

WHEN RECORDED RETURN TO:
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**RESTATED AND UPDATED AMENDMENT
TO
NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS
FOR
PINEAE VILLAGE CONDOMINIUM**

This Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium is made and executed by Cityview Pineae 227, LLC, whose address is 12896 S. Pony Express Rd. #400, Draper, UT 84020 (the "Declarant").

RECITALS

- A. Whereas, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village, a planned unit development, was recorded in the office of the County Recorder of Davis County, Utah on April 27, 2007 as Entry No. 2265491 in Book 4271 at Pages 392-468 of the official records (the "Master Declaration").
- B. Whereas, the Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium was recorded in the office of the County Recorder of Davis County, Utah on April 27, 2007 as Entry No. 2265494 in Book 4271 at Pages 526-554 of the official records (the "Condominium Declaration").
- C. Whereas, under Article III, Section 16 of the Condominium Declaration, Declarant (and its s in interest) expressly reserved the right to amend said Declaration.
- D. Whereas, this amendment is intended to incorporate the legislative changes to the Utah Condominium Ownership Act, Utah Code Ann., §§57-8-1 et seq. (1963) (the "Act") adopted by the Utah Legislature during the 2011 General Session.
- E. Whereas, this amendment affects the real property described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").
- F. Whereas, the Property is subject to the Declaration.

G. Whereas, the Declarant desires to correct certain inadvertent errors in the Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium recorded in the Office of the Davis County Recorder on November 8, 2011 as Entry No. 2626341, in Book 5396 at Pages 1116-1126 of the official records (the "November 2011 Amendment").¹

H. Whereas, a copy of the November 2011 Amendment is marked Exhibit "B," attached hereto, and incorporated herein by this reference.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Property and the owners thereof, the Declarant hereby executes this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium.

1. Article III, Section 1 of the Condominium Declaration is deleted in its entirety and the following language is substituted in lieu thereof:

1. **Description of Improvements.** The significant improvements contained in Pineae Village Condominium will consist of certain Buildings, Units, and Common Area and Facilities. Several floor plans will be available. The number of Units intended for construction is 90. A list of the Buildings, Units, and addresses is attached hereto, marked Exhibit "C," and incorporated herein by this reference. This development may also contain other improvements of a less significant nature. The location and configuration of the improvements referred to in the foregoing sentences are depicted on the Final Plat for the Property.

2. **Name.** The name of the Association is and shall be "Pineae Village Condominium Homeowners Association, Inc."

3. **Legal Status of Association.** The Board of Directors² may unilaterally re-file the articles of incorporation of the Association if its status has been suspended or dissolved, and to adopt the prior bylaws.

4. **Registration With The Department of Commerce.**

(a) The Association shall register with the Utah Department of Commerce and pay the Registration Fee.³ The registration will include: (1) the name and address of the Association; (2) the name, address, telephone number, and, if applicable, e-mail address of the President of the Association; (3) the name and address of each member of the Board of

¹ For example there was a reference to " Fieldstone Homes of Utah, L.L.C., a Utah limited liability company, whose address is 1265 E. Fort Union Blvd., Suite 350, Midvale, UT 84047 (the "Successor Declarant")" which was incorrect.

² May also be referred to as "Management Committee" which is the name assigned to the governing board by the Utah Condominium Ownership Act. The Utah Revised Nonprofit Corporation Act uses the term "Board of Directors".

³ Currently \$37.00

Directors; (4) the name, address, telephone number, and, if the contact person wishes to use e-mail or facsimile transmission for communicating payoff information, the e-mail address or facsimile number, as applicable, of a primary contact person who will provide Association Payoff information.

(b) The Registration shall be updated within ninety (90) days after a change in any of the information provided.

(c) If the Association has failed to register or update its registration with the State of Utah may not record a notice of lien against a Unit or enforce a previous lien.

5. **Budget.** At least thirty (30) days prior to the Annual Homeowners Meeting, the Board of Directors shall prepare and deliver to the Owners a proposed Budget:

(a) Itemization. The Budget shall set forth an itemization of the anticipated Common Expenses (including that portion earmarked for the reserve account(s) and the Association's proportionate share of the cost of maintaining the Recreation Amenity) for the twelve (12) month calendar year, commencing with the following January 1.

(b) Basis. The Budget shall be based upon advance estimates of cash requirements by the Board of Directors to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Areas, including the Recreation Amenity, and regulation of the Association, which estimate shall include but is not limited to expenses of management, grounds maintenance, taxes and special assessments, premiums for all insurance which the Board of Directors is required or permitted to maintain, common lighting and heating, common water charges, trash collection, storm drain fees, common sewer charges, sewer maintenance costs, carpeting, painting, repairs and maintenance of the Common Areas, including the Recreation Amenity, and replacement of those elements of the Common Areas, including the Recreation Amenity, that must be replaced on a periodic basis, wages for Board of Directors employees, legal and accounting fees, any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus or sinking fund, Capital Improvement reserve, and other expenses and liabilities which may be incurred by the Association for the benefit of the Owners under and by reason of this Declaration. Until the Project is completed, and all Phases are added, this estimate may need to be adjusted periodically as each new Phase is completed.

(c) The Owners may call a special meeting within forty-five (45) days of the meeting providing the proposed Budget to vote to disapprove the Budget, although to set it aside and to reject a proposed Budget requires the affirmative written consent of at least a majority of total ownership. If the new budget is disapproved, then the prior year's budget continues.

(d) Anything to the contrary notwithstanding, the Association must be autonomous in its financial operation. That means the Association shall use generally accepted accounting practices and its budget shall provide for and must collect, retain, and administer all Assessments which are attributable to its operation, separate from the Master Association (the

"MHOA"). No Association funds may be delivered to the MHOA, with the exception typical and customary administration of MHOA common elements and services which are owned and maintained by the MHOA under its master budget (e.g., pool, common green areas) for the common use and benefit of the Unit Owners. Such MHOA budget assessments which are equitably attributable to the Units shall be billed directly to the Units or Unit Owners as a separate line item in the budget for the Association (e.g., MHOA dues). Although the Association is directly responsible for the maintenance and repair of its exclusive common elements, the MHOA may have the right to oversee and reasonably ensure that the Association is performing its maintenance duties to maintain the integrity of the master project.

(e) Anything to the contrary notwithstanding, the Association must maintain its own separate bank accounts for operating funds and reserves (and insurance coverage/proceeds) so that it can control the maintenance, repairs, replacements, and so forth for the elements for which it is responsible and under its exclusive control. The Association's reserve fund (cash) must be at a level which is commensurate with the funds which should have been attributable and collected from the beginning of the completion of the first Unit or Building. This may require calculations for each Unit or Building from the date of its completion, the date the certificate of permanent occupancy was issued). The monthly reserves must be based on the recommendation of the reserve analysis for the condominium project.

6. **Reserve Analysis -- Reserve Fund.**

(a) As used in this section, the term "reserve analysis" means an analysis to determine: (1) the need for a reserve fund to accumulate money to cover the cost of repairing, replacing, and restoring common areas and facilities that have a useful life of three years or more, but excluding any cost that can reasonably be funded from the general budget or other funds of the association of unit owners; and (2) the appropriate amount of any reserve fund.

(b) After the expiration of the Declarant's Period of Control, the Board of Directors shall cause a reserve analysis to be conducted no less frequently than every five (5) years; and review and, if necessary, update a previously conducted reserve analysis no less frequently than every two (2) years.

(c) The Board of Directors may conduct a reserve analysis itself or may engage a reliable person or organization, as determined by the Board of Directors, to conduct the reserve analysis.

(d) The Board of Directors may not use money in a reserve fund: (i) for daily maintenance expenses, unless a majority of the members of the Association vote to approve the use of reserve fund money for that purpose; or (ii) for any purpose other than the purpose for which the reserve fund was established.

(e) The Board of Directors shall maintain a reserve fund separate from other funds of the Association.

(f) This Subsection (4) may not be construed to limit the Board of Directors from prudently investing money in a reserve fund provided it is government insured.

(g) The Association shall: (1) annually, at the annual meeting of the Association or at a special meeting of the Association: (a) present the reserve study; and (b) provide an opportunity for Unit Owners to discuss reserves and to vote on whether to fund a reserve fund and, if so, how to fund it and in what amount; (2) prepare and keep minutes of each meeting so held and indicate in the minutes any decision relating to funding a reserve fund; provided, however, and anything to the contrary notwithstanding, the Association shall fund and maintain a reserve account sufficient to satisfy the requirements for certification by the US Department of Housing and Urban Development.⁴

(h) A separate and independent reserve analysis is required for this condominium project (based upon the 90 units). The MHOA should have its own separate and independent reserve analysis based on the common elements owned and maintained by the MHOA. Reserve accounts shall be established and maintained in accordance with generally accepted accounting practices.

(i) The reserve fund (cash) for the Association and this condominium project must be established and maintained at a level which is commensurate with the funds which should have been attributable and collected from the beginning, from the date of the completion of the first Unit/Building. This may require calculations for each Building added to the Project from the date of its completion, that is the date the certificate of permanent occupancy is issued. The monthly reserves must be based on the recommendation of the reserve analysis.

(j) Anything to the contrary notwithstanding, the requirements of this Section do not apply to the Association during the Period of Declarant's Control.

7. **Fair and Reasonable Notice.** Notice given in accordance with the provisions of the Revised Nonprofit Corporations Act, Title 16 Chapter 6a shall be considered fair and reasonable notice. The Association may give notice by text message, e-mail, text message, the Association website, or other electronic notice; provided, however an Owner may by making a written demand to the Association require written notice.

8. **Insurance.**

(a) The Association must maintain the following insurance coverage, at least to the extent it is reasonably available:

(1) Property insurance on ALL structures, including ALL Common Area and Facilities, and Units; and

(2) Public liability insurance.

⁴ Currently HUD requires a 10% reserve fund and a 10% contribution from annual assessments as they accrue.

(3) If any provision of this Section is held to be (a) inconsistent, incongruent or in conflict with the insurance requirements as set forth in the Act or (b) illegal, invalid, or unenforceable under any present or future law, then that provision will be fully severable. This Section will be construed and enforced as if the (a) inconsistent, incongruent or in conflict with the insurance requirements as set forth in the Act or (b) illegal, invalid, or unenforceable provision had never comprised a part hereof, and the remaining provisions of this Section will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Section. Furthermore, in lieu of each such (a) inconsistent, incongruent or in conflict with the insurance requirements as set forth in the Act or (b) illegal, invalid, or unenforceable provision, there will be added automatically, as a part of this Section, a provision as similar in terms to such (a) inconsistent, incongruent or in conflict with the insurance requirements as set forth in the Act or (b) illegal, invalid, or unenforceable provision as may be possible and be legal, valid and enforceable.

(b) If property or liability insurance is not reasonably available, then fair and reasonable notice must be given to the owners within seven (7) days.

(c) The Association may purchase additional or greater coverage.⁵

(d) The Property Insurance coverage must include:

(1) All common area; and

(2) The Unit, including ALL fixtures, floor coverings, wall coverings, cabinets, heating and plumbing fixtures, windows, any (other) item permanently attached.⁶

(3) The Property Insurance must be for at least **100%** of the **FULL** replacement cost of the item at the time insurance is purchased and at the renewal date.

(4) The Association is not obligated to insure detached Units; that is, a Unit if the Unit is **NOT** physically attached to another Unit or to an above-ground structure that is part of the Common Area.

(5) When a claim is covered by the Association's Property Insurance AND the Unit Owner's Property Insurance, the Association's Property Insurance is considered **PRIMARY**.

(6) If a Unit Owner makes a claim on the Association's Property Insurance policy, then the Owner is responsible for the deductible. The Unit Owner's insurance may apply to the deductible.⁷

⁵ Such as Earthquake Insurance

⁶ The tongue and cheek rule of thumb is can it be removed in 10 minutes with a screw driver and pliers without damaging the structure.

⁷ Owners are encouraged to purchase a loss assessment rider or its equivalent to cover this contingency. Currently the premium for the rider is minimal (e.g., \$20 +/- per year).

(7) If two (2) or more Unit Owner's make a claim arising out of a single event, then each Owner is responsible for payment of his or her portion of the deductible based upon his or her percentage of the loss .

(8) If a Unit Owner fails to pay his or her share of the loss/deductible, then the Association may assess an assessment against the Owner/Unit, and file a lien against the Unit to secure payment.

(9) For each such claim the Association must set aside the amount of the deductible or \$10,000.

(10) Also, the Association must give notice to ALL Unit Owners of (a) the amount of the deductible and (b) their obligation to pay the Association's deductible if a claim is filed, and (c) provide follow-up notice of any change to the amount of the deductible.

(11) THE ASSOCIATION IS NOT OBLIGATED TO SUBMIT A CLAIM TO ITS PROPERTY INSURANCE CARRIER IF THE GOVERNING BOARD DETERMINES THAT IN ITS REASONABLE BUSINESS JUDGMENT THE AMOUNT OF THE CLAIM IS UNLIKELY TO EXCEED THE INSURANCE DEDUCTIBLE AND, IF SO, THE UNIT OWNER'S INSURANCE POLICY PROVIDES THE PRIMARY COVERAGE, OR IF THE UNIT OWNER IS UNINSURED, THEN HE OR SHE WILL BE LIABLE FOR THE LOSS UP TO THE AMOUNT OF THE DEDUCTIBLE.

(12) When the Association receives insurance proceeds from its Property Insurance carrier, the association receives the insurance proceeds in trust for the Owner(s) and the Association.

(e) The Association must obtain public liability insurance. The Association may purchase more public liability insurance than is required by the governing documents. Each Unit Owner is considered an "insured" under the public liability policy purchased by the Association.

(f) The Master Association may elect split out the insurance for each Neighborhood Association and, if so, the Association shall be responsible its own insurance.

9. **Mortgagee Consent.** Any proposed action which would require the consent of a specified percentage of Mortgagees, if proper notice is given to a Mortgagee or other creditor, then a legal presumption is created that the Mortgagee and/or creditor consented, absent the delivery of a written objection within thirty (30) days of the date of delivery of the notice.

10. **Production of Records.** The Association shall: (a) keep detailed, accurate records in chronological order, of the receipts and expenditures affecting the Common Areas and

Facilities, specifying and itemizing the maintenance and repair expenses of the Common Areas and Facilities and any other expenses incurred; and (b) make those records available for examination by any Unit Owners at a convenient hour during the regular work week no later than fourteen (14) days after the Unit Owner makes a written request to examine the records.

11. **Flags, Signs, Religious and Holiday Displays.** The Association may not prohibit the display of a U.S. flag inside a Dwelling, Unit or Limited Common Area, if the care of the flag and display is consistent with federal law. The Association may control and restrict the display of a flag in the Common Area. The rights of Owners and occupants to display religious and holiday signs, symbols, and decorations on their Lots of the kinds normally displayed in residences located in single-family residential neighborhoods shall not be abridged, except that the Association may adopt time, place, and manner restrictions regulating displays which are visible from outside the Unit.

12. **Providing Payoff Information.**

(a) The Association may charge a fee for providing Association payoff information needed in connection with the closing of a Unit Owner's financing, refinancing, or sale of the Owner's Unit (the "Payoff Fee").

(b) The Association may not require that the Payoff Fee be paid before closing and the Payoff Fee may not exceed \$50.00 without a change in the statute.

(c) If the Association fails to provide the payoff information requested within five (5) business days after the closing agent requests the information may not enforce a lien against that Unit for money due to the association at closing; provided, however, a request shall not be considered effective unless the request is conveyed in writing to the designated contact person for the Association on record with the State of Utah and contains: (1) the name, telephone number, and address of the person making the request; and (2) the facsimile number or email address for delivery of the payoff information; and (3) is accompanied by a written consent for the release of the payoff information: (a) identifying the person requesting the information as a person to whom the payoff information may be released; and (b) signed and dated by an Owner of the Unit for which the payoff information is requested.

13. **Foreclosure of Lien as Mortgage or Trust Deed.** The lien for nonpayment of Assessments may be enforced by sale or foreclosure of the Owner's interest therein by the Board of Directors. The sale or foreclosure shall be conducted in the same manner as foreclosures in deeds of trust or mortgages or in any other manner permitted by law. In any foreclosure or sale, the Owner shall pay the costs and expenses of such proceedings, including but not limited to the cost of a foreclosure report, reasonable attorney's fees, and a reasonable rental for the Unit during the pendency of the foreclosure action. The Association in the foreclosure action may require the appointment of a receiver to collect the rental without regard to the value of the mortgage security. The Board of Directors may bid for the Unit at foreclosure or other sale and hold, lease, mortgage, or convey the same.

(a) A Unit may be auctioned publically and sold through either a non-judicial foreclosure (like a bank foreclosing a deed of trust) or through judicial foreclosure. A court order of sale is required for a judicial foreclosure which includes a 6-month redemption period.

(b) For purposes of a non-judicial foreclosure, when a person accepts a deed or other document of conveyance to a Unit, it is considered the same, like a bank and a deed of trust, as conveying the Unit in trust to as trustee⁸ appointed by the Association to secure payment of all assessments and costs of collection.

(c) The Association must appoint a qualified trustee, by signing and recording in the office of the county recorder a written substitution of trustee form in order to foreclose upon a Unit non-judicially.⁹

(d) At least thirty (30) days prior to starting its non-judicial foreclosure, the Association must send written notice to the Owner informing him or her of the Association's intent to foreclose non-judicially and the Owner's right to demand judicial foreclosure. The notice must be in the form provided by the statute and sent by certified mail.¹⁰ The Owner may object to the non-judicial foreclosure by sending a written demand for judicial foreclosure. The Owner's objection and written demand must be sent within fifteen (15) days. The Owner's objection and written demand must also be sent by certified mail.

(e) The Association may not use a non-judicial foreclosure to enforce a lien if the Owner mails the Association a written demand for judicial foreclosure: (a) by U.S. mail, certified with a return receipt requested; (b) to the address stated in the Association's Notice of Non-judicial Foreclosure and Right to Demand Judicial Foreclosure under Subsection (4); and (c) within fifteen (15) days after the date of the postmark on the envelope of the Association's Notice of Non-judicial Foreclosure and Right to Demand Judicial Foreclosure.

⁸ Bank, Title Company or Utah attorney

⁹ No redemption period. A notice of default is prepared and recorded. The Owner has 90 days to cure the default or the Unit may be sold by the Trustee. The notice of sale usually takes 30+ days. A non-judicial foreclosure takes approximately 120 days.

¹⁰ NOTICE OF NONJUDICIAL FORECLOSURE AND RIGHT TO DEMAND JUDICIAL FORECLOSURE

The (insert the name of the association of unit owners), the association for the project in which your unit is located, intends to foreclose upon your unit and allocated interest in the common areas and facilities using a procedure that will not require it to file a lawsuit or involve a court. This procedure is being followed in order to enforce the association's lien against your unit and to collect the amount of an unpaid assessment against your unit, together with any applicable late fees and the costs, including attorney fees, associated with the foreclosure proceeding. Alternatively, you have the right to demand that a foreclosure of your property be conducted in a lawsuit with the oversight of a judge. If you make this demand and the association prevails in the lawsuit, the costs and attorney fees associated with the lawsuit will likely be significantly higher than if a lawsuit were not required, and you may be responsible for paying those costs and attorney fees. If you want to make this demand, you must state in writing that "I demand a judicial foreclosure proceeding upon my unit", or words substantially to that effect. You must send this written demand by first class and certified U.S. mail, return receipt requested, within fifteen (15) days after the date of the postmark on the envelope in which this notice was mailed to you. The address to which you must mail your demand is (insert the address of the association of unit owners for receipt of a demand).

(f) The Association must follow the provisions of the law applicable to the non-judicial foreclosure of deeds of trust.

14. **Professional Management.** The Association must have a separate and independent (from the MHOA or other neighborhood associations) management agreement with a professional management company.

15. **Enforcement.** The Board of Directors may exercise its business judgment in deciding whether to impose sanctions or pursue legal action against violators and shall consider common concerns when taking or deciding not to take formal action, such as a weak legal position, conflict with current law, technical violations, minor or collateral issue, and whether or not it is in Association's best interests to pursue the matter and, if so, to what extent.

16. **Conflict With Master Declaration.** In the event of any conflict, inconsistency or incongruity between the provisions of the Master Declaration and this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium, the former shall in all respects govern and control.

17. **Conflict With Condominium Declaration.** In the event of any conflict, inconsistency or incongruity between the provisions of the Condominium Declaration and this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium, the latter shall in all respects govern and control.

18. **Amendments to Satisfy Requirements of Lenders.** The Successor Declarant reserves to itself and is hereby granted the unilateral right to amend all or any part of this Declaration to such extent and with such language as may be requested by a State Department of Real Estate (or similar agency), HUD, FHA, VA, the FHLMC or FNMA 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 approval of the sale of Units, or by any federally chartered lending institution as a condition precedent to lending funds upon the security of any Unit, or any portions thereof. Any such amendment shall be effected by the recordation by Successor Declarant of a written Amendment duly signed by the Successor Declarant, specifying the federal, state or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the change, modification or amendment requested by such agency or institution. Recordation of such an Amendment shall be deemed conclusive proof of the agency's or institution's request for such an amendment, and such Amendment, when recorded, shall be binding upon all Units and all persons having an interest therein. It is the desire of Successor Declarant 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 hereof deletes, diminishes or alters such control in any manner whatsoever in the opinion of Successor Declarant, Successor Declarant shall have the unilateral right to amend this Declaration to restore such control.

19. **Reinvestment Fee.** The Association may charge a reinvestment or community improvement fee in accordance with Utah law.

20. **Rentals.** The minimum rental period allowed is thirty (30) days.

21. **Membership in the Neighborhood Association and Voting Allocations.** By virtue of his acceptance of a deed or other document of conveyance to a Unit, each Owner shall be considered a member of a Neighborhood Association, as designated by the Declarant. Membership in the Neighborhood Association is mandatory and may not be partitioned from the ownership of a Unit. Each Unit shall have one (1) vote.

22. **Period of Declarant's Control** shall mean and refer to a period of time commencing on the date this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium is recorded and terminating on the occurrence of the earliest of the following events: (a) five (5) years from the effective date of this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium, (b) not less than 120 days after all of the land has been added or annexed to the Project and 75% of the total number of Units have been conveyed, or (c) the Declarant executes and records a written Waiver of its right to control.

23. **Expansion of the Project.**

(a) Declarant hereby reserves the option to expand the Project to include Additional Land¹¹ and Units or Lots (hereafter in this Section collectively referred to as "Units"). This option to expand may be exercised from time to time, at different times and in any order, without limitation, provided however, the option shall expire five (5) years from the date of the recordation of this instrument, unless sooner terminated by Declarant's recorded Waiver of such option, there being no other circumstances which will cause the option to expire prior to said five (5) years. Such right may be exercised without first obtaining the consent or vote of Unit Owners and shall be limited only as herein specifically provided. Such Units shall be constructed on any or all portions of the Additional Land.

(b) Such expansion may be accomplished by the filing for record by Declarant in the office of the County Recorder of Utah County, Utah, no later than five (5) years from the date this Declaration is recorded, a Supplement or Supplements to this Declaration containing a legal description of the site or sites for new Units, together with supplemental Map or Maps containing the same information with respect to the new Units as was required on the Map with respect to the Units in the initial phase of the Project. The expansion may be accomplished in phases by successive supplements or in one supplemental expansion.

(c) In the event of such expansion the definitions used in this Declaration automatically shall be expanded to encompass and refer to the Project as so expanded. The term "Property" shall mean the real property initially submitted under the Declaration, plus any Additional Land added to the Project by a Supplemental Declaration or by Supplemental Declarations, and reference to this Declaration shall mean this Declaration as so supplemented. All conveyances of Units after such expansion shall be effective to transfer rights in the Project,

¹¹ Described with particularity on Exhibit "B" attached hereto and incorporated herein by this reference.

with additional references to the Supplemental Declaration and the Supplemental Map. The recordation in the office of the County Recorder of a Supplemental Map incident to any expansion shall operate automatically to grant, transfer, and convey to then Owners of Units in the Project as it existed before such expansion the respective ownership interests in the Association as a result of such expansion. Such recordation shall also operate to vest in any then mortgagee of any Unit in the Project as it existed, a corresponding ownership interest in the Association as a result of such expansion.

(d) The new Units shall be subject to all the terms and conditions of this Declaration and of a Supplemental Declaration, and the Units therein shall be subject to common ownership with all the incidents pertaining thereto as specified herein, upon recording the Supplemental Map and Supplemental Declaration in the said office of the County Recorder.

(e) Each deed of a Unit shall be deemed to irrevocably reserve to the Declarant the power to appoint to Unit Owners, from time to time, a corresponding ownership interest in the Association. The ownership interest of each Unit Owner in the Association after any expansion of the Project shall be an ownership interest in the Association as the Project has been expanded. A power coupled with an interest is hereby granted to the Declarant, its successors and assigns, as attorney in fact to shift ownership interests in the Association in accordance with Supplemental or Declarations recorded pursuant hereto and each deed of a Unit in the Project shall be deemed a grant of such power to the Declarant. Various provisions of this Declaration and deeds and mortgages of the Units may contain clauses designed to accomplish a shifting of the ownership interest in the Association. None of said provisions shall invalidate the other, but each shall be deemed supplementary to the other toward the end that a valid shifting of the ownership interest in the Association can be accomplished. Notwithstanding anything to the contrary herein, no change in the ownership interest in the Association may be effected more than five (5) years after the effective date of the Declaration without the express prior written consent of at least two-thirds of the Owners.

Accordingly, upon the recordation of a Supplemental Declaration and Supplemental Map incident to any expansion, the revised schedule of ownership interests in the Association shall automatically become effective for all purposes and shall fully supersede any previous schedule associated with any prior phase.

(f) If the Project is expanded as hereinbefore contained, then it is further provided that:

(1) All or any part of the Additional Land may be added to the Project without any limitations whatsoever save and except that all additional Units created must be restricted to multi family residential housing limited to one family per Unit.

(2) Portions of the Additional Land may be added to the Project at different times without any limitations.

(3) Declarant shall have the right without further conveyance or documentation to build roads and access ways to the Additional Land through the easement areas

as shown on the Map. The Association of Unit Owners shall not allow anything to be built upon or interfere with said easement areas.

(4) No assurances are made concerning:

a. The locations of any improvement that may be made on any portion of the Additional Land that may be added to the Project.

b. Type, kind or nature of improvement which may be created on any portion of the Additional Land, except that the common facilities, Buildings and Units will be comparable to the facilities in the initial phase of the Project on a per Unit basis and will be of a similar quality of materials and construction to The initial phase of the Project and will be substantially completed prior to annexation.

c. Whether any Units created on any portion of the Additional Land will be substantially identical to those within the initial Project except that Units will be constructed of an equal or better quality of materials and construction than the Units in The initial phase of the Project.

d. Type, size, or maximum number of Limited Common Areas which may be created within any portion of the Additional Land added to the Project.

(5) Notwithstanding anything to the contrary which may be contained herein, the Declaration is not intended, and shall not be construed so as to impose upon Declarant any obligation respecting, or to restrict Declarant in any way with regard to: (a) the submission of any portion of the Additional Land to the provisions of the Act as Land under this Declaration; (b) the creation, construction, or addition to the Project of any Additional Land; (c) the carrying out in any particular way or within any particular time of any development which may be undertaken except as herein mentioned; or (d) the taking of any particular action with respect to the Additional Land, the Project, or any Land.

(6) a. The total number of declared legal phases to date is five (5). The current number of Units in the existing five (5) phases is sixty (60) and the current percentage of ownership per Unit is 1/60.

b. Assuming all Phases in the Project are completed and all of the Additional Land is added to the Project then the maximum number of Units would be ninety (90) and the percentage of ownership per Unit would be 1/90.

c. The number of Units actually constructed and the actual ownership interest of each Unit in the Association may actually be somewhere in between the numbers and percentages set forth above.

(g) Pursuant to Title 38, CFR Section 36.4360 (a) (5), which is incorporated herein by this reference, the Declarant shall purchase at its own expense and maintain a general liability insurance policy in the sum of not less than \$1 million to cover any liability which

Owners of previously sold Units are exposed to as a consequence of further and future expansion of the project pursuant hereto.


23. **Conflict.** In the event of any conflict, incongruity or inconsistency between the provisions of this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium and the original Neighborhood Declaration, as amended and supplemented, the former shall in all respects govern and control.

24. **Incorporation.** It is expressly agreed that this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium is supplemental to the Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium (as amended and supplemented), which is by reference made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, continue to apply and are made a part hereof as though they were expressly rewritten, incorporated and included herein.

25. **Effective Date.** The effective date of this Restated and Updated Amendment to Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium and the Final Plat shall be the date on which said instruments are filed for record in the Office of the County Recorder of Davis County, Utah. By signing below Declarant hereby ratifies the "November 2011 Amendment.

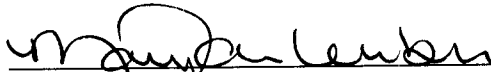
IN WITNESS WHEREOF, the Declarant has hereunto set his hand this 29th day of February, 2012.

DECLARANT:
CITYVIEW PINEAE 227, LLC

By: 
Name: Jed Stewart
Its: Manager

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

On the 29th day of February, 2012, personally appeared before me Jed Stewart, who by me being duly sworn, did say that he is the Manager of Cityview Pineae 227, LLC, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization and Operating Agreement, and said Jed Stewart, duly acknowledged to me that said Company executed the same.



NOTARY PUBLIC

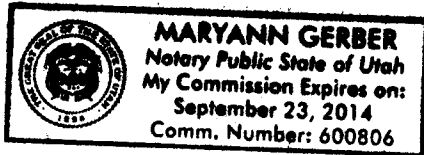


EXHIBIT "A"
LEGAL DESCRIPTION

VACATION PARCEL

Building 306, 307, and 217 (Plat III)

All of Units A thru L, Building 306, Lot 151-C, PINEAE VILLAGE PLAT III, LOTS 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

All of Units A thru L, Building 307, Lot 151-E, PINEAE VILLAGE PLAT III, LOTS 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

All of Units A thru F, Building 217, Lot 151-F, PINEAE VILLAGE PLAT III, LOTS 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

Parcel Numbers are 02-226-0043 thru 02-226-0066 and 02-226-0001 thru 02-226-0006

EXHIBIT "B"
LEGAL DESCRIPTION OF ADDITIONAL LAND

The Additional Land described in the foregoing document is located in Davis County, Utah and is described more particularly as follows:

Building 306, 307, and 217 (Plat III)

All of Units A thru L, Building 306, Lot 151-C, PINEAE VILLAGE PLAT III, LOTS 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

All of Units A thru L, Building 307, Lot 151-E, PINEAE VILLAGE PLAT III, LOTS 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

All of Units A thru F, Building 217, Lot 151-F, PINEAE VILLAGE PLAT III, LOTS 151 A-F, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

Parcel Numbers are 02-226-0043 thru 02-226-0066 and 02-226-0001 thru 02-226-0006