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3/12/2019 4:47:00 PM \$74.00
Book - 10759 Pg - 9714-9716
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BARTLETT TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Return to:
Fieldstone RH, LLC
12896 S. Pony Express Road, Suite 400
Draper, Utah 84020

Tax ID Numbers: See Exhibit A

**NOTICE OF TERMINATION OF
PERIOD OF DECLARANT'S CONTROL**

(COTTAGES AT WESTERN SPRINGS, RIVERTON, UTAH)

This *Notice of Termination of Period of Declarant's Control* ("**Notice**") is made effective this 28 day of February, 2019, by Fieldstone RH, LLC, a Delaware limited liability company ("**Declarant**").

WHEREAS, that certain *Declaration of Covenants, Conditions and Restrictions for The Cottages at Western Springs* was recorded in the real property records of Salt Lake County on October 21, 2015, as Entry No. 12155494 ("**Declaration**").

WHEREAS, the Declaration encumbers that residential subdivision located in Riverton, Utah, and known as *The Cottages at Western Springs* ("**Subdivision**"). The Subdivision is more particularly described on Exhibit A hereto.

WHEREAS, the *Cottage at Western Springs Homeowners Association* ("**Association**") is a Utah non-profit corporation created to administer those areas of the Subdivision referred to in the Declaration as Common Areas and to perform other functions set forth in the Declaration or required under Utah Code § 57-8a-101, et seq.

WHEREAS, Declarant obtained the administrative control rights set forth in the Declaration pursuant to an assignment recorded in the real property records of Salt Lake County on October 22, 2015, as Entry No. 12156295.

WHEREAS, Declarant desires to turnover administrative control of the Association to the owners of lots within the Subdivision and notice of its intent as provided for under Utah Code § 57-8a-502.

NOW THEREFORE, Declarant does hereby voluntarily surrender administrative control pursuant to Utah Code § 57-8a-502 and does hereby terminate the "Period of Declarant's Control" as that term is defined in Section 1.17 of the Declaration.

AS OF THE DATE hereof, the Directors appointed by the Declarant shall be deemed to have resigned and the owners of lots within the Subdivision must meet to appoint new Directors as provided for in the Declaration and the Association's Bylaws.

SUCH RESIGNATION shall not be deemed to waive or in any way impair the Directors' right to be indemnified by the Association for claims relating to actions taken by such Directors

on behalf of the Association. Such rights, whether arising under the Declaration, the Association's Articles of Incorporations, or state law, are expressly reserved and retained by such Directors.

THE FOREGOING Notice is made effective as of the date set forth above.

DECLARANT

FIELDSTONE RH, LLC, a Delaware limited liability company

By: [Signature]
Name: Jason Harris
Title: 2/28/19

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 28th day of February, 2019 by JASON HARRIS as the ASSISTANT SECRETARY of Fieldstone RH, LLC, a Delaware limited liability company.

[Signature]
NOTARY PUBLIC

SEAL:



Exhibit "A"
Property Description

The land referred to is located in **Salt Lake County, State of Utah**, and is described as follows:

Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, and 125, Phase 1, COTTAGES AT WESTERN SPRINGS, Riverton, Utah, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, Utah.

(27-31-253-003-0000 through 27-31-254-001-0000)

Lots 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, and 235, COTTAGES AT WESTERN SPRINGS PHASE 2 SUBDIVISION, Riverton, Utah, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, Utah.

(27-31-255-004-0000 through 27-31-251-012-0000)