. Lots with solar panels installed as of the date this Declaration was recorded shall be exempt from the prohibition on solar panels.

7.13 Timeshares

Timeshares and time-sharing of Living Units within the Project is prohibited, and under no circumstances shall any condominium be owned or used for time sharing, including but not limited to a "Timeshare Interest" as that term is defined in Utah Code Ann. § 57-19-2(17), as amended.

7.14 Leases

Leases shall be subject to the following restrictions:

7.14.1 No Living Unit shall be leased for less than the whole Unit. Living Units may only be rented to a single Family. Dormitory, hostel, hotel, or nightly rentals are strictly prohibited.

7.14.2 All leases and lessees shall be subject to the provisions of the Governing Documents. Any Owner who leases their Living Unit shall be responsible for assuring the occupants' compliance with the Governing Documents.

7.14.3 The leasing of Living Units shall comply with this Section. "Leasing" means granting the right to use or occupy a Living Unit to a non-owner while no Owner occupies the Living Unit as their primary residence. Living Units owned by business entities shall be considered leased regardless of who occupies the Living Unit.

7.14.4 Lease Limit. No lease limit is imposed by this Declaration. However, the Board is hereby granted the limited authority to impose a limit on the number of Living Units that may be rented at a given time by via an amendment to this Declaration if any one of the conditions set forth in Sections 7.14.4.1 through 7.14.4.3 is met. Such lease limit amendment, unlike any other amendment, need not be approved by Owners, and need only be approved by the Board if one or more of the conditions set forth in Sections 7.14.4.1 through 7.14.4.3 is met. The authority of the Board to amend the Declaration to impose a lease limit is hereby expressly limited to only imposing a limitation, expressed in a percentage, as to how many Living Units may be rented at a given time. Such amendment passed by the Board may not alter any other terms of this Declaration, including – without limitation – this Section. Similarly, such lease limit amendment may be removed or adjusted by the Board by amendment to the Declaration, which also need not be approved by the Owners and which may be implemented by the Board alone. In the event a lease limit is imposed by the Board pursuant to this provision, such lease limit shall not pertain to hardship exempt Living Units or bank owned Living Units.

7.14.4.1 Rise in Existing Insurance Rates. Should there be any increase in insurance premiums for any policy maintained by the Association and such increase is, in the reasonable judgment of the Board, due in whole or in part to the number of Living Units being rented, the Board may impose a lease limit as described in Section 7.14.4. Additionally, should the Board elect to change insurance providers for any policy maintained by the Association, and such new insurance provider charges more than the previous provider for a similar policy or coverage, and such increased cost is, in the reasonable judgment of the Board, due in whole or in part to the number of Living Units that are being rented, the Board may impose a lease limit as described in Section 7.14.4.

7.14.4.2 Difficulty in Obtaining Insurance. If, in the reasonable judgment of the Board, the Association experiences additional difficulty in obtaining a new or different policy due in whole or in part to the number of rentals within the community, the Board may impose a lease limit as described in Section 7.14.4.

7.14.4.3 Difficulties in Regards to Obtaining Loans. The Board may impose a lease limit as described in Section 7.14.4 if, in the reasonable judgment of the Board, the number of Living Units being leased creates, in whole or in part, an impediment to the Association obtaining loans or to some or all Owners obtaining loans of any kind – including but not limited to home loans, home loan refinancing, low down payment loans, or home equity loans. Such impediments shall include, without limitation, lenders being unwilling to underwrite loans.

7.14.5 Initial Lease Term. The initial lease term shall be a 6 month minimum.

7.14.6 Hardship Exemption. Notwithstanding any lease limit imposed pursuant to Section 7.14.4, in order to avoid undue hardships or practical difficulties the following classes of Owners shall be exempt from the restriction against leases:

7.14.6.1 An Owner in the military for the period of the Owner's deployment;

7.14.6.2 A Living Unit occupied by the Owner's parent, grandparent, child, grandchild, or sibling;

7.14.6.3 An Owner whose charitable service requires the Owner to relocate for no less than one year;

7.14.6.4 An Owner whose employer has relocated the Owner for no less than two years;

7.14.6.5 A Living Unit owned by an entity that is occupied by an individual who:

7.14.6.5.1 Has voting rights under the entity's organizing documents;
and;

7.14.6.5.2 Has a 25% or greater share of ownership, control, and right to profits and losses of the entity; or

7.14.6.6 An Owner whose Lot is owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of:

7.14.6.6.1 A current occupant of the Lot; or

7.14.6.6.2 The parent, child, or sibling of the current occupant of the Lot;

7.14.6.7 An Owner who has a rental in the Association before the time the lease limit is recorded with the county recorder may continue renting until;

7.14.6.7.1 The Owner occupies the Lot,

7.14.6.7.2 An officer, Owner, member, trustee, beneficiary, director, or person holding a similar position of ownership or control of an entity or trust that holds an ownership interest in the Lot, occupies the Lot; or

7.14.6.7.3 The Lot is transferred.

7.14.7 Application and Approval. If and when a lease limitation is imposed pursuant to Section 7.14.4, each Owner desiring to lease a Living Unit shall apply to the Board for approval. The application shall contain all supporting documentation necessary to prove the Owner qualifies for a hardship exemption. Further, if a lease limitation is implemented, the Board shall also create, by rule or resolution: (a) procedures to determine and track the number of rentals and Lots in the Association subject to the exceptions listed in Sections 7.14.6.1 through 7.14.6.7.3, and (b) procedures to ensure consistent administration and enforcement of the rental restrictions. Additionally, Owners shall pay the Board an application fee in an amount to be determined by Board resolution. Upon receipt of an application, the Board shall:

7.14.7.1 Approve the application if it determines that the Owner has paid their application fee, qualifies for a hardship exemption, and the lease complies with the initial lease term; or

7.14.7.2 Deny the application if it determines that the Owner has failed to pay their application fee, does not qualify for a hardship exemption, or the lease does not comply with the initial lease term.

7.14.8 Review of Rental Applications. If and when a lease limitation is imposed pursuant to Section 7.14.4: The Board shall review applications within 10 business days of receipt. The Board shall approve or deny an application and shall notify the Owner of the result, and, if permission is not given, the reason for the denial within 15 business days of receipt of the application. Failure of the Board to timely act shall constitute a denial.

7.14.9 Application Form; Approval Process. An application form, the application and approval process, and any other rules deemed necessary by the Board to implement the rental application review process referenced in this section shall be established by resolution of the Board.

7.14.10 Lease Agreements – Required Terms. All Owners shall use and provide the Board with a copy of a written lease agreement. All lease agreements shall contain terms subjecting the occupant to the terms, conditions, and restrictions of the Governing Documents, as amended from time to time. The Owner shall provide the tenant with a copy of the Governing Documents. In the event the Governing Documents are amended, revised, changed, or supplemented by the Association, the Owner shall provide the tenant with a copy of the amendments, revisions, changes, or supplements within 10 calendar days of adoption by the Association, its Board, or its membership.

7.14.11 Violations of Rental Restrictions. If a lease limitation is imposed pursuant to this Section and an Owner fails to submit the required application, fails to use and submit a copy of a written lease agreement with the required terms, and leases their Living Unit, or leases their Living Unit without Board approval, the Board may assess fines against the Owner and the Living Unit in an amount to be determined by the Board. Further, fines may be assessed by the Board against an Owner and Living Unit that are in violation of any portion of this Section. Regardless of whether any fines have been imposed, the Board may seek any available legal or equitable remedies, including but not limited to, an action to terminate the lease agreement and evict the occupant(s).

7.14.12 Failure to Take Legal Action. Failure by an Owner to take legal action against their occupant who is in violation of the Governing Documents within 10 days after delivery of written demand to so do from the Board, shall entitle the Association to take any and all action for and in behalf of said Owner including, the institution of legal proceedings on behalf of such Owner against his or her occupant for eviction, injunctive relief, or damages. Neither the Association nor its agents shall be liable to the Owner or occupant for any legal action commenced under this paragraph that is made in good faith. The Owner hereby appoints the Board as his or her attorney in fact to take any action authorized by this provision as if the Owner was performing it.

7.14.13 Recovery of Costs and Attorney Fees; Owner Liable. The Association shall be entitled to recover from the offending Owner its costs and attorney's fees incurred for enforcement of this Section, regardless of whether any lawsuit or other action is commenced. The Association may assess such costs and attorney's fees against the Owner and the Lot as an assessment pursuant to this Declaration. Additionally, the Owner shall be liable for all fines, assessments, or other penalties levied due to violations of their tenant. The Owner shall be

personally liable for any violations caused by their tenant. Any assessments, fines or penalties levied under this Section shall be collectible as an assessment.

7.15 Temporary Structures, etc.

No structure of a temporary character, or trailer, camper, tent, shack, garage, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently, unless first approved in writing by the Board.

7.16 Repair of Buildings

No improvement upon any Lot shall be permitted to fall into disrepair, and each such improvement shall be at all times be kept in good condition and repair and adequately painted or otherwise finished.

7.17 Subdivision of Lots

No Lot shall be further subdivided or separated into smaller Lots or parcels by any Owner, and no portion less than all of any such Lot, shall be conveyed or transferred by any Owner without the prior written approval of the Board. No Lot may be converted into a condominium or cooperative or other similar type of entity without the prior written approval of the Board. No further covenants, conditions restrictions or easements shall be recorded against any Lot without the written consent of the Board being evidenced on the recorded instrument containing such restrictions and without such approval such restrictions shall be null and void. No applications for rezoning, variances, or use permits shall be filed without the written approval of the Board and then only if such proposed use in compliance with this Declaration.

7.18 Clothes Drying Facilities

Outside clotheslines or other outside facilities for drying or airing clothes shall not be permanently erected, temporarily placed, or maintained on any Common Area.

7.19 Front Porches

Front porches are required to be maintained in a clean and tidy fashion. Any outdoor furniture kept on the front porch shall be well maintained and in good condition. The Association may require worn furniture or furniture that detracts from the aesthetic of the Project to be removed from the front porch.

Front porches shall not be used for storage. Examples of items prohibited from being kept on front porches include, without limitation, bicycles, toys, barbecues, trash receptacles, ash trays, and anything else which appears unkempt, dirty, or detracts from the appearance of the Project.

7.20 Off Road Vehicles

No off road motor vehicles, including but not limited to snow mobiles, three wheelers or four wheelers may be driven on the roads, streets, footpaths, walkways, Limited Common Areas or Common Areas within the Project.

7.21 Firearms and Projectile Weapons

The use of firearms, airsoft guns, BB guns, pellet guns, archery equipment, or any other projectile weapon, however powered, is prohibited.

7.22 Smoking and Drug Use

Smoking, including e-cigarettes and cigars, is prohibited in Common and Limited Common Areas, and on front porches and balconies. Alcohol or other drug use is also prohibited in

Common and Limited Common Areas.

7.23 Stoves, Fireplaces, Swamp Coolers

No Living Unit shall contain any coal or wood-burning fireplace, stove, or other similar device unless the same is EPA approved. Fireplaces and stoves that are fueled by natural gas only are allowed. No Living Unit shall install or contain a swamp cooler.

8 MEMBERSHIP AND ASSOCIATION

8.1 Membership

Every Owner is a Member of the Association. Membership in the Association is mandatory, is appurtenant to the Lot, and shall not be separated from the Lot.

8.2 Voting Rights

Voting is governed by the Bylaws.

8.3 Status and Authority of Board

The Board is the governing body of the Association. It is obligated to manage, operate, and maintain the Project and to enforce the Governing Documents. The Board has exclusive authority to act in the Association's name. Any action taken by the Board on behalf of the Association will be deemed to be done in the Association's name. The rights and powers of the Board are governed by the Bylaws.

8.4 Composition and Selection of Board

The Bylaws govern how the Board is established and selected.

8.5 Adoption of Bylaws

The Association has adopted Bylaws which are being recorded simultaneously with this Declaration.

9 COMPLIANCE AND ENFORCEMENT

9.1 Compliance

Each Owner or Resident of a Lot shall comply with the provisions of the Governing Documents and the rules and regulations adopted pursuant thereto and any applicable statute. Failure to comply therewith shall be grounds for an action or suit maintainable by the Association or an aggrieved Owner.

9.2 Remedies

Violation of any provisions of the Governing Documents, or of any decision of the Association made pursuant to such documents, shall give the Board acting on behalf of the Association, the right, in addition to any other rights set forth in the Governing Documents, or under law, to do, any or all of the following after giving notice and an opportunity to be heard:

9.2.1 To enter the Lot which or as to which such violation exists and to summarily abate and remove, at the expense of the defaulting Owner, any structure, thing, or condition that may exist contrary to the intent and meaning of such provisions, and the Board shall not thereby be deemed guilty of any manner of trespass, provided that judicial proceedings shall be

instituted before any items of construction may be altered or demolished. Costs and attorney's fees shall be an Individual Assessment;

9.2.2 To enjoin, abate, or remedy such thing or condition by appropriate legal proceeding;

9.2.3 To levy reasonable fines pursuant to a schedule of fines adopted by resolution of the Board;

9.2.4 To terminate the right to receive utility services paid for out of assessments (including, but not limited to internet service), if any, or, except for the right to an assigned parking space, to terminate the right of access to and use of recreational and service facilities of the Association, until the correction of the violation has occurred; or

9.2.5 The right of the Association to suspend the voting rights and the rights to use of the Common Area after notice and a hearing for any period not to exceed sixty (60) days for any infraction of any of the Governing Documents; or

9.2.6 Bring suit or action against the Owner on behalf of the Association and other Owners to enforce this Declaration, the Bylaws and any rules or regulations adopted pursuant thereto. Costs and attorney's fees shall be an Individual Assessment.

9.3 Action by Owners

Subject to any limitation imposed under the Governing Documents or Utah law, an aggrieved Owner may bring an action against such other Owner or the Association to recover damages or to enjoin, abate, or remedy such thing or condition by appropriate legal proceedings.

9.4 Injunctive Relief

Nothing in this Section shall prevent an Owner, the Association, or other interested party from resort to a court of competent jurisdiction in those instances where injunctive relief may be appropriate.

9.5 Hearing

The Board may, by resolution, promulgate procedures for hearings. An Owner assessed a fine may request an informal hearing before the Board to dispute the fine within 30 days after the date on which the Owner receives notice that the fine is assessed.

10 INSURANCE

10.1 Types of Insurance Maintained by the Association

10.1.1 Property and liability insurance for the Townhomes and Common Areas as required by Community Association Act Sections 401 through 407, as amended or replaced from time to time;

10.1.2 Directors and officers for at least \$1,000,000.00; and

10.1.3 Fidelity bond or dishonest acts insurance for at least the value of the reserves and operating capital of the Association.

The Board may adopt insurance rules and policies to maintain the insurability of the Project,

keep the premiums reasonable, and enforce responsibilities of the Owners.

10.2 Insurance Company

The Association shall use an insurance company knowledgeable with community association insurance, which is licensed in Utah.

10.3 Premium as Common Expense

The premiums for the Association's insurance policies shall be a Common Expense.

10.4 Insurance by Owner

Owners shall obtain insurance for personal property, contents, and personal liability. Owners shall also obtain loss assessment and dwelling coverage in the amount of the Association's deductible.

10.5 Payment of Deductible

The deductible on a claim made against an Association policy shall be allocated amongst the parties to the loss as described in Community Association Act Section 405(7)-(8), as amended or replaced from time to time.

10.6 Right to Adjust Claims

The Association has the right and authority to adjust claims.

10.7 Damage to the Project/Insurance Proceeds

If the Project is damaged or destroyed, the Association shall follow Community Association Act Section 407, as amended or replaced from time to time, to determine whether to rebuild and how to use insurance proceeds.

11 AMENDMENT AND DURATION

11.1 Amendments

11.1.1 Approval Required. Except as otherwise provided in this Declaration, this Declaration may be amended by approval of Owners holding sixty percent (60%) of the voting rights of the Association. As to any amendment of the Declaration, only Owners in good standing may provide approval.

11.1.2 Execution and Recordation. An amendment shall not be effective until the amendment is certified by the president and secretary of the Association as being adopted in accordance with this Declaration is acknowledged and is recorded in the Utah County Recorder's Office, Utah.

12 MISCELLANEOUS PROVISIONS

12.1 Professional Management

The Association may be managed by a professional management company. The Board may select the professional management company using criteria set by the Board and complying with Utah law.

12.2 Invalidity; Number; Captions

The invalidity of any part of this Declaration shall not impair or affect in any manner the validity, enforceability, or effect of the balance of this Declaration. As used herein, the singular shall include the plural and the plural the singular. The masculine and neuter shall each include the masculine, feminine, and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this Declaration.

12.3 Joint Owners

In any case in which two or more persons share the ownership of any Lot, regardless of the form of ownership, the responsibility of such persons to comply with this Declaration shall be a joint and several responsibility and the act or consent of any one or more of such persons shall constitute the act or consent of the entire ownership interest; provided, however, that in the event such persons disagree among themselves as to the manner in which any vote or right of consent held by them shall be exercised with respect to a pending matter, any such person may deliver written notice of such disagreement to the Board, and the vote or right of consent involved shall then be disregarded completely in determining the proportion of votes or consents given with respect to such matter in accordance with the Bylaws.

12.4 Lessees and Other Invitees

Lessees, invitees, contractors, family members and other persons entering the Property under rights derived from an Owner shall comply with all of the provisions of this Declaration, the Bylaws and rules and regulations adopted by the Association restricting or regulating the Owner's use, improvement or enjoyment of such Owner's Lot and other areas within the Property. The Owner shall be responsible for obtaining such compliance and shall be liable for any failure of compliance by such persons in the same manner and to the same extent as if the failure had been committed by the Owner.

12.5 Covenants Run with the Land

The Declaration contains covenants which run with the land and create equitable servitudes. The Declaration shall be binding upon and inure to the benefit of the Association, all parties who hereafter acquire any interest in or occupy a Lot or any part of the Project, their heirs, successors, assigns, grantees, devisees, personal representatives, guests, and invitees. Each Owner or Resident shall comply with the Governing Documents. All interests in the Lots shall be subject to the Governing Documents. Failure to comply shall be grounds for an action for damages or injunctive relief by the Association or an Owner. By acquiring any interest in a Lot, each Owner or Resident agrees to be bound by the Governing Documents.

12.6 Waiver, Precedent and Estoppel

No restriction, condition, obligation or provision contained in this Declaration or rules and regulations adopted pursuant hereto shall be deemed to have been abrogated or waived by the Association or any Owner by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur and any failure to enforce the same shall not be deemed to constitute precedent or estoppel impairing the right of the Association or Owner as to any similar matter.

12.7 Notice of Sale, Mortgage, Rental, or Lease

Immediately upon the sale, mortgage, rental, or lease of any Lot, the Owner shall promptly inform the secretary or manager of the name and address of said grantee, vendee, mortgagee, lessee, or tenants.

12.8 Taxes on Lots

Each Owner will pay all taxes which may be assessed against him or his Lot.

12.9 Service of Process

The registered agent of the Association will be the Person named in the corporate records on file with the Utah State Department of Commerce. If the corporate status of the Association expires, the president shall be the successor agent. The name and address of the president shall be kept with the Association's records at its principal place of business.

12.10 Conflicts

If the Declaration conflicts with the Community Association Act, the Community Association Act shall control. If the Declaration conflicts with the Map, the Map shall control. If the Declaration conflicts with the Bylaws, Articles, or rules, the Declaration shall control.

IN WITNESS WHEREOF, the Association has caused this Declaration to be executed by its duly authorized agents, the President and Secretary of the Board, who do, by their signatures below, certify that the required sixty percent (60%) vote to amend and restate the Declaration was obtained by consent of the Owners, and further that the required sixty-seven (67%) vote to restrict solar panels within the community was obtained from the Owners.

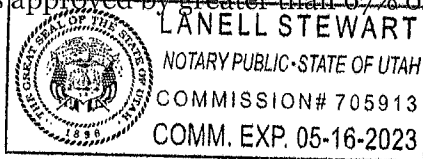
DATED: 3/12/2021

The Cedars Townhomes Homeowners Association

Robbin S. Herlocker
By: ROBBIN S. HERLOCKER
Its: President

STATE OF UTAH)
)
) :ss.
County of UTAH)

On this 12 day of March, ~~2019~~ ²⁰²¹, personally appeared before me Robin Sue Herlocker who being by me duly sworn, did say that they are the authorized agent of the Association authorized to execute this Declaration and did certify that this Declaration was approved by greater than 67% of the total votes of the Association.



Lanell Stewart
NOTARY PUBLIC

Robert Earl King
By: ROBERT EARL KING
Its: Secretary APRIL 8, 2021

Exhibit A
Legal Description

All Lots in The Cedars Townhomes Phase 1 as shown on the official plat thereof on file with the Utah County Recorder, Utah.

Parcel IDs:

36:972:0001	36:972:0110	36:972:0120	36:972:0130	36:972:0140	36:972:0150
36:972:0101	36:972:0111	36:972:0121	36:972:0131	36:972:0141	36:972:0151
36:972:0102	36:972:0112	36:972:0122	36:972:0132	36:972:0142	36:972:0152
36:972:0103	36:972:0113	36:972:0123	36:972:0133	36:972:0143	36:972:0153
36:972:0104	36:972:0114	36:972:0124	36:972:0134	36:972:0144	36:972:0154
36:972:0105	36:972:0115	36:972:0125	36:972:0135	36:972:0145	36:972:0155
36:972:0106	36:972:0116	36:972:0126	36:972:0136	36:972:0146	36:972:0156
36:972:0107	36:972:0117	36:972:0127	36:972:0137	36:972:0147	36:972:0157
36:972:0108	36:972:0118	36:972:0128	36:972:0138	36:972:0148	36:972:0158
36:972:0109	36:972:0119	36:972:0129	36:972:0139	36:972:0149	36:972:0159
					36:972:0160
					36:972:0161

The Cedars Townhomes Phase 2 as shown on the official map thereof on record in the Utah County Recorder's Office, Utah.

Parcel IDs:

65:014:0201	65:014:0211	65:014:0221	65:014:0231	65:014:0241
65:014:0202	65:014:0212	65:014:0222	65:014:0232	65:014:0242
65:014:0203	65:014:0213	65:014:0223	65:014:0233	65:014:0243
65:014:0204	65:014:0214	65:014:0224	65:014:0234	
65:014:0205	65:014:0215	65:014:0225	65:014:0235	
65:014:0206	65:014:0216	65:014:0226	65:014:0236	
65:014:0207	65:014:0217	65:014:0227	65:014:0237	
65:014:0208	65:014:0218	65:014:0228	65:014:0238	
65:014:0209	65:014:0219	65:014:0229	65:014:0239	
65:014:0210	65:014:0220	65:014:0230	65:014:0240	

All Lots in The Cedars Townhomes Phase 3 as shown on the official map thereof on record in the Utah County Recorder's Office, Utah.

Parcel IDs:

65:045:0301	65:045:0311	65:045:0321	65:045:0331
65:045:0302	65:045:0312	65:045:0322	65:045:0332
65:045:0303	65:045:0313	65:045:0323	65:045:0333

65:045:0304	65:045:0314	65:045:0324	65:045:0334
65:045:0305	65:045:0315	65:045:0325	65:045:0335
65:045:0306	65:045:0316	65:045:0326	65:045:0336
65:045:0307	65:045:0317	65:045:0327	65:045:0337
65:045:0308	65:045:0318	65:045:0328	65:045:0338
65:045:0309	65:045:0319	65:045:0329	
65:045:0310	65:045:0320	65:045:0330	

All Lots in The Cedars Townhomes Phase 4 as shown on the official map thereof on record in the Utah County Recorder's Office, Utah.

Parcel IDs:

65:104:0401	65:104:0411	65:104:0421	65:104:0431	65:104:0441	65:104:0451
65:104:0402	65:104:0412	65:104:0422	65:104:0432	65:104:0442	65:104:0452
65:104:0403	65:104:0413	65:104:0423	65:104:0433	65:104:0443	65:104:0453
65:104:0404	65:104:0414	65:104:0424	65:104:0434	65:104:0444	65:104:0454
65:104:0405	65:104:0415	65:104:0425	65:104:0435	65:104:0445	
65:104:0406	65:104:0416	65:104:0426	65:104:0436	65:104:0446	
65:104:0407	65:104:0417	65:104:0427	65:104:0437	65:104:0447	
65:104:0408	65:104:0418	65:104:0428	65:104:0438	65:104:0448	
65:104:0409	65:104:0419	65:104:0429	65:104:0439	65:104:0449	
65:104:0410	65:104:0420	65:104:0430	65:104:0440	65:104:0450	

Exhibit B

Bylaws of The Cedars Townhomes Owners Association

1 BYLAW APPLICABILITY/DEFINITIONS

1.1 Definitions

The capitalized terms used in the Bylaws shall have the same meaning given to them in the Declaration, unless otherwise specifically stated.

1.2 Bylaw Applicability

The provisions of these Bylaws are binding upon the Association and the Owners. All present and future Owners shall be subject to these Bylaws, as amended from time to time. Acquisition of any Lot constitutes an acknowledgment that the Owner has agreed to and ratified these Bylaws and will comply with them.

2 ASSOCIATION

2.1 Composition

All of the Owners acting as a group in accordance with the Governing Documents shall constitute the Association. Except for matters specifically reserved for a vote of the Owners, the Board, on behalf of the Owners, shall administer the Association's affairs.

2.2 Annual Meeting

Annual meetings shall be held once a year. The Board shall determine the date, time, and place of the annual meeting. The Association shall send notice of annual meetings at least 10 days but not more than 60 days in advance of the meeting. At the annual meeting the Association shall conduct the following business in any order the Board sees fit:

- 2.2.1 Roll call and verification of quorum;
- 2.2.2 Reports of officers;
- 2.2.3 Special committee reports;
- 2.2.4 Election of Directors;
- 2.2.5 Unfinished business from preceding annual meeting; and
- 2.2.6 New business.

2.3 Special Meeting

Special meetings may be held at any time for any purpose. A special meeting may be called by a majority of the Directors or upon petition of at least 20% of the Owners in good standing. The Association shall schedule and send notice of a special meeting within 30 days of request. The notice of a special meeting shall state the date, time, place, and purpose of the meeting. The Association shall send notice of a special meeting at least 10 days in advance of the meeting. No business may be transacted at a special meeting except as stated in the notice.

2.4 Place of Meeting

Meetings shall be held at a place designated by the Board and stated in the notice of meeting. Meetings shall be held in Utah County.

2.5 Conduct of Meeting

The President or Vice President shall preside over all meeting of the Association. The Secretary shall keep the minutes of the meeting and take record of all resolutions adopted at the meeting.

2.6 Quorum

A quorum shall be the Owners present in person or by proxy at a meeting.

2.7 Voting

Members shall be entitled to one vote for each Lot in which the interest required for membership in the Association is held. In no event, however, shall more than one vote exist with respect to any Lot.

If a Lot is owned by more than one Person and multiple Owners are present at a meeting, the vote appertaining to that Lot shall be cast by agreement of a majority of the Owners. If a Lot is owned by more than one Person and a single Owner is present at a meeting, the vote appertaining to that Lot shall be cast by the Owner present. The Association may conclusively presume the consent of all a Lot's Owners when a vote is cast by a Lot with multiple Owners.

Except where a greater number is required by the Governing Documents or the Nonprofit Act and elections of Directors, any decision requiring Owner consent shall be passed by majority vote of a quorum.

2.8 Good Standing

An Owner shall be in good standing if he has paid assessments levied against his Lot, including late fees, interest, fines, collection costs, and attorney fees. An Owner must have paid in full at least three days prior to the meeting or action.

2.9 Proxies

An Owner in good standing may vote or otherwise act by proxy. An Owner may appoint a proxy by signing a proxy appointment form. The proxy appointment form may be submitted to the Association in person, by mail, or electronically. The proxy appointment form must name a proxy, be dated, and signed by the Owner. Any proxy appointment form that does not contain a proxies name, date, or signature shall be void. A proxy appointment form is valid until revoked by the Owner's attendance at a meeting, a signed and dated revocation delivered to the Association, a subsequent proxy appointment, notice of death or incapacity of the Owner, or the passage of 11 months.

2.10 Mail-in Ballots

Any action requiring a vote of the Owners, except election of Directors, may be taken by mail-in ballots. Action by mail-in ballot shall comply with the procedures set forth in Nonprofit Act Section 16-6a-709, as amended from time to time. A combination of mail-in ballots, ballots collected electronically, and ballots cast in person may be used.

2.11 Written Consent in Lieu of Vote

Any action requiring a vote of the Owners, except election of Directors, may be taken by written consent. Action by written consent shall comply with the procedures set forth in Nonprofit Act

Section 16-6a-707, as amended from time to time. Written consents may be collected electronically.

2.12 Record Date

The record date for determining which people are entitled to vote shall be the date notice of the meeting or action is sent. The Board may change the record date prior to sending notice of the action. The Owners shown on the records of the Association on the record date shall be the people entitled to vote on an action.

3 BOARD OF DIRECTORS

3.1 Number and Qualification of Directors

There shall be five Directors. Directors must be Members in good standing.

3.2 Selection and Term of Directors

Except as expressly provided herein, Directors shall serve for a term of three years and shall serve until their successors have been elected. There is no limit on the number of terms an Owner may serve as a Director. Directors' terms shall be staggered as follows: at the first annual meeting following the recording of this Declaration, a new Board shall be elected. Three years later, two new Directors shall be elected, and the following year, three new Directors shall be elected. From that time forward, the three year terms of the Board shall be staggered so that two seats shall come up for election on a three year cycle, and three seats shall come up for election on a three year cycle. At the initial election of the Directors, the newly elected Directors shall determine their terms.

3.3 Vacancies

Director vacancies, for any reason other than removal by vote of the Association, shall be filled by vote of a majority of the remaining Directors. The Board shall conduct a special meeting for the purpose of filling the vacancy. The meeting shall be valid even if a quorum is not present. Each replacement Director shall serve until the next annual Owners' meeting, then the vacancy shall be filled by vote of the Owners. The replacement Director elected by the Owners shall serve the remaining term of the replaced Director.

3.4 Removal of Directors

A Director may be removed with or without cause by vote of a majority of a quorum of Owners. If the Owners propose to remove a Director, the Association shall give the Director and Owners at least 15 day written notice of the meeting and the purpose of the meeting. The Director shall be given an opportunity to be heard at the meeting prior to the vote to remove him. At any meeting where a Director is removed by the Owners, the Owners must vote to replace the Director. The replacement will serve the remaining term of the removed Director.

Any Director who allows his assessments to become more than 90 days past due may be removed and replaced by vote of a majority of the Board. The Board shall give the Director 10 day written notice to cure the default prior to voting to remove the Director.

3.5 Organization Meeting

The Directors shall hold a meeting following the annual owners meeting for the purpose of electing officers. Notice of the organization meeting shall be given verbally at the annual meeting. The organization meeting shall be conducted at the next regular meeting of the Board or may be conducted at a special meeting.

3.6 Regular Meetings

The Board shall hold regular meetings. The Board shall determine frequency, times, and locations of regular meetings. However, the Board shall conduct at least two regular meetings per year. Notice of regular meetings shall be given to each Director at least three days prior to the meeting.

3.7 Special Meetings

A Director may call a special meeting of the Board. Notice shall be given at least three days prior to the meeting. Notice shall state the time, place, and purpose of the meeting.

3.8 Conduct of Meetings

The President or Vice President shall preside over all meetings of the Board. The Secretary shall take minutes of the Board meetings and shall make record of all resolutions.

3.9 Quorum

A majority of the Board shall constitute a quorum. A quorum shall be required to conduct business at a meeting. If less than a quorum is present at a meeting, the majority of those present may adjourn the meeting until such time as a quorum is present. Once established, a quorum will be present even if Directors leave. Directors may attend a meeting telephonically, electronically, or any combination thereof.

3.10 Notice and Waiver of Meeting Notice

Notice to Directors may be personally delivered, mailed, or delivered by any available electronic mean, including, without limitation: text, email, fax, or posting on the website. Directors may waive notice of meetings in writing. A waiver shall be deemed equivalent to notice. Attendance of a Director at a meeting will be considered a waiver of notice, unless the Director attends to dispute notice. If all Directors are present at a meeting, notice of the meeting is waived and any business may be conducted.

3.11 Action without Meeting

Any action by the Board may be taken without a meeting if all the Directors submit a written vote either for, against, or abstaining from the action. Written votes may be given in person, by mail, or electronically.

3.12 Powers and Duties

The Board shall manage the affairs and business of the Association. The Board is vested with all power and authority necessary to administer the affairs of the Association in accordance with the Governing Documents. The Board may do any act required or allowed by the Governing Documents, the Community Association Act, the Nonprofit Act, or any other rule of law.

Subject to the limitations contained in the Declaration, Bylaws, or Community Association Act, the Board shall have the following authority:

3.12.1 Prepare an annual budget and establish what constitutes a Common Expense;

3.12.2 Adopt and amend rules, regulations, policies, and procedures governing the Common Areas, administration of the Association, and to enforce and interpret the Governing Documents;

- 3.12.3 Delegate authority to a managing agent to act on behalf of the Association;
- 3.12.4 Provide for the maintenance, repair, and replacement of the Common Areas and exterior of Living Units;
- 3.12.5 Hire, contract for, and terminate personnel or contractors necessary for the maintenance repair and replacement of the Common Areas, exterior of Living Units, and administration of Association business. Provide for the compensation of personnel. Purchase supplies, equipment, and materials for use in the Association;
- 3.12.6 Open and maintain bank accounts on behalf of the Association. Designate authorized signers for the bank accounts;
- 3.12.7 File lawsuits or initiate other legal proceedings on behalf of the Association;
- 3.12.8 Defend lawsuits, administrative actions, and other legal proceedings against the Association;
- 3.12.9 Pay costs of any services rendered to the Project or multiple Owners, but not billed to the Owners individually;
- 3.12.10 Keep books with detailed accounts of the receipts and expenditures of the Association. Make the books available to the Owners as required by the Community Association Act and Nonprofit Act. The books shall be kept in accordance with generally accepted accounting practices. Upon resolution by the Board, retain an independent auditor to audit the books;
- 3.12.11 Grant easements, licenses, or permission over, under, and through the Common Areas;
- 3.12.12 Upon approval by 60% of the ownership interest in the Common Areas, to convey Common Areas, unless a different standard for ownership approval is required by law;
- 3.12.13 Create committees;
- 3.12.14 Any other act allowed or required by the Governing Documents, the Community Association Act, or the Nonprofit Act;
- 3.12.15 Any act allowed or required to be done in the name of the Association.

3.13 Manager

The Board may employ a manager to perform such duties and services as the Board may authorize. The Board may delegate to the manager all powers granted to the Board and officers by the Governing Documents. However, the manager must obtain the Board's written consent to exercise the powers listed in Bylaw Sections 3.12.2, 3.12.6, 3.12.7, 3.12.8, 3.12.11, 3.12.12.

3.14 Compensation

Directors shall not be compensated for their work. However, Directors may seek reimbursement for actual costs and mileage incurred during their service.

3.15 Limitation of Liability

The Directors shall not be liable to the Owners for any mistake of judgment, negligence, or other errors, unless it was by willful misconduct or criminal conduct. The Association shall indemnify and hold the Directors harmless against liability to third parties for actions taken on behalf of the Association, while acting in their capacity as Director, unless the action constitutes willful misconduct or criminal conduct.

4 OFFICERS

4.1 Election and Term of Officers

The Board shall elect the officers of the Association. Officers shall be elected from the Directors. Officers shall serve one-year terms and shall serve until their successor is elected.

4.2 Removal of Officers

The Board may remove any officer with or without cause by affirmative vote of a majority of a quorum of the Board. If an officer is removed, the Board shall replace them.

4.3 Offices

The Association officers shall be president, vice president, secretary, and treasurer. The Board may appoint assistant officers, who need not be Directors, as it may deem necessary. Except for the president and the vice president, the same person may hold two offices.

4.3.1 President

The president shall be the chief executive officer. He shall preside at meetings of the Association and the Board. He shall be an unofficial member of all committees. He shall have general and active management of Association business. He shall see that all resolutions and policies of the Association are executed.

4.3.2 Vice President

The vice president shall perform the duties and exercise the powers of the president in the absence or disability of the president. If the president and vice president are unable to act, the Board shall appoint a Director to fulfill the duties on an interim basis.

4.3.3 Secretary

The secretary shall attend all meetings and take minutes thereof. He shall also make record of all resolutions, rule, policies, and procedures. He shall give or cause to be given notice of all meetings. He shall compile or cause to be compiled a complete list of the owners and their contact information.

4.3.4 Treasurer

The treasurer shall oversee the finances of the Association. He shall be responsible to ensure that the Association has full and accurate records of income and expenses. He shall give financial reports at regular Board meetings and the annual Owners' meeting.

4.4 Delegation of Duties

The Association officers may delegate any of their duties to a manager or to committee. However, the officers shall be responsible to oversee and ensure that the duties so delegated are being properly discharged.

4.5 Compensation

Officers shall not be compensated for their work. However, officers may seek reimbursement for actual costs and mileage incurred during their service.

5 NOTICE

5.1 Manner of Notice

All notices and other communications required under the Governing Documents shall be in writing.

5.1.1 Notices to Owners may be delivered using the following methods:

5.1.1.1 By professional courier service or First-class U.S. mail, postage prepaid, to the address of the Lot or to any other address designated by the Owner in writing to the Association;

5.1.1.2 By hand to the address of the Lot or to any other address designated by the Owner in writing to the Association;

5.1.1.3 By posting on the Association website; or

5.1.1.4 By facsimile, electronic mail, or any other electronic means to an Owner's number or address as designated by the Owner in writing to the Association.

5.1.2 Notice to the Association may be delivered using the following methods:

5.1.2.1 By professional courier service or First-class U.S. mail, postage prepaid, to the principal office of the Association as designated in writing to the Owners; or

5.1.2.2 By facsimile, electronic mail, or any other electronic means to the Association's official electronic contact as designated in writing to the Owners.

5.1.2.3 Notices sent via courier or mail shall be deemed received 3 days after being sent. Notices hand delivered or sent via electronic means shall be deemed received upon delivery or being sent.

5.2 Waiver of Notice

Whenever any notice is required under the Governing Documents, the Community Association Act, or the Nonprofit Act, an owner may waive notice in writing. The waiver may be signed before or after the time for notice. A waiver of notice shall be equivalent to notice.

6 FINANCES

6.1 Fiscal Year

The fiscal year of the Association shall be the calendar year.

6.2 Checks, Agreements, Contracts

All checks, contracts, deeds, leases, and other instruments used for expenditures or obligations may be executed by any person authorized by the Board.

6.3 Availability of Records

Association financial records shall be available as provided by the Community Association Act and Nonprofit Act.

7 AMENDMENT TO BYLAWS**7.1 Amendments**

These Bylaws may be amended by the Board, unless it would result in changing the rights, privileges, preferences, restrictions, or conditions of a membership class as to voting, dissolution, redemption, or transfer by changing the rights, privileges, preferences, restrictions, or conditions of another class. These Bylaws may also be amended by a majority vote of a quorum of the Owners.

7.2 Recording

Any amendment to these Bylaws shall become effective on the date it is recorded in the Utah County Recorder's Office.

8 MISCELLANEOUS**8.1 Office**

The principal office of the Association shall be located at any place within the State of Utah which may be designated from time to time by the Board.

8.2 Conflicts

The Bylaws are subordinate to any conflicting provisions in the Community Association Act, the Nonprofit Act, the Articles, the Map, or the Declaration. The Bylaws are superior to the rules, regulations, and policies of the Association.

8.3 Severability

If any provision of these Bylaws is held by a court of law to be invalid, the validity of the remainder of these Bylaws shall not be affected.

8.4 Waiver

No provision of these Bylaws shall be deemed to be waived because of a failure to enforce the provision.

8.5 Captions

The captions contained in these Bylaws are for convenience only. The captions shall not be used to interpret, limit, or enlarge the provisions of these Bylaws.

8.6 Gender, etc.

Whenever the context so requires, the singular shall include the plural and vice versa. The use of any gender shall include all genders.

IN WITNESS WHEREOF, the Association has caused these Bylaws to be executed by its duly authorized officer.

DATED: 3/12/2021

The Cedars Townhomes of Cedar Hills Homeowners Association

Robbin S. Herlocker
By: ROBBIN J. Herlocker
Its: HOA president