

Declaration of Bylaws for the Quail Meadows Planned Unit Development

This Bylaw is established under the authority of Article IV, Section 3(d), of the Covenants, Conditions & Restrictions (CC&Rs) of the Quail Meadows at Tri-City Twin-Homes Homeowners Association (QMHOA), recorded April 10, 2017.

Bylaw I – Tree Removal

December 8, 2017

Trees in common areas identified as 1) causing concrete vertical lift to a driveway, stairway approach, concrete patio support or concrete patio of any home owner or 2) a diseased, nuisance or volunteer inconsistent with the aesthetic, common good or safety of the community will be removed at association expense consistent with a predetermined schedule. The QMHOA Board of Directors in conjunction with horticultural specialists will identify the subject trees, sequence for removal and schedule for removal.

In addition, providing two home owners sharing an adjoining common driveway strip determine that they desire to remove approved trees prior to the predetermined schedule for removal may do so at their expense subject to 1) QMHOA Board of Directors approval and 2) the subject tree(s) are removed by a professional enterprise approved by the QMHOA Board of Directors.

EXECUTED by the Association on the day and year first above written.

Quail Meadows at Tri-City Twin-Homes Homeowners Association, Inc.

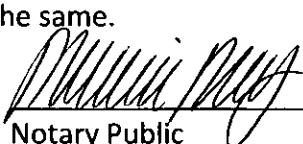
By:



Thomas D. Urban
Association Chair

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 8th day of Dec, 2017, personally appeared before me, Thomas D. Urban, who being by me duly sworn did say that he is the Chair of said Quail Meadows at Tri-City Twin-Homes Homeowners Association, Inc. that executed the within instrument and did acknowledge to me that the said corporation executed the same.


Notary Public

Residing at 232 Main AF, UT 84013

My Commission Expires:

08/05/2018

ENT 121953:2017 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 08 10:59 am FEE 44.00 BY DA
RECORDED FOR URBAN, THOMAS

EXHIBIT A

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, EASEMENTS, PRIVATE, LIMITED COMMON, AND COMMON AREA AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

MAY 6, 1998

DATE

 SURVEYOR

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°01'21" WEST ALONG THE SECTION LINE 47.71 FEET AND WEST 44.33 FEET, FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N 89°56'03" W 456.33 FEET;

THENCE N 84°30'27" W 169.23 FEET TO THE EASTERLY BOUNDARY OF 100 EAST ST.;
THENCE ALONG THE EASTERLY BOUNDARY OF 100 EAST STREET

N 25°36'08" E 260.78 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF ROBINSON HEIGHTS SUBDIVISION,
PLAT "B", S 64°23'52" E 120.00 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF ROBINSON HEIGHTS SUBDIVISION,
PLATS "A" AND "B", N 25°36'08" E 828.36 FEET;

THENCE ALONG A FENCE LINE S 77°25'13" E 305.74 FEET;

THENCE S 16°00'00" W 915.97 FEET TO THE POINT OF BEGINNING.

AREA: 9.294 ACRES