

Mike gates
PO Box 715
Kamas, Utah
84036

March 20, 1985

INDEXED: _____
GRANTOR: _____
COPY: _____
RELEASED: _____
ABSTRACTED: _____
STAMPED: _____

By-Laws of Samak Country Estates, Home owners
Property Association.

It is the intention of the Samak Country Estates Home
Owners Association, to establish the By-Laws for Samak
Country Estates subdivision according to the official
plat on file in the office of the Summit County Recorder,
as found in Exhibit A attached hereto and caused the
same to be files with the Summit County Recorder.

Gary Rice
Samak Country Estates Association
by Gary Rice - President

Entry No.	231946
REQUEST OF	Mike gates
FEE	ALAN SPRIGGS, SUMMIT CO. RECORDER
\$ 24.00	By Susan Spriggs
RECORDED	3-20-85 at 12:10 M.

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ACKNOWLEDGEMENT

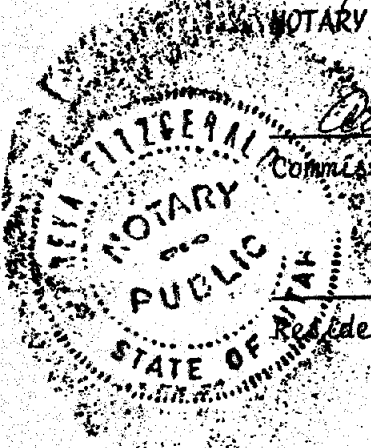
State of Utah
County of Summit

On the 20th day of March 1985, personally appeared before me, Gary Rice, President of the Samak Country Estates Association, the Signer of the written instrument who duly acknowledged to me that he executed the same.

Gary Rice
Gary Rice

Russ Fitzgerald

NOTARY
Aug. 3, 1988
Commission expires



Resident Summit, Utah
Kamis Rd.

SAMAK COUNTRY ESTATES PROPERTY OWNERS BY-LAWS

1. It is understood and agreed that the owners of a residence in Samak Country Estates become members of the Samak Country Property Owners Association. This association is formed for the purpose of maintaining, preserving and controlling the use of all Roads and Right-of-ways extending through the lots of the subdivision as well as all other improvements and amenities as approved or developed by the homeowners association.

2. All Homeowners agree that they will pay their proportionate share of the expenses of the homeowners association as decided by vote of the owners of residences according to the following provisions:

A. Each owner shall have one vote for each residence.

B. Passage of any proposal put before the association shall require approval of 67% of the Members.

C. No owner shall cause an expense to accrue to the association without the prior approval of the association as outlined in article 2 of the Homeowners association agreement. Any owner who shall cause an expense to accrue to the association without approval as outlined in article 2 shall be liable to pay such expense and also a reasonable attorneys fee to enforce this agreement.

D. The Association shall maintain in good repair the roadway provided by the developer as well as snow removal during the winter and all other improvements within the subdivision not now owned Maintained or dedicated to Summit County or any other public agency or utility Company.

E. E. No alteration or modification of the roadway or any common improvements shall be allowed except by agreement of the Association as outlined in Article 2.

F. It shall be the right and privilege of the Homeowners Association to develop and maintain such amenities as it sees fit to construct under the provision of Article 2 of the Homeowners Association Agreement, However, the participation of any owner in the construction or maintenance of such amenities (excluding utilities) as are not here mentioned and developed as a utility, shall be voluntary on the part of each owner.

G. owners agree that upon sale, lease, rental, or other transfer of ownership or occupancy, to make the new owner or occupant aware of this agreement, and the means decided upon by the association to provide the required funds for adequate maintenance of utilities, road, and other amenities if so developed and maintained. The underlying property owner, in all casws, shall have the ultimate responsibility for meeting and complying with all the terms and conditions of this agreement.

H. It is understood by all the owners in Samak Country Estates that because the subdivision is private some costs will be incurred from time to time to maintain portions of the utilities and road falling under the jurisdiction of the Homeowners Association.

3. It is hereby understood and agreed by the residents in Samak Country Estates to hold an annual meeting to discuss and prepare a budget for road upkeep both winter and summer once a year. the time to be determined by its members.

Accepted and agreed upon this 1st day of JAN 1985

Mr. Mrs Schenfeld

Larry Rice

Marylyn Rice

Virginia Porter

Judith A. Porters

Chris Wilken

Art Wilken

Shawn Rice

Denise Spencer

Gerald A. Brewer

Cliona Brewer

Linda S. Johnson

Billy Johnson

Nancey Yates

Mrs. [unclear]

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We the members of the Samak Country Estates Homeowners Association do hereby elect Gary Rice as president and Virge norton as secretary for the year 1985

the Association hereby makes an assessment of \$50.00 for each and every household and shall be due and payable on may 1, 1985

It is further agreed that Gary Rice shall be hired to maintain and remove snow on said roads.

Accepted and agreed upon this 1st day of JAN 1985

Gary Rice

Murphy Rice

Virge Norton

Judith A Norton

Chris Wilkerson

Art B. Wilkerson

Marilyn Yates

Shawn Rice

Shawn Rice

Marion Hansen

Gerald F. Brown

Clara Brown

Linda Johnson

Billy Johnson

Mr & Mrs Schoonfeld