

16-29-320-069

When recorded mail to

Adam Nash

Land Development, LLC.

6076 South 900 East Suite 100

Salt Lake City, Utah 84121

12631814

10/6/2017 11:16:00 AM \$14.00

Book - 10606 Pg - 5134-5136

ADAM GARDINER

Recorder, Salt Lake County, UT

MONUMENT TITLE INS. CO.

BY: eCASH, DEPUTY - EF 3 P.

COTTAGE COURT SUBDIVISION PHASE 1

LOCATED IN SW 1/4 OF SECTION 29, T 1 S, R 1 E, SLB&M SALT LAKE CITY, UTAH

Notice of Home Owners Association to be known as:

Cottage Court Home Owners Association (HOA) and the DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by Land
Development, LLC. hereinafter referred to as "declarant".

WITNESSETH: WHEREAS, declarant is the owner of certain property in Salt Lake
County, State of Utah, more particularly described as:

A portion of Lot 4, Block 28, 10 Acre Plat "A", Big Field Survey, more particularly
described as follows:

Beginning at the South\west corner of Lot 4, Block 28, 10 Acre Plat "A", Big Field
Survey located N0°12'27"E along the monument line of 900 East Street 1,180.27
feet and East 27.94 feet from a Salt Lake County monument at 3300 South;
thence N0°02'53"E along said Block line and the easterly line of 900 East Street
191.40 feet; thence N89°48'44"E 217.59 feet to the west line of HILLCREST
GARDENS Subdivision, according to the Official Plat thereof on file in the Office
of the Salt Lake County Recorder; thence S0°03'04"W along said plat 191.40 feet

to the south line of said lot; thence S89°48'44"W along the south line of said lot 217.58 feet to the point of beginning.

Cottage Court Home Owners Association shall be responsible for the maintenance and care of the common driveway known as Kingsmill Drive and the Utilities there under, including but not limited to sewer laterals and water services and storm drain system.

Cottage Court Home Owners Association is to be formally created and recorded against the Cottage Court Subdivision Lots 101-108 upon recording of the final plat after recording, but prior to occupancy of homes constructed on the lots.

Developer, Land Development, LLC. is exempt to the fees and assessments of the HOA until all the lots are sold and conveyed to buyers and builders of individual lots.

HOA may annex and include additional lots as the opportunity arises of future development of properties in the general area.

IN WITNESS, WHEREOF, the undersigned, being the declarant and owner herein, has hereunto set his hand this 6th day of October 2017.

 10-6-2017

Adam Nash, Manager

Date

Land Development, LLC.

STATE OF UTAH COUNTY OF SALT LAKE

The foregoing document was acknowledged before me this 6th day of October, 2017 by Adam Nash, Manager, of Land Development LLC.

My Commission Expires: April 16, 2021

NOTARY PUBLIC Residing at: Salt Lake

