

E# 1479021 BK 1868 PG 1391
DOUG CROFTS, WEBER COUNTY RECORDER
25-JUN-97 1051 AM FEE \$80.00 DEP MH
REC FOR: INWEST.TITLE

AGREEMENT

This AGREEMENT, made this 14th day of MAY, 1997, by and between Loel W. Dean and Kathleen C. Dean, here called 'Developers' and Mountain Meadows Single and Multiple Unit Condominium Associations, consisting of Phases 1 through 6, collectively here called 'Associations'.

RECITALS

Whereas, Developers have constructed and dedicated of record Mountain Meadows Single and Multiple Unit Condominiums, in Phases 1 through 6; and

Such condominiums have in place and functioning a private sewer system, serving all phases of Mountain Meadows Condominiums, draining from East to West generally, and connecting to appropriate existing sewer systems downstream and to the West of Mountain Meadows Condominiums; and

In planning and construction of the private sewer system now in place in Mountain Meadows Condominiums, Developers and their engineers planned and constructed a system of sufficient capacity to service the Mountain Meadows Condominiums, and future development on specific other lands owned by Developers to the East and to the South of Mountain Meadows Condominiums; and

Developers have now dedicated Quail Creek Chateaux No. 1 subdivision in Ogden City, Weber County, Utah, located East of Mountain Meadows Condominiums, separated only by Skyline Drive, and will connect the sewer lines being constructed to service Quail Creek to the existing private sewer system of Mountain Meadows Condominiums; and

Developers own other specific lands to the East and South of Mountain Meadows Condominiums, particularly described hereinafter, planned to be developed for residential purposes, and will connect the sewer lines to be constructed in such specific property to the existing private sewer system in Mountain Meadows Condominiums; and

The parties have previously reached agreement by written contract of September 10, 1996, and wish to formally place this agreement of record, NOW THEREFORE, the parties enter the following:

AGREEMENT

1. Developers will pay to Associations the sum of \$8,000.00, receipt of which is hereby acknowledged by Associations.
2. Developers will connect sewer lines from Quail Creek Chateaux No. 1 subdivision, in Ogden City, to the existing private sewer system lines in Mountain Meadows subdivisions, sewer

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connections to be made as shown on the Improvement Plan for Skyline Drive dated 6/25/96, by Great Basin Engineers, one to the existing sewer line at Meadow Creek Lane in Phase 6, and another to the North at the existing sewer line adjacent to Unit 14 in Phase 5.

3. Such connections to the Mountain Meadows Condominiums sewer system will be done in a professional manner and at Developers sole expense. Association grants to Developer all necessary easements for the installation and construction of such connections to the existing sewer lines in Mountain Meadows Condominiums.

4. The parties agree and covenant repair and perpetual maintenance of the private sewer system, including Quail Creek Chateaux No. 1, will be equitably shared by the units serviced by the system, and owners of Quail Creek Chateaux No. 1 properties will participate equitably in the expense of such repair, maintenance or improvement of the private sewer system.

5. The lands owned by Developers to be developed as residential areas, and connected to the Mountain Meadows subdivision existing sewer system, are described as real property located South and East of Mountain Meadows single unit condominium Phase 4 and Mountain Meadows multiple unit condominium Phase 3, being Tax Serial No. 07-012-0014 and Tax Serial No. 07-012-0017, more or less.

6. Associations grant Developers easements for construction and maintenance to join sewer lines from the property described in Paragraph 5 to the existing private sewer system in Mountain Meadows Condominiums. Developers covenant that owners of the property when developed will be responsible for and will pay their equitable share of maintenance and repair cost and expense for the sewer, in the same manner as owners in Quail Creek Chateaux No. 1 as described above.

7. Developers agree the cost of attachment and joining of the sewer line from the property described in Paragraph 5 will be at Developers sole expense. At the time such property is developed, Developers will design and build a loop into the water line system to better equalize the water pressure in the existing Mountain Meadows system.

8. Association acknowledges receipt of a letter from Great Basin Engineering, Inc., certifying the addition of Quail Creek Chateaux No. 1 subdivision, and developed lands described in Paragraph 5 above to the existing private sewer system in Mountain Meadows Condominiums will not overload the present system, which has ample capacity to handle the additional material.

9. Developers covenant and agree with Association no lands other than those specifically identified above are covered by this agreement, and Developers will not add any additional lands to the sewer system except as herein agreed.

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ADDENDUM: It is further agreed by and between the parties herein that the maximum number of dwelling units to be added to the sewer system is 85 (eighty five) units.

(74) (DLN) (SKH) (MIB) (KAD) (MOR)

SIGNED THIS _____ day of May, 1997

Mountain Meadows Single Unit Condominiums
Phases 1, 2, and 3

Loel W. Dean
Loel W. Dean

by David L. Dibell
Chairman

Kathleen C. Dean
Kathleen C. Dean

by Sharon K. Hurst
Vice Chairman
Sharon K. Hurst

Developers

Mountain Meadows Multiple Unit Condominiums
Phases 1, 2, and 3

by Thomas F. Davidson
Chairman
Thomas F. Davidson

by Lucy M. Bevan
Treasurer
Lucy M. Bevan
Mountain Meadows Multiple Unit Condominiums
Phase 6

by Loel W. Dean
Loel Dean Developer

STATE OF UTAH ()
COUNTY OF WEBER () ss.

On The _____ day of May, 1997, personally appeared before me
Loel W. Dean and Kathleen C. Dean, David Dibell, Sharon Hurst,
Tom Davidson and Lou Bevan, the signers of the within instrument,
who duly acknowledged to me that they executed the same.

My Commission expires _____:
Residing in _____: Notary Public

see attached

ACKNOWLEDGMENT

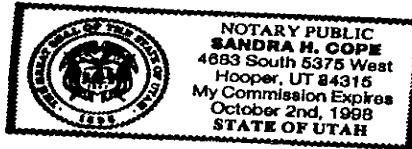
STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On the 14TH day of MAY, 1997, personally appeared before me THOMAS F. DAVIDSON, the signer() of the foregoing instrument, who duly acknowledged to me that ()he() executed the same.

Sandra H. Cope

NOTARY PUBLIC

My Commission Expires: 10/2/98
Residing at: Hooper, UT



ACKNOWLEDGMENT

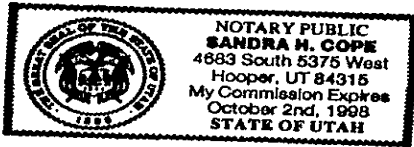
STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On the 15TH day of MAY, 1997, personally appeared before me LUCY M. BEVAN, the signer() of the foregoing instrument, who duly acknowledged to me that (s)he() executed the same.

Sandra H. Cope

NOTARY PUBLIC

My Commission Expires: 10/2/98
Residing at: Hooper, Ut



ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On the 23RD day of JUNE, 1997, personally appeared before me DAVID L. DIBELL and SHARON K. HURST, the signer(s) of the foregoing instrument, who duly acknowledged to me that (Ahe(y) executed the same.

Sandra H. Cope

NOTARY PUBLIC

My Commission Expires: 10/2/98
Residing at: Hooper ut



ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WEBER)

On the 24TH day of JUNE, 1997, personally appeared before me LOEL W. DEAN and KATHLEEN C. DEAN, the signer(s) of the foregoing instrument, who duly acknowledged to me that (Ahe(y) executed the same.



NOTARY PUBLIC

My Commission Expires: 10/2/98
Residing at: Hooper, UT

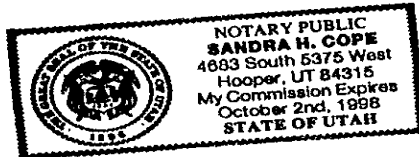


EXHIBIT A

ALL OF MOUNTAIN MEADOWS SINGLE UNIT CONDOMINIUM, PHASE 1 INCLUDING UNITS AND COMMON AREA
TAX SERIAL NUMBERS ~~06-176-0001 THRU 0007~~ 06-176-0001 thru 0011

ALL OF MOUNTAIN MEADOWS SINGLE UNIT CONDOMINIUM, PHASE 2 AMENDED, INCLUDING UNITS AND COMMON AREA
TAX SERIAL NUMBERS 06-185-0002 ~~THRU 0018~~, 0004, 0006, 0007, 0009, 0010, 0011, 0012, 0014, 0015, 0016, 0017

ALL OF MOUNTAIN MEADOWS SINGLE UNIT CONDOMINIUM, PHASE 3 AMENDED, INCLUDING UNITS AND COMMON AREA
TAX SERIAL NUMBERS 07-361-0001 THRU 0003

ALL OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM, PHASE 1 INCLUDING UNITS AND COMMON AREA
TAX SERIAL NUMBERS 06-182-0001 THRU 0012

ALL OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM, PHASE 2 INCLUDING UNITS AND COMMON AREA
TAX SERIAL NUMBERS 06-190-0001 THRU 0012

ALL OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM, PHASE 3 INCLUDING UNITS AND COMMON AREA
TAX SERIAL NUMBERS 06-196-0001 THRU 0006

ALL OF PROPOSED MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM, PHASE 6 INCLUDING UNITS AND COMMON AREA DESCRIBED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SECTION LINE BEING 627.88 FEET NORTH 89°10'53" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 10; AND RUNNING THENCE NORTH 89°10'53" WEST 160.35 FEET ALONG SAID SECTION LINE TO THE SOUTHEAST CORNER OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM PHASE THREE IN OGDEN CITY, WEBER COUNTY, UTAH, AS STAKED ON THE GROUND; THENCE NORTH 3°45'27" WEST 133.19 FEET ALONG THE EASTERLY LINE OF SAID PHASE THREE TO THE SOUTHEASTERLY CORNER OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM PHASE TWO IN OGDEN CITY, WEBER COUNTY, UTAH AS STAKED ON THE GROUND; THENCE ALONG SAID EASTERLY LINE OF PHASE TWO THE FOLLOWING TWO (2) COURSES: NORTH 3°45'33" WEST 337.17 FEET AND SOUTH 68°39'57" WEST 11.06 FEET TO THE SOUTHEASTERLY CORNER OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM PHASE ONE IN OGDEN CITY, WEBER COUNTY, UTAH AS STAKED ON THE GROUND; THENCE NORTH 5°34'09" WEST 198.74 FEET ALONG THE EASTERLY LINE OF SAID PHASE ONE TO THE SOUTHERLY LINE OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM PHASE 5 IN OGDEN CITY, WEBER COUNTY, UTAH AS STAKED ON THE GROUND; THENCE NORTH 68°16'42" EAST 105.65 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID PHASE ONE AND THE WESTERLY LINE OF QUAIL CREEK CHATEAUX NO. 1 IN OGDEN CITY, WEBER COUNTY, UTAH AS STAKED ON THE GROUND; THENCE ALONG SAID WESTERLY LINE OF QUAIL CREEK CHATEAUX NO. 1 THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 1808.23 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 132.34 FEET (CENTRAL ANGLE EQUALS 4°11'36" AND LONG CHORD BEARS SOUTH 23°49'06" EAST 132.31 FEET) TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG THE ARC OF A 720.63 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.91 FEET (CENTRAL ANGLE EQUALS 26°37'40" AND LONG CHORD BEARS SOUTH 12°36'04" EAST 331.90 FEET); AND SOUTH 0°42'46" WEST 252.60 FEET TO THE POINT OF BEGINNING.
TAX SERIAL NUMBERS 06-096-0002 ~~06-096-0045~~

EXHIBIT A CONTINUED

ALL OF QUAIL CREEK CHATEAUX NO. 1 INCLUDING ALL LOTS AND PRIVATE DRIVES
TAX SERIAL NUMBERS 06-245-0001 THRU 0016

TAX SERIAL NUMBER 07-012-0014
PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT
1279.92 FEET NORTH 89°37'00" WEST ALONG THE SECTION LINE AND SOUTH
25°09'57" WEST 65.70 FEET AND NORTH 64°50'03" WEST 154.00 FEET AND
SOUTH 44°05'44" WEST 150.00 FEET FROM THE NORTHEAST CORNER OF SAID
NORTHEAST QUARTER SECTION; AND RUNNING THENCE SOUTH 44°05'44" WEST
71.87 FEET; THENCE SOUTH 28°49'58" WEST 195.00 FEET; THENCE SOUTH
68°03'06" WEST 330.00 FEET; THENCE SOUTH 80°15'10" EAST 566.73 FEET;
THENCE NORTH 0°23'00" EAST 120.46 FEET; THENCE NORTHERLY ALONG THE ARC
OF A 334.09 FOOT RADIUS CURVE TO THE RIGHT 140.62 FEET (LONG CHORD
BEARS NORTH 12°26'30" EAST 139.59 FEET); THENCE NORTH 24°30'00" EAST
78.33 FEET, THENCE NORTH 56°30'00" WEST 209.61 FEET TO THE POINT OF
BEGINNING.

TAX SERIAL NUMBER 07-012-0017
PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE
1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A
POINT 550.00 FEET NORTH 89°37' WEST ALONG THE SECTION LINE FROM THE
NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, AND RUNNING THENCE
NORTH 89°37' WEST 577.37 FEET ALONG SAID SECTION LINE, THENCE SOUTH
1°02'57" WEST 161.65 FEET, THENCE SOUTH 46°02'57" WEST 91.92 FEET,
THENCE NORTH 88°57'03" WEST 172.75 FEET, THENCE NORTH 56°30' WEST 6.12
FEET, THENCE SOUTH 24°30' WEST 78.33 FEET, THENCE SOUTHERLY ALONG THE
ARC OF 334.09 FOOT RADIUS CURVE TO THE LEFT 140.62 FEET (LONG CHORD
BEARS SOUTH 12°26'30" WEST 139.59 FEET), THENCE SOUTH 0°30' WEST 120.46
FEET, THENCE SOUTH 80°15'10" EAST 899.75 FEET TO THE SOUTHWEST CORNER
OF THE DEAN PERKINS PROPERTY, THENCE NORTH 0°23' EAST ALONG SAID
PERKINS PROPERTY 700.00 FEET TO THE POINT OF BEGINNING.