

## LICENSE AGREEMENT

### RECITALS

A. RIDGEPOINT ASSOCIATION AT DEER VALLEY, a Utah nonprofit corporation, with an address of 7895 Woodland View Drive, PO Box 682182, Park City, Utah 84068 (the "Association" or "Grantor") is the condominium owners association for the Ridgepoint at Deer Valley Condominium Project located in Park City, Utah (the "Project") under the Condominium Ownership Act, Utah Code § 57-8-1 *et seq.*

B. The Association desires to grant a blanket license to the record Ridgepoint Condominium Unit Owners (the "Owners" or "Grantees") to allow each Owner to expand the Unit's deck and to use and enjoy that area as Limited Common Area appurtenant to the Unit pursuant to the terms and conditions set forth herein.

C. One hundred percent (100%) of the Owners have voted to approve this License Agreement. Each Owner is identified in Exhibit A hereto.

### AGREEMENT

1. Grant of License. The Association, as Grantor, hereby grants to Owners, as Grantees, and each of them, a license to expand the lower deck of the Owner's Unit to up to 13'L x 14'W, and a license to expand the upper deck of the Owner's Unit to up to 8'L x 13'W for end Units and to up to 8'L x 10'W for middle Units, subject to the foregoing terms and conditions:

- Prior to any work, Owner submits architectural plans for any proposed deck expansion under this License Agreement for review and written approval by the Association (the "Work") in accordance with the Association's construction policy, as the same may be amended from time to time.
- Owner represents and warrants that the Work shall be done in accordance with plans approved by the Association and the Park City Building and/or Planning Departments and that no work shall commence unless and until all necessary approvals and permits have been obtained.
- Owner further represents and warrants that the Work shall be done in a good and workmanlike manner by licensed and insured contractors. Owner shall be solely responsible for any Work.

2. Limited Common Area. It is intended that the expanded portions of any deck shall become part of the Limited Common Area appurtenant to the Unit for the exclusive use of the Unit's Owner. Owner and all successors in interest to the Unit shall be responsible for all maintenance and repairs for the deck consistent with the Association's governing documents.

3. **Indemnification.** Owner, on behalf of himself/herself/themselves and successors in interest to the Unit, shall indemnify, defend, and hold harmless the Association, including each of the Association's members, trustees, directors, officers, managers, agent, attorneys, representatives, successors, and any related or affiliated entities from any and all liability, loss, damage, claim, cause of action, attorney's fees, fines, and/or penalty that in any way relates to, arises from, or results from the Work, the expanded deck, or this Agreement.

4. Limits on Expansion. Notwithstanding any of the foregoing, no deck may be expanded pursuant to this License Agreement if such expansion would encroach upon any existing common area improvement or encroach upon any easement of record, as determined by the Association's Board of Directors, in its discretion.

5. Covenants Run with the Land. This Agreement is a covenant running with the land and shall be binding upon the parties hereto, their heirs, successors in interest, and assigns.

6. Governing Law. This Agreement is governed by Utah law.

7. **Attorney Fees.** In the event of litigation arising out of or related to this Agreement, the prevailing party shall be entitled to collect its reasonable attorney fees, as well as all costs and expenses, from the non-prevailing party.

## RIDGEPOINT ASSOCIATION AT DEER VALLEY

By: Dawn Barr

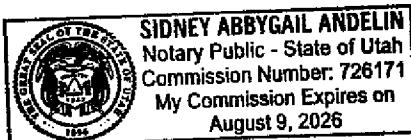
Printed Name: Adam Bauer

Its; President

STATE OF UTAH )  
: ss.  
COUNTY OF SUMMIT )

On this 21 day of October, 2022, before me, a notary public, personally appeared Adam Bauer, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in his/her/their capacity as the President of RIDGEPOINT ASSOCIATION AT DEER VALLEY on behalf of said corporation.

Myra Green  
Notary Public



**ATTEST:** The undersigned Secretary of the Association hereby attests that each and every Owner identified in Exhibit A hereto has voted to approve this License Agreement.

By: Susan Hawkins  
Printed Name: Susan Hawkins

Its: Secretary

ILLINOIS  
STATE OF ILLINOIS )  
COOK : SS.  
COUNTY OF SUMMIT )

On this 21 day of DEC., 2022, before me, a notary public, personally appeared SUSAN HAWKINS, the signer of the above instrument, who duly acknowledged to me that he/she/they executed the same in his/her/their capacity as Secretary of RIDGEPOINT ASSOCIATION AT DEER VALLEY on behalf of said corporation.

Kimberly J. Lewis  
Notary Public



**EXHIBIT A**  
**RIDGEPOINT CONDOMINIUM UNIT OWNERS**

UNIT NO.	OWNER	ADDRESS
101	Howard R & Barbara A Jones	7896 RIDGEPOINT
102	KW Family Properties LLC	7902 RIDGEPOINT
103	John J & Mary V McGrade	7908 RIDGEPOINT
104	Susan Hawkins Trust	7914 RIDGEPOINT
105	John A Lee	7981 RIDGEPOINT
106	Kyle Poole	7987 RIDGEPOINT
107	Sophella Real estate Holdings LLC	7993 RIDGEPOINT
108	7999 Ridgepoint Drive Unit 108 LLC	7999 RIDGEPOINT
109	Ridgepoint Investors LLC	8005 RIDGEPOINT
110	Peter Nintcheff Trustee	8011 RIDGEPOINT
111	John W Martin III	8017 RIDGEPOINT
112	Bennett R Broussard	8023 RIDGEPOINT
113	Ridgepoint LLC	8029 RIDGEPOINT
114	Mason Brian	8035 RIDGEPOINT
115	H & T Enterprises LLC	8041 RIDGEPOINT
116	Paul W & Joan M Kolodzik	8047 RIDGEPOINT
117	Ridgepoint 117 LLC	8046 RIDGEPOINT
118	Edward J Pointer	8040 RIDGEPOINT
119	Casa DV LLC	8034 RIDGEPOINT
120	Jonathan A Rapoport	8028 RIDGEPOINT
121	Carol Pouchie	8022 RIDGEPOINT
122	Robert M. Connolly	8016 RIDGEPOINT
123	Rundle Property LLC	8010 RIDGEPOINT
124	Birch Kids LLC	8004 RIDGEPOINT
125	Sparebaer LLC	7998 RIDGEPOINT
126	Ralph A Campillo Trustee	7992 RIDGEPOINT
127	Michael M Nuzzo	7986 RIDGEPOINT
128	Christopher J Dahan	7980 RIDGEPOINT
129	Donald P Horowitz	7974 RIDGEPOINT
130	James D Thompson	7968 RIDGEPOINT
131	Heber Springs Real Estate LP	7968 RIDGEPOINT
132	River Houses LLC	7956 RIDGEPOINT
133	John Kacinski	7950 RIDGEPOINT
134	Ridgepoint Trail Ski Lodge LLC	7944 RIDGEPOINT
135	Copper Line Property Rental LLC	7938 RIDGEPOINT
136	Erich L Behr	7932 RIDGEPOINT
137	Ridgepoint's Hawk Nest LLC	7926 RIDGEPOINT
138	George Ingrish	7920 RIDGEPOINT

**EXHIBIT B**  
**LEGAL DESCRIPTION**

The Condominium Units and real property subject to the foregoing License Agreement are located in Summit County, Utah and are more fully described as follows:

Ridgepoint at Deer Valley Condominiums, Units 101 through 138, inclusive, according to the official plat thereof of record and on file with the Office of Recorder for Summit County, Utah, together with all appurtenant Common Area and Facilities, recorded on December 13, 1985, as Entry No. 243378, as amended by that First Amended Ridgepoint at Deer Valley Condominium Plat recorded with the Office of Recorder for Summit County, Utah on April 9, 2013, as Entry No. 967415.

Parcel Nos.

RGP-101-1AM	RGP-114-1AM	RGP-127-1AM
RGP-102-1AM	RGP-115-1AM	RGP-128-1AM
RGP-103-1AM	RGP-116-1AM	RGP-129-1AM
RGP-104-1AM	RGP-117-1AM	RGP-130-1AM
RGP-105-1AM	RGP-118-1AM	RGP-131-1AM
RGP-106-1AM	RGP-119-1AM	RGP-132-1AM
RGP-107-1AM	RGP-120-1AM	RGP-133-1AM
RGP-108-1AM	RGP-121-1AM	RGP-134-1AM
RGP-109-1AM	RGP-122-1AM	RGP-135-1AM
RGP-110-1AM	RGP-123-1AM	RGP-136-1AM
RGP-111-1AM	RGP-124-1AM	RGP-137-1AM
RGP-112-1AM	RGP-125-1AM	RGP-138-1AM
RGP-113-1AM	RGP-126-1AM	