

AFTER RECORDING PLEASE MAIL A COPY TO:

PEACEFIELD HOMEOWNERS ASSOCIATION
1686 E. Ridge Road
Layton, UT 84040

11-488-0101 thru 0129
11-469-0501 thru 0515
11-630-2601 thru 2613

11-458-0101 thru 0129
11-469-0201 thru 0215, 0217, 0219 thru 0221
11-556-0301 thru 0317

**AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
PEACEFIELD PLANNED UNIT DEVELOPMENT**

This AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT is made and executed as of this 22nd day of March, 2011, by the Peacefield Homeowners Association ("Declarant") after a vote of the Members of the Association at a duly noticed, called and conducted meeting of the same.

WHEREAS, the Declarant previously recorded a DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT on June 21, 1999 as Entry no. 1530975, Book 2531, Page 77, in the offices of the Davis County Recorder, Utah; and

WHEREAS, the Declarant thereafter recorded an AMENDMENT TO: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT which amendment was recorded in the offices of the Davis County Recorder, April 10, 2000, as Entry No. 1585791, Book 2635, Page 1009, adding Phase 3 to the Declarations; and

WHEREAS, the Declarant thereafter recorded an AMENDMENT TO: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT which amendment was recorded in the offices of the Davis County Recorder, August 25, 2000, as Entry No. 1609994, Book 2685, Page 215, adding Phase 4 to the Declarations; and

WHEREAS, the Declarant previously recorded an AMENDMENT TO: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT dated September 13, 2000 and recorded October 10, 2002 as Entry no.1617676, Book 2700, Page 129, amending Section VII. 5 Building Location; and

WHEREAS, the Declarant thereafter recorded an AMENDMENT TO: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT which amendment was recorded May 7, 2002, as Entry No.1751161, Book 3039, Page 77, adding Phase 5 to the Declarations; and

WHEREAS, the Declarant thereafter recorded an AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PEACEFIELD PLANNED UNIT DEVELOPMENT on May 23, 2003 as Entry no. 1869447, Book 3297, Page 404, in the offices of the Davis County Recorder, Utah; and

WHEREAS, the Declarant and Members have determined that due to changes in the circumstances relating to the development of the Property and that in the best interest of the Owners of all Lots and Units covered by the Declarations, it is required to amend and restate the Declarations to consolidate the previous amendments and to clarify the calculation and determination of assessments for the Project.

THEREFORE, the Declarant, with the approval of the required votes of the Members at a duly noticed meeting, hereby amends and restates the Declaration in its entirety as follows:

I. Purpose of the Covenants, Conditions, and Restrictions

It is the intention of Declarant, expressed by its execution of this instrument, that its real property located in Davis County, State of Utah, comprising all phases of the area known as Peacefield Planned Unit Development (hereinafter the "Planned Unit Development") be designed and constructed to promote visual harmony throughout the Planned Unit Development. This Declaration also provides for the continued maintenance and protection of certain common areas and common facilities in the Planned Unit Development.

NOW, THEREFORE, Declarant hereby declares that all of the hereinafter described property is and shall be held, conveyed, used, occupied and improved as separate parcels of land subject to the limitations, restrictions and covenants set forth herein, all of which are declared to be in furtherance of a plan for enhancing and protecting the value, desirability, and attractiveness of the subject property and every part thereof. The acceptance of any deed or conveyance thereof by the Declarant therein and their heirs, executors, administrators, successors and assigns shall constitute their covenant and agreement with the undersigned and with each other to accept and hold the subject property described or conveyed in or by such deed of conveyance, subject to the covenants, conditions and restrictions as set forth herein.

II. Definitions

When used in this Declaration, each of the following terms shall have the meaning indicated:

1. "Association" shall mean and refer to the Peacefield Homeowners Association, a Utah nonprofit corporation, whose primary duty shall be to maintain the Common Improvements within the Planned Unit Development.
2. "Board" shall mean and refer to the Board of Directors as defined in this Declaration, the Articles of Incorporation, and Bylaws of the Association.
3. "Commercial and Original Development" shall mean existing commercial and residential buildings in the Planned Unit Development, together with any additional commercial buildings hereafter constructed, and all the land associated with such commercial and residential buildings.
4. "Common Improvements" shall mean all of the property, common area and related improvements within the Planned Unit Development, including but not limited to entrance markers, street islands, open space, finished landscape buffers within the preservation easement, water features, private roadways and cul-de-sacs serving multiple lots, and recreation amenities provided for common use, together with all easements appurtenant thereto intended for the common use, benefit and enjoyment of all owners in the development except for the Lots or Units.
5. "Days" shall mean calendar days unless otherwise stated.
6. "Declaration" shall mean this "Declaration of Covenants, Conditions, and Restrictions of the Peacefield Planned Unit Development."
7. "Developer" shall mean and refer to Peacefield P.U.D. L.L.C., and its successors and assigns.
8. "Dwelling" shall mean each of the single-family homes, patio homes and twin homes in the Project.

9. "Governing Documents" shall mean this Declaration, the Articles of Incorporation, Association Bylaws, and Association Rules and Regulations.

10. "Limited Common Area" shall mean that portion of the Common Improvements, including but not limited to such items as landscaping, shutters, awnings, window boxes, doorsteps, driveways, balconies, patios, or other improvements or apparatus intended to serve a single Lot or Unit, but located outside of the boundaries of the Lot or Unit. Such property and facilities shall constitute a limited common area and facility pertaining to that Unit for the exclusive use and benefit of the Unit or Lot served and its Owner.

11. "Lot" shall mean and refer to one of the separately numbered and individually described plots of land within the Planned Unit Development; which is intended to be owned individually rather than by an association of owners or in common by owners of different Lots; and which is intended to be used as the site of an owner-occupied home. Lots within Plats 3, 5 and 6 are sometimes also referred to as "Units."

12. "Managing Agent" shall mean and refer to any person or entity appointed as the manager or managing agent by the Association.

13. "Mortgage" shall mean any mortgage, deed of trust, or trust deed, provided that such encumbrance is in first position relative to other mortgages, deeds of trust or trust deeds, encumbering a Lot; and "Mortgagee" shall mean any first mortgagee or any trustee or beneficiary of a first trust deed or deed of trust.

14. "Non-Building Area" shall mean the portion of a Unit which does not have a Dwelling or building constructed upon it. Such Non-Building Areas shall be treated for all purposes under this Declaration as Limited Common Area of the Owner of the Unit.

15. "Owner or "Lot Owner" or Member" shall mean and refer to the person who is the owner of record in the office of the County Recorder of Davis County, Utah of a fee or an undivided fee interest in any Lot. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term "Owner" does not mean or include a mortgagee, or a beneficiary of trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure of any proceeding in lieu thereof.

16. "Plat" shall mean and refer to the Planned Unit Development Plats which have been recorded in connection with the Declaration entitled PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on July 12, 1999 in Book 2531 Page 75 and 76 as on Entry Number 1530973 and 1530974 (Phases 1 and 2), and recorded on April 10, 2000 as Entry #1585790, Book 2635, Page 1008 (Phase 3), and recorded on August 25, 2000 as Entry No. 1609993, Book 2685, Page 214 (Phase 4), and recorded on April 4, 2002 as Entry No. 1743320, Book 3018, Page 524 (Phase 5), creating separately numbered lots, together with all subsequently recorded Plats which are designated as phases of the Planned Unit Development.

17. "Patio Homes" shall mean and refer to a structure which is designed and intended for use and occupancy as a single-family residence located on a lot within Plats 3, 5, and 6.

18. "Preservation Easement" shall mean and refer to sections in the Planned Unit Development Plats which have been recorded in connection with the Declaration entitled PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah.

19. "Property" shall mean and refer to the entire real property covered by the Plat, a description of which is set forth in Article III of this Declaration.

20. "Single Homes" shall mean and refer to a structure, which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on the Lot, which are used in conjunction with such residence.

21. "Twin Homes" shall mean and refer to homes designed and intended for use by two separate living units sharing a common wall, together with all improvements located on the Unit concerned which are used in conjunction with such residents.

22. "Unit" has the same meaning provided for "Lot" above.

III. Property Description

The Property which is and shall be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration consists of the following described real property in Davis County, State of Utah:

1. Phase 1- PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on July 12, 1999 in Book 2531 Page 75, Entry Number 1530973
2. Phase 2- PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on July 12, 1999 in Book 2531 Page 76, Entry Number 1530974.
3. Phase 3- PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on April 10, 2002 in Book 2635 Page 1008, Entry Number 1585790.
4. Phase 4 - PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on August 25, 2000 as Entry No. 1609993, Book 2685, Page 214 (Phase 4).
5. Phase 5 - PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on April 4, 2002 as Entry No. 1743320, Book 3018, Page 524 (Phase 5).
6. Phase 6 - PEACEFIELD PLANNED UNIT DEVELOPMENT, filed of record in the office of the County Recorder of Davis County, Utah on March 28, 2007 as Entry No. 2256353, Book 4249, Page 697 (Phase 6).

IV. Membership and Voting Rights in the Association

1. Membership. Every Owner, upon acquiring title to a Lot, shall automatically become a Member of the Association and shall remain a Member thereof until such time as the Owner's ownership of such Lot ceases for any reason, at which time the Owner's membership shall automatically cease and the successor Owner shall become a Member. Membership in the Association shall be mandatory and shall be appurtenant to and may not be assigned or otherwise conveyed separately from the ownership of a Lot.

2. Voting Rights. The Association shall have the following described classes of voting

membership:

Class A: Class A Members shall be all owners of Single Homes or Single Home Lots. Members shall be entitled to one vote for each Single Home or Single Home Lot in which the interest required for membership in the Association is held.

Class B: Class B Members shall be all Owners of Units in Phases 3, 5, and 6. Members owning Units shall be entitled to one vote for each Patio Home Unit and one vote for each half of the Twin Home Unit for a total of two votes for each Twin Home.

Class C: Class C Members shall be the Owners of the Commercial Development within the Planned Unit Development. The Class C members shall have a total of two votes.

3. Record of Ownership. Every Owner shall properly cause to be filed of record the deed conveying ownership of the Lot. The new Owner shall submit a copy of the deed to the Association, which shall maintain a record of ownership of the Lots. Any Owner who mortgages the Owner's Lot or any interest therein by a mortgage which has priority over the lien of any assessment provided herein shall notify the secretary of the Association of the name and address of the Mortgagee; and the secretary of the Association shall maintain all such information in the record of ownership.

V. Duties and Powers of the Association

1. Duties of the Association. Without limiting any other duties, which may be imposed upon the Association by its Articles of Incorporation or this Declaration, the Association shall have the obligation and duty to do and perform each and every one of the following for the benefit of the Owners and the maintenance and improvement of the Property:

- a. The Association shall recognize Owners as members of the Association.
- b. The Association shall maintain, repair, replace and landscape the Common Improvements, Limited Common Areas where necessary, and Non-Building Areas.
- c. In compliance with the Development Agreement with Layton City, the Homeowners Association will be responsible for any additional expenses incurred by Layton City, if and when it is necessary to replace the colored cement and streetlights within the project.
- d. To the extent not assessed to or paid by the Owners directly (such as the portion of land in the Preservation Easement), the Association shall pay all property taxes and assessments levied upon any portion of the Common Improvements, provided that the Association shall have the right to contest or compromise any such taxes or assessment.
- e. The Association shall obtain and maintain in force the policies of insurance required by this Declaration. General liability insurance in the sum of no less than \$5,000,000 per occurrence shall be maintained. Such insurance shall be adjusted in the discretion of the Association to reflect changes in the cost of living.
- f. The Association may employ a responsible corporation, partnership, firm, person or other entity as the Managing Agent to manage and control the Common Improvements, subject at all times to direction by the Board, with such administrative functions and powers as shall be delegated to the Managing Agent by the Board. The compensation of the Managing Agent shall be as determined by the Board. Any agreement appointing a Managing Agent shall be terminable by either party, with or without cause and without payment of any termination fee, upon 30 days' written notice thereof; and the term of any such agreement may not exceed one year, renewable by agreement of the parties for successive one-year periods. The Managing Agent may be an independent contractor and not an agent or employee of

the Association.

g. The Association shall maintain current copies of the Declaration, Articles, Bylaws, Rules, and other similar documents, as well as its own books, records, and financial statements, which shall all, be available for inspection by Lot Owners and insurers as well as by holders, insurers and guarantors of first Mortgages during normal business hours within 30 calendar days. Charges shall be made for copying, researching or extracting from such documents. An Owner or holder, insurer or grantor of a first Mortgage may provide an audit of Association records at its own expense so long as the results of the audit are provided to the Association and such audit is conducted in a manner, which does not unreasonably interfere with the business of the Association.

2. Powers and Authority of the Association. The Association shall have all the powers set forth in its Articles of Incorporation, together with its general powers as a nonprofit corporation, and the power to do any and all things which may be authorized, required or permitted to be done by the Association under and by virtue of this Declaration, including the power to levy and collect assessments as hereinafter provided. Without in any way limiting the generality of the foregoing, the Association shall have the following powers:

a. In fulfilling any of its duties under this Declaration, including its duties for the maintenance, repair, operation or administration of the Common Improvements and Lots (to the extent necessitated by the failure of the Owners of such Lots) or in exercising any of its rights to construct improvements or other work upon any of the Common Improvements, the Association shall ensure that any contract for goods or services having a term of more than one year shall state that it may be terminated by either party at the end of the first year or at any time thereafter upon no less than 90 days' written notice, the Association shall have the power and authority (i) to pay and discharge any work done or performed by the Association in fulfillment of any of its obligations and duties of maintenance, repair, operation or administration and (ii) to obtain, contract and pay for, or otherwise provide for:

i. Construction, maintenance, repair and landscaping of the Common Improvements on such terms and conditions as the Board shall deem appropriate;

ii. Such insurance policies or bonds as the Board may deem appropriate for the protection of property within the Planned Unit Development, the Association, the members of the Board and the Owners;

iii. Such utility services, including (without limitation) water, sewer, trash removal, electrical, telephone and gas services, as the Board may from time to time deem desirable;

iv. The services of architects, engineers, attorneys and certified public accountants and such other professional or nonprofessional services as the Board may deem desirable;

v. Fire, police and such other protection services as the Board may deem desirable for the benefit of the Owners of any of the Property; and

vi. Such materials, supplies, furniture, equipment, services and labor as the Board may deem necessary.

b. The Board may delegate to the Managing Agent any of its powers under this Declaration; provided, however, that the Board cannot delegate to such Managing Agent the power to execute any contract binding on the Association for a sum in excess of \$2,500, or the power to sell, convey, mortgage, or encumber any Common Improvements.

3. Board of Directors.

- a. The membership of the Board of Directors consists of five elected members.
- b. The Board shall, in the Association Bylaws, provide Board of Directors election procedures, including:
 - i. election by ballot at a meeting of association members;
 - ii. written notice sent to all owners prior to the meeting date;
 - iii. the filing period and filing deadline for Board member candidates; and
 - iv. written notice sent to all owners prior to the Board member candidates filing period.
- c. A candidate for Board member shall:
 - i. be a Member of the Association; and
 - ii. meet the qualifications and follow the procedures provided in this Declaration, the Articles of Incorporation, and Association Bylaws.
- d.
 - i. A Board member shall serve a two-year term.
 - ii. Notwithstanding the term requirements of Subsection d(i), the Board may adjust the length of terms to ensure the terms of board members are staggered so that approximately half of the Board is elected every year.
- e.
 - i. A person elected to the Board may be reelected upon completion of a term, but may not be elected to serve more than two consecutive terms.
 - ii. Subsection e(i) does not apply if another qualified person does not file to run.
- f.
 - i. At its first meeting following Board member elections every year, the Board shall elect a chair and vice chair from its membership.
 - ii. The chair and vice chair may serve consecutive terms.
 - iii. The chair shall preside at all Board meetings and is responsible for the call and conduct of such meetings.
 - iv. Meetings shall be called and held at least every other month.
 - v. In case of the chair's absence or disability, the vice chair shall perform the chair's duties.
 - vi. Officers and Owners who are not Board members may speak, but may not vote at Board meetings.
- g. When a vacancy occurs in the membership of the Board for any reason, the Board shall, within 30 days:
 - i. appoint a replacement member for the remainder of the unexpired term; or
 - ii. schedule a special election to fill the office for its unexpired term.

h. i. The Board, with a unanimous vote of the other Board members, may remove a Board member for cause, which shall include misconduct, incompetence, or neglect of duty.

ii. The Board shall conduct a hearing if requested by the board member who is to be removed.

i. i. A majority of the members of the Board constitute a quorum.

ii. The action of a majority of a quorum constitutes the action of the Board.

j. A Board member may not receive compensation for the member's service or meeting attendance, but may be reimbursed for actual expenses incurred in the discharge of the member's duties.

k. The Board may appoint committees to perform duties assigned by the Board.

l. The Board shall annually contract with an independent auditor to audit the books and accounts of the Association. The Board shall report the audit findings at the next meeting of association members.

m. i. If a majority of the Owners sign a petition making such a request, the Board shall as soon as possible call, provide notice to all Owners of, and hold an open Owners' meeting concerning the removal of a Board member for cause, which shall include misconduct, incompetence, or neglect of duty.

ii. Following the hearing portion of the meeting, the Owners, by a majority vote of all Owners, may remove a Board member.

4. Association Officers.

a. At its first meeting following Board member elections every year, the Board shall appoint the following Association officers who shall serve a one-year term, and may serve consecutive terms:

i. President;

ii. Vice-President;

iii. Secretary; and

iv. Treasurer.

b. The Board may appoint additional officers and agents.

c. An officer may or may not be a Board member.

d. A person may not serve as association President and Board chair or Board vice chair at the same time.

e. The Bylaws of the Association shall provide the officers' duties, including establishing the:

i. President as the chief executive officer of the association;

ii. Vice-President to act as President in case of the President's absence or disability;

iii. Secretary to keep Board meeting minutes; and

iv. Treasurer to have the care and custody of money, funds, valuable papers, and documents.

f. One person may serve as both the Secretary and Treasurer.

g. The President, as assigned by the Board, shall be responsible for the enforcement of the provisions of this Declaration, the Association Bylaws, and the Association Rules and Regulations.

h. When an officer vacancy occurs for any reason, the Board shall, within 30 days, appoint a replacement member for the remainder of unexpired term.

i. An officer may not receive compensation for the officer's service or meeting attendance, but may be reimbursed for actual expenses incurred in the discharge of the officer's duties.

j. i. The Board, with a unanimous vote of the board members, may remove an officer for cause, which shall include misconduct, incompetence, or neglect of duty.

ii. The Board shall conduct a hearing if requested by the officer who is to be removed.

5. Architectural Control Committee.

a. The Board may serve as the Architectural Control Committee or appoint a separate Architectural Control Committee.

b. If the Board appoints a separate Architectural Control Committee:

i. the Board shall also appoint a committee chair, who shall be a Board member; and

ii. when a vacancy occurs in the membership of the committee for any reason, the Board shall, within 30 days, appoint a replacement member for the remainder of unexpired term.

c. Unless the Board appoints a separate Architectural Control Committee:

i. the Board is the Architectural Control Committee and, in that capacity, shall perform all of the responsibilities assigned to the Architectural Control Committee in this Declaration, the Association Bylaws, and the Association Rules and Regulations; and

ii. the Board chair shall also serve as the Architectural Control Committee chair.

d. Prior to the commencement of any excavations, construction, remodeling, or alteration to any exterior structure theretofore completed, there shall first be filed with the Architectural Control Committee one complete set of plans and specifications for such excavation, construction, remodeling, or alteration, together with a block or plat plan indicating the exact part of the Property the improvement will cover, and said work may not commence unless the Architectural Control Committee shall endorse said plans as being in compliance with these covenants.

e. The Architectural Control Committee shall have the right to refuse to approve any such plans and specifications which are not desirable, and in so passing upon them the Architectural Control Committee shall have the right to take into consideration the suitability of any proposed excavation, construction, remodeling or alterations and of the materials to be included, the harmony and effect thereof with the surroundings and the effect thereof on the outlook from the adjacent or neighboring property.

f. The Architectural Control Committee may promulgate and maintain a list of standards for guidance in approving or disapproving plans and specifications pursuant to this section. In the event the

Architectural Control Committee fails to approve or disapprove in writing said plans within 30 days of their submission (or if revisions are suggested which require more time for resolution and everyone is acting in good faith, more time may be required), then said approval shall be deemed to have been given.

g. The following require the prior written approval of the Architectural Control Committee:

- i. erecting, placing, or altering a building, including an accessory building on the Property;
- ii. altering setback requirements;
- iii. erecting, placing, or altering exterior building surfaces;
- iv. front and back yard landscaping plans;
- v. removing a healthy tree or making other major landscaping changes after approval and/or completion of the landscaping plan, except that all diseased trees and bushes shall be removed by the owner within a reasonable time after the diseased condition is discovered;
- vi. grading on the Property;
- vii. erecting, placing, or altering a wall, tennis court, swimming pool, or other structure, on the Property;
- viii. erecting patio walls, fences, and enclosures not located upon a lot's property lines;
- ix. erecting a pet enclosure, which may be chain link and shall be no higher than six (6) feet;
- x. types and the location of any fencing;
- xi. any repainting involving a color change;
- xii. installing yard lights, exterior lights, mailboxes, window shades, awnings, planters, window guards, antennas, light fixtures, air conditioning devices, or other similar items outside the interior of any building on the Property;
- xiii. installing a satellite dish of any kind on the front of any home; and
- xiv. erecting or displaying a sign, except a "For Sale" sign of customary and reasonable dimensions and design.

h. Before giving its prior written approval, the Architectural Control Committee shall ensure that the action:

- i. is in compliance with the other provisions of this Declaration;
- ii. shall be made in a workmanlike manner; and
- iii. shall be architecturally compatible with the rest of the Property.

i. A member of the Architectural Control Committee is not entitled to any compensation for services performed pursuant to these covenants and restrictions.

j. i. A majority of the members of the Architectural Control Committee constitute a quorum.

ii. The action of a majority of a quorum constitutes the action of the committee.

k. The Architectural Control Committee may delegate authority to enforce the rules, covenants, conditions, and restrictions described in the association's Governing Documents to the association officers, agents, and authorized representatives.

l. The Architectural Control Committee shall have the power and authority to take such action as it deems necessary to keep any portion of the Property and exterior of any structure maintained so that the same complies with the Declaration. In connection therewith, the committee may notify an Owner of a portion of the Property of any violation hereunder, and after due notice, if the owner fails to correct such violation, then in such event, the Architectural Control Committee shall cause the necessary corrections to be made and compliance hereunder to be undertaken and the cost and expenses thereof shall constitute a lien against the said real property in the manner and nature that trust deeds or mechanics liens are foreclosed and shall also have an action at law against the Owner for the amounts involved.

6. Enforcement Authority and Duties.

a. The Board shall enforce the rules, covenants, conditions, and restrictions described in the association's Governing Documents.

b. The Board may delegate authority to enforce the rules, covenants, conditions, and restrictions described in the association's Governing Documents to the Architectural Control Committee, association officers, agents, and authorized representatives.

c. The Board shall adopt, amend, and repeal Association Rules and Regulations, consistent with this Declaration, governing the Planned Unit Development, including the use of the Common Improvements.

d. The Board shall adopt, amend, and repeal Bylaws containing provisions for managing and regulating the affairs of the association.

e. During reasonable hours, and with prior approval if the home is occupied, which approval may not be reasonably withheld, any member of the Architectural Control Committee, member of the Board, association officers, agents, or authorized representatives, shall have the right to enter upon and inspect any site, Lot, improvement, or building under construction to ascertain whether or not the provisions of the restrictions of the Board of the Association have been or are being complied with.

f. Board members and officers shall return Owner telephone calls or respond to Owner e-mails in a timely manner, which normally shall be within 24 hours.

7. Enforcement Fines.

a. The Board may assess an enforcement fine against an Owner for a violation of a rule, covenant, condition, or restriction that is specifically listed in the association's Governing Documents.

b. Before assessing an enforcement fine, the Board shall:

i. notify the Owner of the violation; and

ii. inform the Owner that a fine will be imposed if the violation is not remedied within the time provided in the notice, which shall be at least 48 hours.

c. An enforcement fine:

i. is in addition to other legal remedies available;

ii. shall be in the following amounts:

A. for a first offense: \$25.00/week for the first two weeks the violation continues following the remedy deadline; \$50.00/week for the next two weeks; and \$100.00/week thereafter;

B. for the second offense of the same violation: \$50.00/week for the first two weeks the violation continues following the remedy deadline; \$75.00/week for the next 2 weeks; and \$125.00/week thereafter;

C. for the third offense of the same violation: \$75.00/week for the first two weeks the violation continues following the remedy deadline; \$100.00/week for the next 2 weeks; and \$150.00/week thereafter;

D. for a fourth or subsequent offense of the same violation: \$100.00/week for the first two weeks the violation continues following the remedy deadline; \$125.00/week for the next 2 weeks; and \$175.00/week thereafter;

iii. for a second or subsequent offense may also include any additional expenses, including repairs or towing.

iv. may accrue interest and late fees.

d. The Board may delegate the authority to assess fines to the Architectural Control Committee, association officers, and agents.

e. A fine may be disputed as provided in this Declaration.

f. Unpaid fines may be collected as an unpaid assessment.

g. The assessment of an enforcement fine is not exclusive of other remedies and the Board may levy and enforce fines in addition to other remedies, including injunctive relief or other causes of action.

h. If a fine is unpaid, the Board shall record a lien against the Owner's property no later than six months after the fine was assessed.

i. The Board may, by resolution, increase the fine amounts without a vote of the membership, provided that any such increase may not be more than 20% of the previous fine amounts.

8. Notice, Hearings, and Appeals.

Meeting Notice

A meeting of the Board or Architectural Control Committee may be held only after timely notice to all parties, including an Owner who may be affected by the Board's or committee's action or any other interested Owner who has requested notice from the Board or committee.

Hearings and Appeals

a. An Owner may request an informal hearing:

- i. to have an issue considered by the Board;
- ii. to protest or dispute an enforcement fine within 14 days from the date the fine is assessed; or
- iii. to protest, dispute, or appeal a decision of the Board, Architectural Control Committee, or association officer, agent, or authorized representative within 14 days from the date the decision is made.

b. The Board shall, in the Association Bylaws, provide standards and procedures for informal hearings that include the following:

- i. The Board shall hold a hearing if the hearing is requested by an Owner within the prescribed time;
- ii. Prior to the hearing, the Board does not need to prepare or provide a response or answer to the issue, protest, dispute, or appeal;
- iii. A hearing may be held only after timely notice to all parties, including an Owner who may be affected by the Board's action or any other interested Owner who has requested notice from the Board.

iv. In any hearing:

A. the parties named in the notice shall be permitted to testify, present evidence, and comment on the issues; and

B. other interested parties may be permitted to testify, present evidence, and comment on the issues.

v. All parties shall have access to information contained in the Board's files and to all materials and information gathered in any investigation, except as prohibited by law or the association's Governing Documents;

vi. All hearings shall be open meetings;

vii. Within 10 days after the conclusion of the hearing, the Board chair shall issue a signed order in writing that states the following:

A. the decision;

B. the reasons for the decision; and

C. a notice of any right and the time limits for filing an appeal or requesting a review of the decision;

viii. The order shall be based on the facts appearing in the Board's files and on the facts presented at any hearings; and

ix. A copy of the order shall be promptly mailed to each of the parties.

c. A hearing shall be conducted in accordance with the standards and procedures described in subsection (b).

d. The Board or any Owner may record any hearing.

e. Interest or late fees may not accrue on a fine until after the hearing has been conducted and an order has been rendered.

f. A request for review, rehearing, reconsideration, or appeal of a Board decision does not stay or suspend the effectiveness of a Board decision unless the Board, in its sole discretion, provides an Owner with a written stay or other temporary remedy.

9. Limitation of Liability and Indemnification. A member of the Board, Architectural Control Committee, or any of their officers, agents, or authorized representatives acting in good faith may not be personally liable to any Owner, guest, lessee or any other person for any error or omission of the Association, its officers, representatives, and employees, the Board, any committee, or the Managing Agent. The Association shall defend and indemnify any member of the Board or Architectural Control Committee from and against any losses, claims, costs, causes of action or other expenses deriving from the member's duties, responsibilities, or service on the Board or Architectural Control Committee provided such member was acting in good faith.

VI. Assessments/ Maintenance

1. Personal Obligation and Lien. Each Owner shall, by acquiring or in any way becoming, vested with an interest in a Lot, be deemed to covenant and agree to pay to the Association the special and reimbursement assessments, annual and special assessments and the Owner's pro rata share of all taxes levied on the assets owned by the Association, together with late payment fees, interest and costs of collection, if and when applicable. All such amounts shall be, constitute and remain: (a) a charge and continuing lien upon the Lot with respect to which such assessment is made until fully paid; and (b) the personal, joint and several obligation of the Owner or Owners of such Lot at the time the assessment falls due. An Owner may not exempt himself or his Lot from liability for payment of assessments by waiver of his rights or interest in the Common Improvements or by abandonment of his Lot. In a voluntary conveyance of a Lot, the grantee shall be jointly and severally liable with the grantor for all such unpaid assessments, late payment fees, interest and costs of collection, including reasonable attorneys fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore.

2. Purpose of Assessments. Assessments levied by the Association shall be used for the purpose of constructing, maintaining or promoting the beauty and integrity of the Common Improvements and the health, safety and welfare of the residents of the Planned Unit Development. The use made by the Association of funds obtained from assessments includes, but is not limited to, payment of the cost of: constructing, maintaining and repairing of the Common Improvements, establishing and funding of a reserve to cover major repair of the Common Improvements; paying taxes and insurance on the Common Improvements; and performing any duties or responsibilities of the Association as outlined in this Declaration. The Association shall maintain an adequate reserve fund or funds for maintenance, repairs and replacement of those elements of the Common Improvements that require replacement on a periodic basis.

3. Basis and Maximum of Annual Assessments. Assessments shall not be levied on Lots owned by the Developer which have not been sold in connection with the marketing and development of the Planned Unit Development.

a. Effective as of January 1, 2011, the maximum annual assessment shall be as follows:

CLASS A: \$760.00 annually;

CLASS B: \$760.00 annually, plus landscaping maintenance costs and any special allocations described under Section 8, billed as necessary; and

CLASS C: \$1520.00 annually (equivalent to 2 Class A lots).

b. From and after January 1, 2011, the maximum Assessment may be increased or decreased effective January 1 of each year by the Board without a vote of the membership, provided that any such increase may not be more than 20% of the previous year's assessment and each class shall bear any increase in proportion to the original allocation as outlined in paragraph 3(a) above. Such Assessment shall continue in effect for the following 12 months, which period shall be deemed to be the assessment period.

c. Immediately following January 1, 2011, the maintenance assessment may be increased or decreased by the Board in an amount greater than provided for in subsection 3(b), above, hereof for the next succeeding 12 calendar months, and at the end of each such period, for each succeeding period of 12 months, provided that any such change shall have the approval by vote or written assent of a majority of the voting power of each class of members and such increase is distributed among the three classes of owners in proportion to the original allocation as outlined in paragraph 3(a) above. Written notice setting forth the purpose of such meeting shall be sent to all owners at least 10 but not more than 30 days prior to the meeting date.

4. Special Assessments. The Association may levy special assessments for the purpose of defraying, in whole or in part: (a) any expense or expenses not reasonably capable of being fully paid with funds generated by monthly assessments; or (b) the cost of any construction, reconstruction, or required addition to or replacement of the Common Improvements. Any such special assessment must be assented to by a majority of the votes entitled to be cast by Owners, present in person or represented by proxy, at a meeting duly called for the purpose. Written notice setting forth the purpose of such meeting shall be sent to all Owners at least 10 but not more than 30 days prior to the meeting date.

5. Quorum Requirements. The quorum at any meeting required by Section 3 or 4 above shall be as follows: At the first meeting called, the presence of Owners or of proxies entitled to cast 60% of all the votes of each class of membership shall constitute a quorum. If a quorum is not present at the first meeting or any subsequent meeting, another meeting may be called (subject to the notice requirements set forth in section 3 and 4 above) at which a quorum shall be one-half of the quorum, which was required at the immediately preceding meeting. A subsequent meeting may not be held more than 45 days following the immediately preceding meeting.

6. Special Assessment of Specific Lot. In addition to the assessments and special assessments authorized by Section 3 and 4 above, the Board may levy at any time special assessments on any Lot, if the Owner, occupant, or invitees of the same have caused any damage to the Common Improvements necessitating repairs. The aggregate amount of any such special assessments shall be determined by the cost of such improvements, repairs, maintenance or enforcement action, including all overhead and administrative costs and fees, including attorney's fees, and shall be allocated among the affected Lots according to the cause of damage or maintenance or repair work or enforcement action, as the case may be, and such assessment may be made in advance of the performance of work.

7. Uniform Rate of Assessment. All monthly and special assessments authorized by Section 3 and 4 above shall be fixed at a uniform rate for all Lots in each class; provided, however that assessments may not accrue against the Developer or against lots owned by the Developer which are available for sale but not yet sold.

8. Phase 3, 5, and 6 Special Allocation of Assessments. Notwithstanding the foregoing paragraph 7, a proportionate share of the costs of landscaping and related repairs and maintenance of the Limited Common Area and Non-Building Areas which are appurtenant to the Units comprising Plats 3, 5 and 6, shall be prorated and assessed only to said Units (as opposed to the overall costs of care, maintenance and repair of Common Facilities which serve all Lots substantially equally, such as entry signs, swimming pools, gardens, pathways, if any, which shall be equally assessed to all Lots pursuant to paragraph 7 above).

For the purpose of performing any maintenance, repair or replacement as authorized by this Article, or for purposes of making emergency repairs necessary to prevent damage to the Common Facilities or to other Dwellings, or for any other purpose reasonably related to the performance by the Board of its responsibilities under this Declaration, the Association (and its agents and employees) shall have an irrevocable easement over and onto all portion of the Common Area, Limited Common Area and Non-Building Area.

9. Assessments. The Association shall give each Owner written notice of the amount and first due date of the assessment concerned. All Assessments provided for herein shall commence as to all Lots as of the first day of the second month following the date that a sale by Developer of the Lot concerned is closed and notice shall be given by the Association at least 15 days prior to such commencement date and at least 15 days prior to the effective date of any change in the amount of the Assessments. Annual assessments shall be prorated for the number of months remaining in the assessment year of the Association.

10. Effects of Non-payment; Remedies. Any assessment not paid when due, shall, together with interest and costs of collection, constitute and remain a continuing lien on the affected Lot. If any assessment is not paid within 30 days after the date on which it becomes due, the amount thereof shall bear interest from the date at the rate of 1½% per month; and the Association may bring an action against the Owner or may foreclose its lien against the Lot, or both. The Association shall be entitled to recover all of its costs and expenses, including reasonable attorneys' fees, court costs, and every other expense incurred by the Association in enforcing its rights.

11. Certificate Regarding Payment. Upon the request of any Owner or prospective purchaser or encumbrancer of a Lot and upon the payment of a reasonable fee to the Association to cover administrative costs, the Association shall issue a certificate stating whether or not payments of all assessments respecting such Lot are current, and if not, the amount of the delinquency. Such certificate shall be conclusive in favor of any person who relies thereon in good faith.

12. Subordination of Lien to Mortgages. The lien on the assessments provided herein shall be subordinated to the lien of any Mortgage to a bank, savings and loan association insurance company or other institutional lender. A sale or transfer does not relieve any Lot from the lien of any unpaid assessments or any assessments thereafter becoming due.

13. Repair and Maintenance Rights and Duties of Owners. Except for those portions of the Common Improvements, Limited Common Area and Non-Building Area which the Association is required or elects to maintain and repair, each Owner shall, at the Owner's sole cost and expense, paint, maintain and repair all exterior surfaces, including roofs, soffit, fascia, and the exterior structural components, doors, trim, glass surfaces, interior and non-structural components of their Dwelling, keeping the same in good condition, and shall repair all damage to the Common Improvements, Limited Common Area and Non-Building Area for which the Owner is liable. Additionally, each Owner shall, at the Owner's own cost, maintain, repair and replace, as necessary, all utilities serving their Dwelling from the point at which such service separates from common service lines.

An Owner may not, except with written prior approval of the Board, provide or add a feature,

decoration, structure, improvement, or item of any kind to any common area, the Common Improvements, Limited Common Area, or Non-Building Area. Prior to approving the improvement, the Board shall provide notice of the proposed improvement to affected Owners, an opportunity to comment, and notice of a hearing, if any is held. The approval shall specify the repair and maintenance rights and duties of the Owner and Association with respect to the improvement. An Owner who provides an improvement to the Common Improvements, Limited Common Area, or Non-Building Area without prior written approval shall be liable for all remedy costs imposed by the Board, including a special assessment of a specific Lot described above. This paragraph does not apply to temporary seasonal decorations.

All repairs, maintenance and rebuilding conducted by the Owners shall be in a manner consistent with the original, approved plans for the Dwelling. In the event of a dispute between Owners with respect to the need for or the nature of the required repair or maintenance of a Dwelling, (or with respect to the sharing of the cost thereof in the case of the Owners of Twin Homes), then, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board, which shall decide the dispute, and the decision of the Board shall be final and conclusive on the parties and the costs thereof shall be an assessment to the Owner of the subject Dwelling.

14. Owner's Rights and Duties With Respect to Common Walls. The Owner of any Dwelling which shares a common wall with another Dwelling shall be deemed to own the one-half of the wall nearest the Owner's Dwelling, and shall have an exclusive and perpetual easement over the remainder of the common wall for support and maintenance. Any such common wall shall be deemed a structural component of the building in which it is located, and shall therefore be maintained by the Unit Owners jointly and severally, subject to an Owner's responsibility to repair damage caused by negligence or willful misconduct.

15. Right and Duty of Owners to Insure. It is the responsibility of each Owner to provide such flood, theft, property, fire and casualty insurance to adequately insure the Owner's property, Single home, Twin Home, Dwelling Lot or Unit, the Owner's personal property and Owner's activities within the Property. Nothing hereby shall preclude any Owner from carrying any public liability insurance as the Owner deems desirable to cover the Owner's individual liability for damage to persons or property occurring inside the Owner's individual Dwelling or elsewhere upon the Property. Such policies may not adversely affect or diminish any liability under any insurance obtained by or on behalf of the Association, and duplicate copies of such other policies shall be deposited with the Board upon request. If any loss intended to be covered by insurance carried by or on behalf of the Association shall occur and the proceeds payable thereunder shall be reduced by reason of insurance carried by any Owner, such Owner shall assign the proceeds of such insurance carried by him to the Association to the extent of such reduction, for application by the Board to the same purposes as the reduced proceeds are to be applied.

16. Notice of Expiration Requirements. If available, all of the policies of insurance maintained by the Owner(s) of each Twin Home shall contain a provision insuring the other Owner as an also insured and that said policy or policies may not be canceled, terminated or expired by their terms, without 30 days prior written notice to the Board, Declarant, and the other Owner of the Twin Home.

VIII. Use Restrictions

1. Common Improvements. The Common Improvements shall be used only in a manner consistent with their community nature and shall be improved and used for the following purposes:

- a. Beautification of the Development;
- b. Privacy and security for the owners and occupants of the Planned Unit Development and Commercial spaces;

- c. Vehicular and pedestrian access to and from and movement within the Development;
- d. Open space and recreation.

2. Land Use and Building Type. Excepting the designated Commercial and Original Development and related pre-existing pasturage for farm animals, all property shall only be used for residential purposes. A building may not be erected, altered, placed or permitted to remain on any property other than one detached Single Home or Twin Home that does not exceed the height indicated on the Planned Unit Development plat pertaining thereto, and one additional building (accessory building) which may be used as a shop, garage, guest house or additional storage area, if approved by the Architectural Control Committee, and subject to the other terms and conditions outlined in this Declaration. Every dwelling shall have as a minimum a fully enclosed two car garage, which, if detached from the home, shall constitute the accessory building.

It is understood by the Peacefield Homeowners Association and agreed that Gibbs Smith, Publisher has the irrevocable right to build a new office and a separate professional building on the designated commercial property, as identified on the plat which has been approved by Layton City. Both buildings must meet the Architectural Control Committee requirements and be attractive additions to Peacefield.

3. Architectural Control. All buildings, changes, alterations and additions of and to the Property shall:

- a. be made in a workmanlike manner;
- b. be architecturally compatible with the rest of the Property; and
- c. meet the Architectural Control Committee requirements.

4. Building Size and Construction. No building in excess of two stories shall be permitted except within the Commercial and Original Development. All residential buildings on the Property shall comply with the following minimum habitable floor areas, exclusive of porches, decks and garages:

- a. One-story structures, with or without basements shall have a minimum habitable ground floor space of 1,800 square feet on the main floor. For purposes of this subsection, for Lots in Plats 3, 5 and 6, the square footage of the garage area shall be included in the calculation.
- b. Split level structures shall have a total habitable floor space of 2,600 square feet; and a floor may not be more than four feet below the outside grade.
- c. Two story structures shall have a minimum habitable space of 1,600 square feet on the first floor, and a minimum habitable space of 1,200 square feet on the second floor. For purposes of this subsection, for Lots in Plats 3, 5, and 6, the square footage of the garage area shall be included in the first floor calculation and the minimum square feet of habitable space on the second floor shall be 800 square feet.
- d. Exterior building surfaces shall be finished with stucco, rock, brick and some limited use of wood exclusive of roofs, doors, eaves and soffits and as approved by the Architectural Control Committee.

5. Building Location. All dwellings shall, as a minimum, meet Layton City's required setbacks for the zoning so designated. In general:

A structure not used as a dwelling or garage which is located more than six feet from a Dwelling Unit on the Lot and at least 60 feet from the front street line and a side street line may be located no more than three feet from a side lot line, provided further that no such structure shall be located closer than 10 feet to any residential structure on any other lot and such structure shall be constructed using the same basic appearance and building materials as the dwelling. Eaves, steps and open portions may not be considered as a part of a building provided, however, that this exception may not be construed to permit any portion of a structure on a Lot to encroach upon any other Lot.

The setback requirements of this paragraph 5 may be altered on any Lot after review of the home and Lot plans by the Architectural Control Committee but only at the reasonable discretion of the Architectural Control Committee based on each individual need and in accordance with Layton City's designated zoning setback requirements and/or granted variances by the City.

6. Construction Time Following Purchase. The original grantee or grantees of any Lot from the Developer within the property shall, within 24 months from the purchase date of said Lot, commence construction or landscaping upon the Lot, and having commenced construction shall continue therewith and have a residential structure upon such Lot ready for occupancy within 12 months from the date construction is commenced. In cases of hardship, the Board may choose to allow more time for commencement or completion of construction, but a decision by the Board to do so in one case may not be deemed to have set a precedent for other cases.

In the event a residence is not constructed in accordance with the above terms and time allotted and is not completed within the time period as specified, the Developer or their heirs, devisees or assignees shall have the exclusive option to buy said lot for the sum initially paid by the grantee in purchase of such lot plus the cost of improvements constructed thereon as determined by their actual price or a third-party appraiser. The cost of any such appraisal shall be split evenly by the Developer and the grantees. Any construction of any structure on the subject property shall be continued diligently and completed within a reasonable time. A grantor or Owner may not avoid application of this provision by transferring a Lot to an entity owned in whole or part by such grantee or Owner nor through the use of third parties and trusts for the benefit of the same.

7. Temporary and Other Structures. A structure of a temporary nature, trailer, basement house, tent, shack, garage, barn or other building may not be used at any time as a residence, either temporarily or permanently, nor shall said structures be permitted on the Property at any time, excepting the existing buildings on the Property and an allowance for upgrades or establishment of animal shelters in the existing animal pasture areas. All dwellings and other buildings to be erected on the Property shall be new construction, architecturally compatible and of good quality workmanship and materials. This does not preclude the use of certain used components, which may contribute to the aesthetics of a particular building.

Any damage inflicted during construction by the Owner and/or agents or contractors of same shall be repaired within 45 days after such damage is discovered. The expense of the repair shall be the joint and several obligation of the Owner and the party causing such damage.

8. Lights and Exterior Fixtures.

a. Yard lights or exterior lights, mailboxes, window shades, awnings, planters, window guards, antennas, light fixtures, air conditioning devices or other similar items may not be installed outside the interior of any building on the Property without the prior written consent of the Architectural Control Committee.

b. A satellite dish of any kind may not be installed on the front of any home unless the Owner:
i. can show by clear and convincing evidence that the front of the home is the only area

on the property reasonably suitable for satellite reception; and

ii. obtains the approval of the Architectural Control Committee for a location and dish type that does not detract from the appearance of the home and neighborhood.

c. Heating, cooling or air conditioning units may not be installed on the roof of any building or improvement. Window air conditioners or portable units of any kind may not be installed in any buildings.

d. Except as authorized by law, exterior television, radio, CB or other antennas or satellite dishes greater than 20 inches in diameter may not be placed, allowed, or maintained upon any Lot. Any permitted external equipment shall be hidden from the view of neighboring properties or painted or screened to blend with the surrounding natural terrain, roof, or wall color. All homes shall be pre-wired for cable reception.

e. In order to protect the night sky, exterior light used to illuminate homes, garages, patios, and parking areas or for any other purposes shall be arranged so as to reflect light away from adjacent residences. Low-level outdoor illumination may be used for particular landscape features (trees, rock gardens, etc.). All light sources shall be shaded. Exposed bulbs, arc lighting, halogen lights, or mercury vapor lights may not be permitted.

9. Signs.

a. A billboard of any character may not be erected, posted, painted or displayed on or about the Planned Unit Development except for any sign relating to the development of Peacefield Planned Unit Development.

b. A sign, except a "For Sale" sign of customary and reasonable dimensions and design, may not be erected or displayed upon or about the Planned Unit Development unless and until the form, dimensions and design of said sign have been submitted to and approved by the Architectural Control Committee.

c. Temporary welcome signs and signs for political candidates (no larger than nine square feet) are allowed. Signs for political candidates must be removed in a timely fashion after the election.

d. The Architectural Control Committee may remove signs that it determines to violate the provisions of the Governing Documents, including "For Sale" signs determined by it to be contrary to customary and reasonable dimensions and/or designs.

10. Business and Commercial Activities. Except for the Commercial and Original Development, commercial or business activities except home occupations as may be permitted by Layton City Ordinances may not be engaged in or conducted on the Property.

11. Animals, Livestock and Poultry. Animals, livestock, or poultry of any kind may not be raised, bred, or kept on the Property, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose, and provided they do not become an annoyance or nuisance, for any reason, to any owner or resident of a portion of the Property. Such animals as are permitted hereunder shall be strictly controlled and kept pursuant to Davis County ordinance.

12. Sanitation and Health. Any portion of the Property may not be used or maintained as a dumping ground for garbage or other waste. Such trash, rubbish, garbage or other waste may not be kept except in sanitary containers. Each portion of the Property shall be kept free of trash, refuse, weeds, underbrush and unsightly growth by the Owner of such portion of the Property. An Owner may not allow

any unsightly, unsafe, or dangerous conditions to exist on the Owner's Lot.

13. Sight Distance at Intersections and Corners. A fence, wall, hedge, or shrub planting which obstructs sightlines at elevations between two and six feet above the roadways may not be placed or permitted to remain on any portion of the Property, at street corners or curves within the triangular area formed by the front and side lines of such portion of the Property. Sightline limitations shall apply on any portion of the Property within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. A tree may not be permitted to remain within such distances of intersections or obstructions of sightlines.

14. Parking.

a. Motor vehicles (passenger automobiles and light-duty trucks) should be parked within garages or driveways.

b. Other vehicles, including, but not limited to trucks, buses, tractors, trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, two and three-wheel motor vehicles or other wheeled vehicles may not be parked or stored on the Property except in a closed garage.

c. Owners may have a period of up to 48 hours to load or unload recreational vehicles.

d. Other vehicles may not be parked or stored on the street in front of any Lot. All motor vehicles parked on the street shall be moved within each 24-hour period.

e. All vehicles that are inoperable may not be permitted to accumulate upon any street, Lot, or road areas adjacent thereto. A vehicle, or any portion thereof, may not be dismantled, rebuilt, serviced, repaired or repainted on or in front of any Lot unless performed within a completely enclosed garage or other structure located on the Lot which screens the sight and sound of such activity from the public streets and neighboring Lots.

15. Nuisances. A noxious or offensive activity may not be carried out on any lot nor may anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. A Lot or improvement thereon may not be used for any illegal purpose.

16. Soils Test. Each owner shall obtain a soils test and recommendation on foundation from a Utah registered engineer prior to constructing any improvements on a Lot.

17. Landscaping.

a. An Owner shall substantially complete the landscaping of the Owner's front yard within 150 days of the date of occupancy and the back yard within one year of the date of occupancy.

b. All front and back yard landscaping plans are subject to prior approval by the Architectural Control Committee.

c. Upon approval and/or completion of the landscaping plan pursuant to this section, a healthy tree may not be removed, nor other major landscaping change be made without approval of the Architectural Control Committee, except that all diseased trees and bushes shall be removed by the Owner within a reasonable time after the diseased condition is discovered.

d. Each portion of the Property shall be kept free of trash, refuse, weeds, underbrush and unsightly growth by the Owner of such portion of the Property.

18. Fences and Enclosures. In order to maintain, as nearly as possible, a park-like feeling in the

Property, the following shall apply:

a. Fencing may not be closer to the street than 10 feet behind that portion of the home, which is closest to the street.

b. All types of fencing and the location of any fencing shall be approved in writing by the Architectural Control Committee.

c. Except as specifically provided for in this Declaration, chain link fencing is not permitted.

d. Where chain-link fencing exists along the exterior property at the time this Declaration of Covenants, Conditions, and Restrictions is executed, such fencing may remain. However, the appearance of such chain link fences shall be minimized or mitigated by landscaping whenever possible.

e. For Lots 109-125 & 201-213, fences may not be within 35 feet of the perimeter of the subdivision or within 10 feet of the stream easement shown on the Plat. For Lots 109-125 & 201-213, walls, opaque fences, or enclosed structure marking any boundary lines between lots may not be permitted. Any other fencing along boundary lines is discouraged; however, an Owner shall have the right to construct an ornamental iron or equivalent fence, with or without masonry or rock columns.

f. Lot border delineation shall be achieved by landscaping and the use of berms whenever possible. In addition, to the extent possible, privacy screens and other physical definitions shall be achieved through landscaping rather than physical structures.

g. Owners of Lots 101-108 and Lots 215 & 401-410 may use opaque perimeter fencing along the perimeter of the subdivision, if approved in writing as to type and color by the Architectural Control Committee.

h. Except as specifically approved by the Architectural Control Committee in writing, patio walls, fences, and enclosures not located upon a lot's property lines may not be erected. Enclosures for pets may be erected with the written approval of the Architectural Committee. Pet enclosures may be chain link and may not be higher than six feet.

19. Planned Unit Development. A Lot may not be divided, subdivided, partitioned, parceled or broken up into smaller lots or units.

20. Trash Containers and Collection. All garbage and trash shall be placed and kept in covered containers as supplied by Layton City. Insofar as possible, such containers shall be maintained so as not to be visible from neighboring lots except on garbage collection day. After collection, containers should be removed from the street as soon as possible, which normally shall be within 24 hours.

21. Snow Removal from Driveways. Each Owner shall be responsible for snow removal from the driveway (or portion thereof) which is appurtenant to and serves such Owner's Lot or Unit. An Owner may not permit snow from the Owner's own driveway (or portion thereof) to pile, remain or block the roadway, driveway (or portion thereof) serving any other Lot.

22. Rental Restrictions. Except as provided below, an Owner may not rent a dwelling for any term. The Board may not authorize additional exemptions to this rental restriction.

a. Upon prior written application the Board shall authorize:

i. the rental of a dwelling occupied by a lot owner's parent, child, or sibling; or

ii. the rental of a dwelling for a maximum term of three years while the owner has an absence and shall return from temporary relocation by an employer, military deployment, volunteer service, or another similar temporary absence; and

b. Upon prior written application the Board may authorize an Owner to rent a room or portion of a dwelling if the dwelling continues to also be occupied by the Owner.

c. The Board shall adopt Association Rules and Regulations, consistent with this section, to provide:

i. application procedures; and

ii. conditions to ensure:

A. compliance with this rental restriction;

B. compliance by the lot owner and tenant with all provisions of the Governing Documents; and

C. payment of assessments and fines.

23. Common Improvements.

a. Golfing, archery, shooting wrist rockets, driving motorized vehicles, firing guns (including pellet, bb, and air guns), and any other dangerous activities are not permitted within Common Improvements.

b. The Board may adopt Association Rules and Regulations, consistent with this Declaration, governing the use of the Common Improvements, including rules for dangerous activities, water features, and swimming pool conduct and attire.

IX. Easements

1. Utilities. Easements for installation and maintenance of utilities and draining facilities, and all other easements are reserved as shown on the recorded plat. Structures of any type are prohibited within these easements. Plants or other materials that will not damage utilities may be placed or permitted to remain within such easements.

2. City Services. An easement is hereby granted to Layton City and any other governmental entity or quasi governmental body having jurisdiction over the property to access and to have the right of ingress and egress over and across open spaces and common areas within the property for purposes of providing police, fire protection, ambulance and other similar services.

3. Common Wall. The Owner of any dwelling which shares a common wall with another dwelling shall be deemed to own the one-half of the wall nearest the Owner's dwelling, and shall have an exclusive and perpetual easement over the remainder of the common wall for support and maintenance. Any such common wall shall be deemed a structural component of the building in which it is located, and shall therefore be maintained by the Unit Owners jointly and severally, subject to each Owner's responsibility to repair damage caused by its own negligence or willful misconduct.

X. Enforcement

1. Covenants Run Within the Land. These covenants shall run with the land and shall be binding

on all parties and all persons claiming under them.

2. Enforcement. The Owner or Owners of any portion of the Property, the Developer, the Declarant, and/or the Association or its Board shall be entitled to prosecute any proceeding at law or equity, against any person, firm, corporation, or party violating, attempting or threatening to violate any of the covenants and restrictions contained herein and to enforce, restrain, enjoin and/or collect damages for such violation or attempted or threatened violation. Failure by the above parties, their legal representatives, heirs, successors or assigns to enforce any of said covenants or restrictions shall in no event be deemed a waiver of the right to do so thereafter. Any and all remedies specified herein shall be deemed cumulative and not exclusive. The prevailing party in an action for the enforcement of any provisions of this Declaration shall be entitled to collect all of its costs and expenses incurred in any proceeding, including reasonable attorney's fees.

3. Construction and Validity of Restrictions. All of the conditions, covenants, and restrictions contained in this Declaration shall be construed together, but if any of its conditions, covenants, or reservations or any part thereof, is held invalid, or unenforceable, the remainder of this Declaration shall be given effect as provided in Article XII, Section 2, Severability, below. The Declarant and the owners of the Property, their successors, heirs, and/or assigns shall be bound by each article, section, subsection, paragraph, sentence, clause and phrase of this declaration, irrespective of the fact that any part of the declaration be declared invalid or inoperative or for any reason becomes unenforceable.

4. Assignment and Reservation of Powers. Any and all rights and powers of the undersigned Declarant herein contained may be delegated, transferred, or assigned. Wherever the term Declarant is used herein, it includes assigns or successors-in-interest of the Declarant.

5. Conflict with City Ordinances. In the event of a conflict between standards or procedures, established in or under this Declaration and those established by the Layton City ordinances, the more restrictive standard or procedure shall govern.

XI. Term; Amendments; Termination

1. Term; Method of Termination. This Declaration shall be effective upon the date of its recording hereof and, as amended from time to time, shall continue in full force and effect for a term of 25 years from the date this Declaration is recorded. From and after said date, this Declaration, as amended, shall be automatically extended for successive periods of 25 years each up to a maximum of 99 total years, unless there is an affirmative vote to terminate this Declaration by the then Owners casting 75% of the total votes cast at an election held for such purpose within six months prior to the expiration of the initial effective period hereof or any 25 year extension. The Declaration may be terminated at any time if 75% of the votes cast by each class of Members shall be cast in favor of termination at an election held for such purpose. Anything in the foregoing to the contrary notwithstanding, a vote to terminate this Declaration may not be effective unless and until the written consent to such termination has been obtained, within a period from six months prior to such vote to six months after such vote, from the holders of recorded first mortgages, trust deeds, or of trust to which the assessment lien is subordinate pursuant to Article VI, Section 1 above, on 75% of the Lots upon which there are such recorded first mortgages and deeds of trust . If the necessary votes and consents are obtained, the Board shall cause to be recorded with the County Recorder of Davis County, Utah, a Certificate of Termination, duly executed. Thereupon this Declaration shall have no further force and effect, and the Association shall be dissolved pursuant to the terms set forth in its Articles.

2. Amendments. This Declaration may be amended by recording with the County Recorder of Davis County, Utah, a Certificate of Amendment, duly signed and acknowledged as required for a Certificate of Termination in Section 1 of this Article. The Certificate of Amendment shall set forth in full the amendment adopted, and, except as provided in Section 3 of this Article, shall certify that at an

election duly called and held pursuant to the provisions of the Articles and Bylaws the Owners casting 75% of the votes at the election voted affirmatively for the adoption of the amendment.

3. Right of Amendment if Requested by Governmental Agency or Federally Chartered Lending Institutions. Anything in this Article to the contrary notwithstanding, Declarant reserves the right to amend all or any part of this Declaration to such an extent and with such language as may be requested by the Federal Housing Administration ("FHA") or the Veterans Administration ("VA") and to further amend to the extent requested by any other federal, state or local governmental agency which requests such an amendment as a condition precedent to such agency's approval of this Declaration, or by any federally chartered lending institution as a condition precedent to lending funds upon the security of any Lot(s) or any portions thereof. Any such amendment shall be effected by the recording, by Declarant, of a Certificate of Amendment duly signed by or on behalf of the members, authorized agents, or authorized officers of Declarant, as applicable, with their signatures acknowledged, specifying the federal, state or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the amendatory language requested by such agency or institution. The recording of such a Certificate shall be deemed conclusive proof of the agency's or institution's request for such an amendment, and such Certificate, when recorded, shall be binding upon the Planned Unit Development and all persons having an interest therein. It is the desire of Declarant and Developer to retain control of the Association and its activities during the anticipated period of planning and development. If any amendment requested pursuant to the provisions of this Section deletes, diminishes or alters such control, Declarant and Developer shall have the right to prepare, provide for and adopt as an amendment hereto, other and different control provisions. Except as provided in this Article X, Section 3, Declarant may not have any right to amend this Declaration otherwise than in accordance with and pursuant to the provisions of Section 2 of this Article X.

XII. Miscellaneous

1. Interpretation of the Covenants. Except for judicial construction, the Association, by its Board, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefited or bound by the Covenants and provisions hereof.

2. Severability. If any provision of this Declaration, or the application of any provision of this Declaration to any person or circumstance, is held invalid or unenforceable, the remainder of this Declaration shall be given effect without the invalid provision or application.

3. Rule Against Perpetuities. If any interest purported to be created by this Declaration would otherwise be unlawful, void or voidable under the Rule against Perpetuities or any related rule, the interest shall be construed as becoming void and of no effect as of the end of the applicable period of perpetuities computed from the date when the period of perpetuities starts to run on the challenged interest; the "lives in being" for computing the period of perpetuities shall be (a) those which would be used in determining the validity of the challenged interest, plus (b) those of the issue of the Board who are living at the time the period of perpetuities starts to run on the challenged interest.

4. References to the Covenants in Deeds. Deeds to and instruments affecting any Lot or any part of the Planned Unit Development may contain the Covenants herein set forth by reference to this Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the Covenants shall be binding upon the grantee-Owner or other person claiming through any instrument and his heirs, executors, administrators, successors and assigns.

5. Successors and Assigns of Declarant. Any reference in this Declaration to Declarant shall include any successors or assignees of Declarant's rights and powers hereunder provided that Declarant's

rights and power may only be assigned by a written, Recorded instrument expressly assigning such rights and powers.

6. Gender and Number. Wherever the context of this Declaration so requires, words used in any gender shall include the other genders, words in the singular shall include the plural, and words in the plural shall include the singular.

7. Captions and Titles. All captions, titles or headings of the Articles and Sections in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

8. Notices. If notice of any action or proposed action by the Board or any committee or of any meeting is required by applicable law, this Declaration or resolution of the Board to be given to any Owner then, unless otherwise specified herein or in the resolution of the Board, such notice requirement shall be deemed satisfied if notice of such action or meeting is published once in any newspaper in general circulation within Layton City or the Planned Unit Development. This Section may not be construed to require that any notice be given if not otherwise required and may not prohibit satisfaction of any notice requirement in any other manner.

9. FHA/VA Approval. If this Declaration has been initially approved by the FHA or the VA in connection with any loan programs made available by FHA or VA and any loans have been made which are insured or guaranteed by FHA or VA, the following actions will require the prior approval of the FHA or the VA, as applicable, unless the need for such approval has been waived by FHA or VA: Dedications of Common Areas (except where such dedication is required as of the date hereof to Layton City); and amendment of this Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 5 day of June, 2011.

DECLARANT:

Peacefield Homeowners Association

By: Jerry Hauber
Jerry Hauber
Its: President

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the 5 day of JUNE, 2011 personally appeared before me, Jerry Hauber, the President of the Peacefield Homeowners Association, who duly acknowledged before me that he executed the foregoing instrument for and on behalf of said Association in his authorized and stated capacity.



[Signature]
NOTARY PUBLIC