

WHEN RECORDED, RETURN TO:  
WESTERN MANAGEMENT ASSOC.  
4252 So. Highland Drive #105  
Salt Lake City, Utah 84124

12266241  
04/25/2016 02:52 PM \$67.00  
Book - 10424 Pg - 4430-4432  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WESTERN MANAGEMENT ASSOC  
4252 S HIGHLAND DR #105  
SLC UT 84124  
BY: LTA, DEPUTY - WI 3 P.

## NOTICE OF OWNER MAINTENANCE OBLIGATION

### BE IT KNOWN TO ALL OWNERS, BUYERS AND TITLE COMPANIES that:

Pursuant to the Tract Declaration for Skyline at Towne Center Development recorded May 22, 2013; this is a notice of Owner Maintenance Obligation prior to Sale of any Unit in The Cottages at Sycamores Condominium that will run with the land.

### SKYLINE AT TOWNE CENTER Owner Maintenance Obligation

**This Notice of Owner Maintenance Obligation is adopted pursuant to the  
Tract Declaration for Skyline at Towne Center recorded May 22, 2013 and  
will run with the land.**

1. All of the covenants, conditions and restrictions set forth in Article 10, Use and Conduct Restrictions and Requirements, Article 3, Association, Membership and Voting Rights, of the Declaration recorded May 22, 2013 shall apply.

2. Any Owner who elects to install or attach any equipment (such as but not limited to a Satellite Dish, Cable Installation, TV Antenna, solar panels), to the roof or the exterior building structure (after written approval of the Association and if allowable under the declaration) agrees to remove when needed any such items and make any and all necessary repairs at his sole expense, to the roof and/or building structure needed to bring building back to original condition prior to any sell of the unit to a new purchaser.

3. If solar panels are installed the owner assumes all financial responsibility for maintenance, repair and roof replacement as needed under the area covered by solar panels in perpetuity.

3. Owner may enter into a written agreement with the new purchaser (entered into or not, the buyer assumes all ongoing responsibility under the terms of this notice) to assume all ongoing maintenance obligations and liability in perpetuity for the installed equipment, with an executed copy of the agreement sent to the association.

4. Owners who do not comply with this notice or who have not entered into a written agreement with the purchaser will be assessed a \$500.00 fine at closing, and the new purchaser of the unit will automatically be responsible for all conditions under this notice of owner maintenance obligation.

DATE: April 20, 2016

## SKYLINE AT TOWNE CENTER HOMEOWNERS ASSOCIATION

Richard Harman  
By: Richard Harman/Western Management Assoc.  
It's: Authorized Agent

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

Subscribed and sworn to before me on APRIL 21, 2016



Notary Public

## EXHIBIT "A"

### [Legal Description]

Lot A-TH1-1	Lot A-TH6-19	Lot A-TH11-37
Lot A-TH1-2	Lot A-TH6-20	Lot A-TH11-38
Lot A-TH1-3	Lot A-TH7-21	Lot A-TH12-39
Lot A-TH1-4	Lot A-TH7-22	Lot A-TH12-40
Lot A-TH1-5	Lot A-TH7-23	Lot A-TH12-41
Lot A-TH2-6	Lot A-TH8-24	Lot A-TH13-42
Lot A-TH2-7	Lot A-TH8-25	Lot A-TH13-43
Lot A-TH2-8	Lot A-TH8-26	Lot A-TH13-44
Lot A-TH2-9	Lot A-TH9-27	Lot A-TH13-45
Lot A-TH2-10	Lot A-TH9-28	Lot A-TH13-46
Lot A-TH3-11	Lot A-TH9-29	Lot A-TH14-47
Lot A-TH3-12	Lot A-TH10-30	Lot A-TH14-48
Lot A-TH3-13	Lot A-TH10-31	Lot A-TH14-49
Lot A-TH4-14	Lot A-TH10-32	Lot A-TH14-50
Lot A-TH4-15	Lot A-TH10-33	Lot A-TH15-51
Lot A-TH5-16	Lot A-TH10-34	Lot A-TH15-52
Lot A-TH5-17	Lot A-TH11-35	Lot A-TH15-53
Lot A-TH5-18	Lot A-TH11-36	Lot A-TH15-54

All of the Herriman Towne Center Plat A – Phase 1 Lot 5 Amended, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.