

WHEN RECORDED MAIL TO:
 Richards, Kimble & Winn, P.C.
 2040 East Murray-Holladay Rd., Ste. 106
 Salt Lake City, UT 84117

11388442
 5/10/2012 1:18:00 PM \$14.00
 Book - 10016 Pg - 2587-2589
 Gary W. Ott
 Recorder, Salt Lake County, UT
 RICHARDS LAW OFFICE
 BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF ASSOCIATION & CONTINUING OBLIGATIONS

KNOW ALL MEN BY THESE PRESENTS:

That pursuant to the "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COTTAGES AT THE ROSE GARDENS PHASE 1" recorded August 15, 2008, as Entry No. 10501011, in the Salt Lake County Recorder's Office, Salt Lake County, Utah and pursuant to the "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COTTAGES AT THE ROSE GARDENS PHASE 2" recorded January 25, 2010, as Entry No. 10884264, in the Salt Lake County Recorder's Office, Salt Lake County, Utah, The Cottages at The Rose Gardens Phase 2 Homeowners' Association hereby gives formal notice to owners, or prospective owners of the following described real property, that said property is subjected to certain covenants, conditions and restrictions, which include the payment of common assessments to the Association and lien rights in favor of the Association for failure to pay the same.

LEGAL DESCRIPTION

Includes: Phase 1, Lots 101-150 and Phase 2, Lots 201-227
 The Cottages at the Rose Gardens, more particularly described as follows:

Beginning at the Northeast Corner of Lot 139 of the Cottages at the Rose Gardens Phase 1 Subdivision recorded March 1, 2007 as Entry No. 10019080 in the Office of the Salt Lake County Recorder, said point being North 00°07'10" East 1028.97 feet along the Monument Line and North 89°52'50" West 720.22 feet from a Salt Lake County Street Monument located in 9400 South and 700 East Streets, said monument being North 29°33'30" West 44.81 feet from the Southeast Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running

Thence North 89°20'54" West 380.49 feet along the Boundary Line of said Cottages at the Rose Gardens Phase 1 Subdivision;
 Thence North 00°10'30" East 100.04 feet along said Boundary Line;
 Thence North 00°49'01" East 58.00 feet along said Boundary Line;
 Thence North 00°13'26" West 100.01 feet along said Boundary Line;
 Thence South 89°35'47" East 1.20 feet along said Boundary Line;

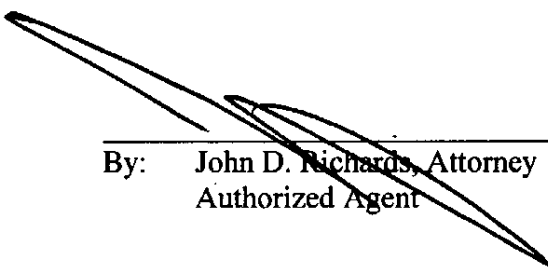
Thence North 00°13'26" West 100.01 feet along said Boundary Line;
Thence North 08°22'29" West 58.69 feet along said Boundary Line;
Thence North 00°13'26" West 101.07 feet along said Boundary Line to the
Southerly Boundary Line of Southland Acres No. 3 Subdivision;
Thence South 89°53'00" East 36.32 feet along said Southerly Boundary Line;
Thence South 89°53'00" East 158.00 feet;
Thence South 00°23'00" West 30.05 feet; thence South 89°35'47" East 197.77
feet;
Thence North 00°24'13" East 30.95 feet;
Thence South 89°53'00" East 118.00 feet;
Thence South 00°24'13" West 98.30 feet;
Thence Southeasterly 56.76 feet along the arc of a 50.00 foot radius curve to the
right (center bears South 02°04'06" East and the chord bears South 59°32'52" East 53.76
feet with a central angle of 65°02'28");
Thence East 100.96 feet;
Thence South 50.00 feet to the Boundary Line of said Cottages at the Rose
Gardens Phase 1 Subdivision;
Thence West 103.54 feet along said Boundary Line;
Thence South 89°06'43" West 61.78 feet along said Boundary Line;
Thence Northwesterly 23.65 feet along the arc of a 15.00 foot radius curve to the
left (center bears North 89°14'45" West and the chord bears North 44°25'16" West 21.28
feet with a central angle of 90°21'02") along said Boundary Line;
Thence North 89°25'47" West 84.91 feet along said Boundary Line;
Thence South 00°45'06" West 367.48 feet along said Boundary Line to the point
of beginning.

Contains 224, 167 Square Feet of 5.146 Acres of 27 Lots and 1 Parcel

Part of Parcel ID No. 28-06476-022

DATED this 10th day of May, 2012.

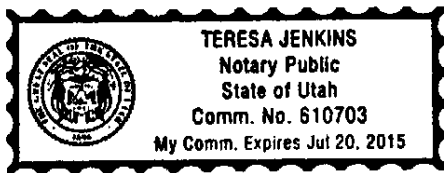
THE COTTAGES AT THE
ROSE GARDENS PHASE 2
HOMEOWNERS ASSOCIATION



By: John D. Richards, Attorney
Authorized Agent

State of Utah)
 :SS
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this 10th day of May, 2012 by John D. Richards as Attorney and Authorized Agent for The Cottages at the Rose Gardens Homeowners Association, who is personally known to me or who has provided an acceptable and adequate identification.



Teresa Jenkins

Notary Public