

WHEN RECORDED RETURN TO:  
SEB Legal, LLC  
PO Box 71565  
Centerville, UT 84171

AMENDED AND RESTATED  
NEIGHBORHOOD DECLARATION OF CONDOMINIUM FOR  
PINEAE VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION

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This Amended and Restated Declaration of Condominium is made on the date executed below by the Board of Directors after being approved by at least 67% of the Total Votes of the Association.

### RECITALS

A. Pineae Village Condominiums is a condominium project located in Centerville, Davis County, Utah, as part of the Pineae Village master planned residential development;

B. Pineae Village Condominiums were created under and are governed by the Utah Condominium Ownership Act (Utah Code Ann. 57-8-1, *et seq.*) as amended from time to time;

C. Pineae Village Condominiums were created and are governed by a Neighborhood Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Pineae Village Condominium recorded as Entry No. 2265494, in the Davis County Recorder's Office, and as amended from time to time ("Original Declaration");

D. Pineae Village Condominiums are subject to a Master Declaration of Covenants, Conditions, and Restrictions of the Pineae Village Master Homeowners Association, Inc., recorded as Entry No. 2265491, in the Davis County Recorder's Office, as amended or restated from time to time;

E. The Pineae Village Condominium Homeowners Association, Inc. is incorporated as a Utah nonprofit corporation. If incorporated, it shall be entitled to the rights, obligations, and benefits of the Revised Nonprofit Corporation Act (Utah Code Ann. 16-6a-101, *et seq.*) as amended from time to time.

F. This Declaration replaces the Original Declaration and all its amendments in their entirety;

G. This Declaration shall be binding against all Units within the Condominium Project as described in Exhibit "A;"

H. All Owners, guests, invitees, agents, and residents shall abide by the provisions of this Declaration;

I. Under the Original Declaration, declarant rights have expired;

J. These covenants, conditions, restrictions, easements, and limitations shall run with the land described in Exhibit "A" and shall be binding on and burden all parties having or acquiring any right, title, or interest to the land or any part thereof and shall create servient tenements on the land. The covenants, conditions, restrictions, easements, and limitations shall also benefit all parties having or acquiring any right, title, or interest to the land and shall create dominant tenements on the land;

K. Pursuant to the Declaration of Annexation of Additional Building recorded as Entry No. 2667666 in the Davis County Recorder's Office ("Annexation"), all of Units A through F, Building 217, Lot 151-F as depicted on the Pineae Village Plat III ("Building 217") were annexed into the Association;

L. Despite the Annexation, the Association and the Pineae Village Town Home Homeowners Association ("Town Home Association") have always treated Building 217 and its appurtenant Limited Common Area as being subject to the Town Home Association's Declaration of Covenants, Conditions and Restrictions ("Town Home Association's Declaration");

M. The Agreement and Supplemental Declaration of Town Home Homeowners Association transferring Building 217 from the Association to the Town Home Association has been executed and recorded against Building 217;

N. Under the Original Declaration Article III, Section 16.1, the Board of Directors certifies that 67% of the Total Votes of the Association have approved this Amended and Restated Declaration;

O. Under Article IX of the Bylaws, the Board of Directors certifies that a majority of the members of the Board of Directors have approved the amended and restated Bylaws;

NOW THEREFORE, for the benefit of the Condominium Project and the Owners thereof, the following covenants, conditions, restrictions, and easements shall apply to and be binding on the Condominium Project:

## **1 DEFINITIONS**

Capitalized terms used in the Condominium Project Documents (including recitals) have the following meanings:

### **1.1 Articles**

Articles mean the Articles of Incorporation for the Pineae Village Condominium Homeowners Association, Inc.

### **1.2 Association or CHOA**

Association or CHOA means Pineae Village Condominium Homeowners Association, which is a Neighborhood Association located within the Pineae Village Master Homeowners Association. It is intended that the Association be a Utah non-profit corporation. Failure of the Association to maintain its corporate status will not result in dissolution of the Association. The Association may renew its corporate status, reinstate its corporate status, or incorporate without Owner approval. All Owners are Members of the Association. Unless specifically reserved for a vote of

the Members, all acts taken by the Association shall be taken through its Board of Directors.

### **1.3 Board**

Board means the Board of Directors. The Board governs the property, business, and affairs of the Association.

### **1.4 Bylaws**

Bylaws mean the bylaws of the Association, as amended or restated from time to time. The Bylaws are attached to this document as Exhibit "C."

### **1.5 Common Areas**

Common Areas mean:

1.5.1 The land included within the Condominium Project that has not been assigned to the MHOA, or another Neighborhood Association for the maintenance, repair, and replacement of such land;

1.5.2 The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, and entrances and exits of the condominium buildings;

1.5.3 Parking spaces, access roads, driveways, walkways, sidewalks, landscape and planting areas, fences, and street lights located within the Condominium Project;

1.5.4 Installations of central services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, and incinerating located within the condominium buildings;

1.5.5 Tanks, pumps, motors, fans, compressors, ducts, and all apparatus and installations existing for common use by the Unit Owners;

1.5.6 Such community and commercial facilities as may be provided for in this Declaration;

1.5.7 All other parts of the Condominium Project not specifically included in the Units, Master Association, or another Neighborhood Association; and

1.5.8 All other parts of the Condominium Project necessary or convenient to the condominiums' existence, maintenance, and safety, or normally in common use.

### **1.6 Common Expenses**

Common Expenses mean all sums spent to administer, maintain, or replace the CHOA Common Areas; expenses agreed upon as common expenses by a majority of the Owners; expenses authorized by the Governing Documents or the Condominium Act as common expenses; any other expenses necessary for the common benefit of the Owners.

### **1.7 Condominium Act**

Condominium Act shall mean Utah Code §§ 57-8-1 *et seq.*, as amended or replaced from time to time.



**1.8 Condominium Maps**

Condominium Maps means the record of survey maps for the condominiums on file with the Davis County Recorder as Pineae Village Condo Plat I, recorded as Entry No. 2333775; and Pineae Village Plat III, Lots 151 A-F, recorded as Entry No. 2405944, excluding Units A through F and their appurtenant Limited Common Areas, Building 217, Lot 151-F, Plat III.

**1.9 Condominium Project**

Condominium Project means the condominium neighborhood as shown on the Condominium Maps. Exhibit "A" contains the legal description for the Condominium Project.

**1.10 Declaration**

Declaration means this document, as amended, supplemented, or restated from time to time.

**1.11 Director**

Director means a member of the Board.

**1.12 Eligible Mortgagee**

Eligible Mortgagee means a Mortgagee that has made a written request for notice.

**1.13 Family**

Family shall mean Family as defined by Davis County Land Use and Management Ordinance.

**1.14 Governing Documents**

Governing Documents shall mean this CHOA Neighborhood Association Declaration, CHOA Bylaws, CHOA Articles of Incorporation, Maps, and rules and regulations.

**1.15 Limited Common Areas**

Limited Common Areas mean Common Areas shown on the Condominium Maps or designated in the Declaration as reserved for use by a certain Unit or Units to the exclusion of the other Units. Limited Common Areas include, without limitation:

1.15.1 Assigned Parking Stalls;

1.15.2 Balconies and patios.

**1.16 Master Association or MHOA**

Master Association or MHOA mean Pineae Village Master Homeowners Association.

**1.17 Master Declaration**

Master Declaration means the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions of the Pineae Village Master Homeowners Association, Inc., recorded as Entry No. ##### in the Davis County Recorder's Office, as amended from time to time.

**1.18 MHOA Governing Documents**

MHOA Governing Documents means the Master Declaration, MHOA Bylaws, MHOA Articles of Incorporation, the Project Maps, and MHOA rules and regulations.

**1.19 Member**

Member means an Owner.

**1.20 Mortgage**

Mortgage means any first position mortgage, trust deed, or other security instrument recorded to secure the purchase of a Unit.

**1.21 Mortgagee**

Mortgagee means a holder, insurer, or guarantor of a first Mortgage on a Unit.

**1.22 Neighborhood Association**

Neighborhood Association means one of the three (3) sub-associations located within the Project. The Neighborhood Associations are as follows:

1.22.1 Pineae Village Condominium Homeowners Association, Inc.

1.22.2 Pineae Village Patio Home Homeowners Association, Inc.

1.22.3 Pineae Village Town Home Homeowners Association, Inc.

**1.23 Nonprofit Act**

Nonprofit Act means Utah Code §§ 16-6a-101 *et seq.*, as amended or replaced from time to time.

**1.24 Officer**

Officer means a Director elected by the Board to act within a delegated scope of authority. For example, President, Vice President, Secretary, or Treasurer.

**1.25 Owner**

Owner means the owner of the fee in a Unit together with an undivided interest in the Common Areas. If a Unit is subject to an executory purchase contract, the contract purchaser shall be considered the Owner. However, the seller and buyer may otherwise agree but must inform the Board in writing of the alternative arrangement.

**1.26 Percentage Interest**

Percentage Interest means a Unit's undivided percentage interest of ownership in the Common Areas.

**1.27 Person**

Person means an individual, corporation, partnership, association, trustee, or other legal entity.

**1.28 Project**

Project means Pineae Village master planned residential development as shown on the Project Maps. The Project includes the land, buildings, improvements and structures, easements, rights, appurtenances, and articles of personal property intended for use in connection therewith.

**1.29 Resident**

Resident means any Person living or staying at the Condominium Project. Residents include without limitation: Owners, tenants, family members of Owners and tenants, and guests staying

more than a week.

### **1.30 Unit**

Unit means a separate physical part of the Condominium Project intended for independent use. Units include one or more rooms or spaces located in a building. The following are part of a Unit:

1.30.1 Wallboard, lath and plaster, plasterboard, paneling, wall tile, wall paper, paint, or any other material constituting part of the finished surface of an exterior, load bearing, or party wall;

1.30.2 All non-load bearing interior walls or partitions;

1.30.3 Any material constituting part of the finished surface of the floor;

1.30.4 Any material constituting part of the finished surface of the ceiling;

1.30.5 Doors, door frames, windows, window frames, interior moldings, interior and exterior door casings, and any materials necessary to attach or weatherproof such;

1.30.6 Ducts, chutes, flues, cold air returns, furnaces, air conditioning, condensers, lines, dryer vents, and any other heating, venting, and air conditioning apparatus serving a single unit, whether or not located within the Unit boundaries as defined on the Map;

1.30.7 Pipes, gas lines, fire suppression systems, valves, couplings, elbows, tees, escutcheons, water supply lines, water heaters, boilers, faucets, shower heads, finished plumbing fixtures, or any other plumbing apparatus or fixture serving a single Unit, whether or not located within the Unit boundaries as defined on the Map.

1.30.8 Cabinets, countertops, built-in shelving units, or any other finish carpentry;

1.30.9 Wires, conduits, junction boxes, switches, outlets, plates, electrical panels, electrical service, interior light fixtures (whether or not recessed), phone cable, data cable, audio visual cable, appliances, or any other electrical wire or apparatus serving a single Unit, whether or not located within the Unit boundaries as defined on the Map;

1.30.10 Public utility lines or installations serving a single Unit, whether or not located within the Unit boundaries as defined on the Map; and

1.30.11 Anything inside the Unit boundaries, which can be removed without jeopardizing the structural integrity or usefulness of the remainder of the building.

## **2 SUBMISSION**

The Condominium Project and the Governing Documents are submitted to provisions of the Condominium Act.

## **3 IMPROVEMENTS**

### **3.1 Description of Improvements**

The improvements included in the Condominium Project consist of buildings, roads, parking

lots and structures, recreation facilities infrastructure for water, sewer, power, heating and cooling, and Units.

### **3.2 Description of Common Areas and Limited Common Areas**

The Common Areas and Limited Common Areas are described and identified in the Declaration and shown on the Condominium Maps. Neither the undivided percentage ownership interest in the Common Areas nor the exclusive use of Limited Common Areas shall be separated from the Unit. Even if not specifically mentioned in the deed, the undivided percentage ownership interest in the Common Areas and exclusive use of Limited Common areas will automatically accompany the transfer of a Unit.

### **3.3 Description of Units**

The Map shows the Units, their location, and dimensions from which their area may be determined. Units may be independently owned, encumbered, and conveyed. The legal description in a deed to a Unit shall substantially be stated in the following form:

“Unit \_\_ shown in the record of survey map for Pineae Village Condominium Homeowners Association appearing in the records of the Davis County Recorder, as Entry No. \_\_\_\_, Map No. \_\_\_\_ and as identified and described in the Declaration of Pineae Village Condominium Homeowners Association recorded in the Davis County Recorder’s Office as Entry No. \_\_\_\_\_, as amended and supplemented, together with an undivided interest in and to the Common Areas appertaining to said Unit as established in said Declaration and map. This conveyance is subject to the provisions of the Declaration, including any amendments thereto.”

### **3.4 Computation of Percentage Interests**

The proportionate share of the Unit Owner’s interest in the Common Areas of the Condominium Project shall be uniform and equal among all Units.

After partial destruction or condemnation of the Condominium Project, the proportionate share of the Owners interest in the Common Areas shall be based adjusted to reflect an equal percentage ownership interest in the Common Areas for the remaining Units.

## **4 EASEMENTS**

### **4.1 Easement for Encroachment**

If any part of the Common Areas or Limited Common Areas encroaches on a Unit, an easement for the encroachment and for maintenance shall exist. If any part of a Unit encroaches upon the Common Areas or Limited Common Areas, an easement for the encroachment and for maintenance shall exist. Such encroachments will not be considered to be encumbrances to the Common Areas, Limited Common Areas, or Units. Encroachment causes include, without limitation, errors in the original construction; errors in the Map; settling, rising, or shifting of the earth; or changes in position caused by repair or reconstruction of the Condominium Project.

### **4.2 Access for Repair of Common Areas**

Some of the Common Areas are located within the Units. Some of the Common Areas are only accessible through the Units. The Association and other Owners shall have the irrevocable right to access each Unit for maintenance, repair, or replacement of the Common Areas. The Association and Owners’ right of access shall be exercised by the Board. Except for emergency

repairs, access shall be gained during reasonable hours after notice.

#### **4.3 Emergency Repairs**

The Board has the right to enter a Unit at any time to make emergency repairs. An emergency repair is one that is necessary to prevent an imminent threat of damage to the Common Areas or to another Unit.

#### **4.4 Right of Ingress, Egress, and Enjoyment**

Each Resident, guest, or invitee has the right to ingress and egress across the Common Areas and Limited Common Areas necessary for access to his Unit. Subject to the rules and regulations, each Resident has a right to enjoyment of the Common Areas. The rights described in this Section are appurtenant to and pass with title to the Unit.

#### **4.5 Common Facilities Located within a Unit**

All Owners have an easement to use all pipes, wires, ducts, cables, conduits, public utility lines, structural supports, and other Common Areas located within a Unit, but serving their Unit. Each Unit is subject to an easement in favor of the other Units with pipes, wires, ducts, cables, conduits, public utility lines, structural supports, and other Common Areas located within a Unit, but serving other Units.

#### **4.6 Association Easement**

The Association, its Board, employees, agents, and contractors shall have non-exclusive easements to use the Common Areas and Limited Common Areas to perform their duties as assigned by the Governing Documents.

#### **4.7 Easement for Utility Services**

The Condominium Project is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities. Utilities include, without limitation, water, sewer, gas, telephone, electricity, data, video, and cable.

## **5 MAINTENANCE**

### **5.1 Common Areas**

The Common Areas shall be maintained by the Association.

### **5.2 Limited Common Areas**

Limited Common Area balconies and patios assigned to a single Unit will be maintained, repaired, and replaced by the Unit Owner, at their cost. Prior to maintaining, repairing, or replacing these Limited Common Areas, an Owner must submit their plans showing color, style, quality of material, and shapes for approval by the Association. The Association shall have discretion in determining whether to approve or deny the maintenance, repair, or replacement.

Limited Common Area parking stalls shall be repaired and replaced by the Association, however, the Owner shall keep all Limited Common Areas in a clean, well maintained, sanitary condition.

Any Limited Common Area assigned to multiple Units will be maintained, repaired, and replaced by the Association.

### **5.3 Units**

Owners shall maintain, repair, and replace their Unit at their cost. An Owner's maintenance responsibility extends to all components of their Unit as defined in the Declaration, on the Condominium Maps, and in the Condominium Act. Units shall be maintained so as not to detract from the appearance of the Condominium Project and to maintain the value of any other Unit. Units shall be maintained to protect and preserve the health, safety, and welfare of the other Units and Common Areas. Prior to maintaining, repairing, or replacing exterior doors, windows, or exterior casings, an Owner must submit their plans showing color, style, and shapes for approval by the Association.

## **6 MEMBERSHIP AND ASSOCIATION**

### **6.1 Membership**

Every Owner is a Member of the Association. Membership in the Association is mandatory, is appurtenant to the Unit, and shall not be separated from the Unit.

### **6.2 Voting Rights**

Each Unit shall have one vote. Voting is governed by the Bylaws.

### **6.3 Status and Authority of Board**

The Board is the governing body of the Association. It is obligated to manage, operate, and maintain the Condominium Project and to enforce the Governing Documents. The Board has exclusive authority to act in the Association's name. Any action taken by the Board on behalf of the Association will be deemed to be done in the Association's name. The rights and powers of the Board are governed by the Bylaws.

### **6.4 Composition and Selection of Board**

The Bylaws govern how the Board is established and selected.

## **7 USE RESTRICTIONS**

### **7.1 Use of Units**

The use of each Unit is restricted to residential, single-family occupancy. Occupancy limits may be established by the Board via rule based upon the Unit's size and facilities, and the fair use of the Common Areas. Home businesses are allowed as long as they do not increase traffic flow, cause a nuisance, or have an exterior indication of a business. Home businesses must be licensed and comply with zoning code.

### **7.2 No Obstruction of Common Areas**

Owners and Residents shall not obstruct Common Area. Owners and Residents shall not use Common Areas for their private use, unless approved by the Board. Owners and Residents shall not store anything in the Common Areas, except for parking in designated parking areas. Owners and Residents shall not alter Common Areas. Owners and Residents may not damage or commit waste to the Common Areas.

### **7.3 Cancellation of Insurance/Nuisance**

Owners and Residents shall not do or keep anything in a Unit, which would result in the cancellation of insurance or increase the premium. Owners and Residents shall not do or keep

anything in a Unit which would violate a law. No noxious, destructive, or offensive activity shall be done in a Unit. No Resident shall create, maintain or permit a nuisance in, on or about the Condominium Project. For purposes of this section a "nuisance" includes behavior which annoys, disturbs or interferes with other Residents and interferes with their right to the quiet and peaceful enjoyment of their property. A nuisance includes but is not limited to the following:

7.3.1 The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Unit, Common, or Limited Common Areas;

7.3.2 The storage of any item, property or thing that will cause any Unit, Limited Common Area, or the Common Areas to appear to be in an unclean or untidy condition or that will be noxious to the senses;

7.3.3 The accumulation of rubbish, unsightly debris, garbage, equipment, or other things or materials so as to constitute an eyesore as reasonably determined by the Board or the Association;

7.3.4 The storage of any substance, thing or material upon any Unit, Limited Common Area, or in the Common Areas that will emit any foul, unpleasant or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;

7.3.5 The creation or maintenance of any noxious or offensive condition or activity in or about any Unit, Limited Common Area, or the Common Areas;

7.3.6 Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, their guests or invites, particularly if the police or sheriff must be called to restore order;

7.3.7 Flying of drones or unmanned aircraft by Residents in or above any Unit, Limited Common Area, or Common Area;

7.3.8 Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature that diminishes or destroys the enjoyment of the Condominium Project by other residents, their guests or invites;

7.3.9 Excessive noise in, on or about any Unit, Limited Common Area, or the Common Areas, especially after 10:00 p.m. and before 7:00 a.m.;

7.3.10 Excessive traffic in, on or about any Unit, Limited Common Area, or the Common Areas, especially after 10:00 p.m. and before 7:00 a.m.;

7.3.11 Allowing an animal to be unleashed while outside of the Unit;

7.3.12 Continuous barking, meowing, or other animal noises;

7.3.13 Allowing an animal to defecate in the Limited Common or Common Areas without immediately removing the feces from such Areas.

#### **7.4 Rules and Regulations**

Owners and Residents shall obey the rules created by the Board and the MHOA Governing Documents.

#### **7.5 Structural Alterations**

No Owner or Resident shall make a structural alteration to their Unit or Limited Common areas without written Board approval. Structural alterations include, but are not limited to, moving interior walls, making changes to electrical systems, making any changes to plumbing systems, or making changes to HVAC systems. In order to receive approval, Owners must provide detailed plans, copies of all building permits, and proof that the work will be completed by licensed and insured contractors.

#### **7.6 Signs, Flags, and Decorations**

Owners and Residents shall not post signs in the Condominium Project, whether in a window or otherwise, unless prior written authorization has been approved by the Board or by the Governing Documents. The Association may not prohibit the display of a U.S. flag inside a 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 Areas. The rights of Owners and occupants to display holiday, religious, and political signs, symbols, and decorations inside their Units and in Unit windows of the kinds normally displayed in residences located in single-family residential neighborhoods shall not be abridged. However, the Association may impose reasonable time, place, and manner rules to govern the display of such items. All signs visible outside of any Unit must be in good taste, and shall only be erected for a reasonable time. The Board may determine, in its sole discretion, what constitutes good taste and a reasonable time for the display of a sign.

#### **7.7 Animals**

No animals, livestock, birds, insects, reptiles, or poultry of any kind shall be raised, bred, or kept in any Unit, Common Area or Limited Common Area, except for domesticated dogs, cats, birds, fish, small nonvenomous reptiles and amphibians, and only in accordance with animal rules adopted by the Board. The Board has the authority to establish an animal fee as part of the animal rules.

If an Owner or Resident violates the animal rules, the Board has authority, in addition to all other enforcement remedies, to require the Owner to remove the animal from the Condominium Project.



## **7.8 Storage and Parking of Vehicles**

The driving, parking, standing, and storing of motor vehicles in, on or about the Condominium Project shall be subject to the following:

- 7.8.1 The parking rules and regulations adopted by the Board from time to time.
- 7.8.2 No recreational, commercial or oversized vehicles shall be allowed within the Condominium Project.
- 7.8.3 No motor vehicle or trailer, including but not limited to any car, automobile, truck, van, or any other transportation device of any kind may be parked or stationed in such a manner so as to block access to any portion of the Common Area or Limited Common Area or to create an obstacle.
- 7.8.4 Only Residents may park their motor vehicles within their assigned parking spaces.
- 7.8.5 Except for emergency repairs to enable movement to a repair facility, Owners and Residents shall not repair or restore vehicles in the Common Area or Limited Common Area.
- 7.8.6 Vehicles parked in unauthorized areas, or in violation of parking rules, may, at the owner's expense, be towed away. The Board shall be required to follow all laws regarding towing enforcement prior to towing a vehicle.
- 7.8.7 All parking spaces shall be used for the purpose of parking operable and licensed vehicles. Parking spaces shall not be used for storage.
- 7.8.8 Parking spaces are assigned to Units as depicted on the Map. The Board shall have the power to change assigned parking spaces only upon receiving written consent from all parties affected by the change. The Board shall have the power to change non-assigned parking spaces by rule or resolution. The change shall have priority over anything depicted on the Map so long as each Unit assigned a parking space on the Map continues to have a parking space assigned to that Unit. The Board shall have the power to repaint or renumber such parking spaces and must give notice to affected Owners at least 24 hours prior to such an event.

## **7.9 Aerials, Antennas, and Satellite Dishes**

Aerials, antennas, and satellite dishes larger than one meter in diameter are prohibited. Aerials, antennas, and satellite dishes may not be installed on Common Areas or Limited Common Areas without the prior written consent of the Board. One antenna or satellite dish smaller than one meter in diameter may be installed wholly within the Unit such that it does not extend beyond the Unit or other areas designated by the rules and regulations. If an antenna or satellite dish is allowed to be installed in Common Area or Limited Common Area, it shall be removed as soon as it is no longer used.

## **7.10 Timeshares**

Timeshares and time-sharing of Units is prohibited. Under no circumstances shall any unit be owned or used as a "time period unit" as defined by Utah Code § 57-8-3(26), as amended from time to time.

## **7.11 Open Fires and Grills**

Fireworks, fire pits, and open fires are prohibited on the Common Areas and Limited Common

**Areas.** No fuel burning space heaters are permitted to be used anywhere in the Project. The Board may, by rule, authorize Owners to use portable electric space heaters in the time and manner specified by rule. No charcoal or gas grills are permitted inside a Unit. Unless expressly stated in a rule established by the Board, no electric, charcoal, gas, or similar grills are permitted on porches, balconies, or against any exterior wall of a building, or in any other location that poses a fire-hazard to the building.

#### **7.12 Smoking**

Smoking is only allowed in areas of the Condominium Project specifically designated by the rules and regulations. Smoking in the Common Areas, Limited Common Areas, or Units which are not included as designated areas is prohibited. Owners shall inform their tenants and guests about the smoking policy.

#### **7.13 Firearms and Projectile Weapons**

The use of firearms, airsoft guns, BB guns, pellet guns, archery equipment, or any other projectile weapon, however powered, is prohibited.

#### **7.14 Limitations on Renting or Leasing**

A rented or leased Unit is one that is not owned by an entity or trust and that is occupied by someone other than the Owner while the Owner is not occupying the Unit as the Owner's primary residence. Any occupied Unit owned by an entity or trust, regardless of who occupies the Unit, is considered a rental or leased Unit.

7.14.1 No Owner may rent or lease less than the entire Unit. Units may only be rented to a single Family. Dormitory, hostel, hotel, vacation-rental-by-owner, or nightly rentals are strictly prohibited.

7.14.2 Rental-Lease Limit. No Unit may be rented or leased if the rental or lease results in more than 25 of the Units within the Condominium Project being rented or leased, except as provided in subparagraphs 7.14.5 and 7.14.6 of this paragraph ("Rental-Lease Limit").

7.14.3 Rental-Lease Term. All initial lease terms shall be a minimum of 12 months, except as provided in subparagraphs 7.14.5 and 7.14.6 of this paragraph ("Rental-Lease Term").

7.14.4 Prior to renting or leasing any Unit, an Owner shall apply to the Board. The Board shall review the application and make a determination of whether the rental or lease will exceed the Rental-Lease Limit. The Board shall:

7.14.4.1 approve the application if it determines that the rental or lease will not exceed the Rental-Lease Limit and complies with the Rental-Lease Term; or

7.14.4.2 deny the application if it determines that the rental or lease of the Unit will exceed the Rental-Lease Limit, or does not comply with the Rental-Lease Term.

7.14.5 Any Owner who presently has a rental in the Condominium Project prior to this Amended and Restated Declaration being recorded with the Davis County Recorder may continue renting their Unit without being subject to the Rental-Lease Limit and Rental-Lease Term—but such Owner shall be subject to the other provisions of Section 7.14— until such time as:

7.14.5.1 the Owner occupies the Unit; or

7.14.5.2 an officer, owner, member, trustee, beneficiary, director, or person holding a similar position of ownership or control of an entity or trust that holds an ownership interest in the Unit, occupies the Unit; or

7.14.5.3 upon the conveyance, sale, or other transfer of the Unit by deed or otherwise in accordance with the Utah Condominium Act.

7.14.6 The Board shall allow the following exemptions to the Rental-Lease Limit and Rental-Lease Term in such cases as:

7.14.6.1 an Owner is in the military for the period of the Owner's deployment;

7.14.6.2 a Unit is occupied by an Owner's parent, child or sibling;

7.14.6.3 an Owner serves in a religious order or other temporary volunteer assignment outside Davis, Weber, Salt Lake, and Utah counties for no more than three consecutive years;

7.14.6.4 an Owner whose employer has temporarily relocated the Owner for two (2) years or less;

7.14.6.5 a Unit is owned by an entity that is occupied by an individual who has voting rights under the entity's organizing documents and has a 25% or greater share of ownership, control, and right to profits and losses of the entity; or

7.14.6.6 a Unit is owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of a current resident of the Unit or the parent, child, or sibling of the current resident of the Unit.

7.14.7 Notwithstanding the Rental-Leasing Limit and Rental-Leasing Term exemptions listed above, it is the intent and desire of the Association to consist solely of owner-occupied Units with a maximum of 25 Units being rented. Consequently, all decisions of the Board with respect to the implementation of Section 7.14 shall be made, to the extent reasonable, to fulfill this intent and desire.

7.14.8 Unless otherwise approved by the Board, all lease agreements shall be in writing and shall be for a minimum term of one year. All lease agreements shall provide that the terms of the lease shall be subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. A signed copy of all lease agreements shall be provided to the Association prior to the tenant taking occupancy of the Unit.

7.14.9 Any Owner leasing their Unit must comply with current laws and ordinances regarding renting, including but not limited to, business licensing regulations.

7.14.10 Owners shall not rent to registered sex or kidnap offenders. An Owner who leases shall conduct a criminal background check on all potential tenants. The Owner shall provide the Association with a sworn statement that as of the date they rent the Unit, none of the tenants are registered sex or kidnap offenders.

7.14.11 Failure by an Owner to take legal action against their occupant who is in violation of the Governing Documents within 10 days after delivery of written demand to so do from the Board shall entitle the Association to take any and all action for and in behalf of said Owner, including the institution of legal proceedings on behalf of such Owner against his or her occupant for eviction, injunctive relief, or damages. Neither the Association nor its agents shall be liable to the Owner or occupant for any legal action commenced under this paragraph that is made in good faith. The Owner hereby appoints the Board as his or her attorney in fact to take any action authorized by this provision as if the Owner was performing it.

7.14.12 The Association shall be entitled to recover from the offending Owner its costs and attorney fees incurred for enforcement of this Section, regardless of whether any lawsuit or other action is commenced. The Association may assess such costs and attorney fees against the Owner and the Unit as an assessment pursuant to the Governing Documents. Additionally, the Owner shall be liable for all fines, assessments, or other penalties levied due to violation(s) of their tenant. The Owner shall be personally liable for any violations caused by their tenant(s). Any assessments, fines, or penalties levied under this Section shall be collectible as an assessment.

7.14.13 The Board will create rules to establish procedures regarding this Section 7.14 to:

7.14.13.1 determine and track the number of rentals and Units in the Condominium Project subject to the provisions described in Sections 7.15.2 and 7.15.3; and

7.14.13.2 ensure consistent administration of these Rental-Lease Limit provisions.

### **7.15 Sex Offenders**

No person required to register as a sex or kidnap offender for life pursuant to Utah Code § 77-41-105(3)(c)(i) ("Lifetime Offender"), may permanently or temporarily reside in a Unit. This section will not apply to Lifetime Offenders who reside in the Association prior to the date this amendment is recorded. If a Lifetime Offender occupies a Unit or an Owner becomes a Lifetime Offender after this amendment is recorded, they shall be subject to the provisions of this Section.

7.15.1 Owners. Any Owner in violation of this section must vacate the Unit within 180 days of receipt of notice from the Association. If the Owner fails to vacate within 180 days, the Association shall be entitled to a mandatory injunction requiring the Lifetime Offender to immediately vacate.

7.15.2 Tenants/Guests/Family Members. If, subsequent to the effective date of this Amendment, a Lifetime Offender occupies a Unit as a tenant, guest, resident, or family member, the Owner who owns the Unit must immediately cause the person to vacate the Unit and, if the person does not vacate within 30 days of the date the Owner was notified by the Association of the presence of a Lifetime Offender, then the Owner will immediately commence eviction proceedings. If the Owner fails to commence eviction proceedings within 30 days following the date the Owner is required to do so, and/or if the Owner fails to diligently prosecute the eviction to its conclusion, then the Association may act as attorney-in-fact for the Owner and pursue the eviction action. The Owner shall reimburse the Association for any costs and attorney's fees incurred. Cost and attorney's fees shall be collectable as an assessment.

Each Owner, upon adoption of this amendment to the Declaration, hereby appoints the

Association as the Owner's attorney-in-fact for the purpose of commencing eviction proceedings, executing any and all documents pertaining to the proceedings, or performing any or all responsibilities as may be required or necessary to be performed pursuant to this section. This power of attorney is expressly declared and acknowledged to run with the title of any and all Units and will be binding upon the heirs, personal representatives, successors, and assigns of the Owner.

7.15.3 Association not Liable. The Association will not be liable to any Owner or anyone occupying a Unit or visiting the Association as a result of the Association's failure to dispossess a Lifetime Offender.

7.15.4 Board Membership. From the effective date of this amendment forward, any person who has to register as a sex or kidnap offender under Utah Code § 77-41-105, whether or not for life, may not serve on the Board.

## **8 ENFORCEMENT**

### **8.1 Compliance**

Each Owner and Resident shall comply with the Governing Documents. Failure to comply will be grounds for the remedies provided in this Declaration.

### **8.2 Remedies**

The remedies for violations shall be levied against the Owner in all cases and the Residents in cases involving injunctive relief. Remedies shall not be mutually exclusive and can be exercised concurrently. The Association shall have rights to take the following actions to correct violations of the Governing Documents:

8.2.1 After 15-days' notice, to enter a Unit and abate and remove any violation of the Governing Documents. Any expense incurred in abating the violation will be an individual assessment against the Owner. If the Association exercises this right of entry, they will not be guilty of any manner of trespass or nuisance;

8.2.2 To levy fines pursuant to procedures adopted by the Board. The procedures shall comply with the Condominium Act;

8.2.3 After notice and hearing, to terminate access to and use of recreational facilities;

8.2.4 To suspend the voting right of the Owner; and

8.2.5 To bring suit for damages, to enjoin, abate, or remedy the violation on behalf of the Association and the Owners.

### **8.3 Action by Owner**

An Owner may bring an action against another Owner or the Association for damages, to enjoin, abate, or remedy a violation being committed by another Owner or the Association.

### **8.4 Hearings**

The board shall adopt procedures for hearings. When a hearing is requested or required, the hearing shall be conducted in accordance with the Board's procedures.

## **9 ASSESSMENTS**

### **9.1 Covenant for Assessment**

By accepting a deed or other conveyance, each Owner covenants and agrees to pay the Association all regular assessments, special assessments, emergency assessments, individual assessments, late penalties, and collection costs (including attorney's fees) whether or not a lawsuit is commenced. No Owner may exempt themselves from liability for assessments by abandonment of their Unit, failure of the Association to maintain the Common Areas, or non-use of the Common Areas. Except for foreclosures, the personal obligation for unpaid assessments, late fees, interest, and collection costs, including attorney's fees, shall pass to the successor in title. If title passes through foreclosure sale, the successor in title shall only be liable for six months of unpaid assessments, late fees, interest, and collection costs, including attorney's fees. A successor in title is entitled to a statement from the Association setting forth the amounts due by the prior owner. The amounts set forth in the statement shall be binding upon the Association. If an Owner loses their Unit to foreclosure or voluntarily conveys it, they shall remain personally liable for unpaid assessments, late fees, interest, and collection costs (including attorney's fees).

### **9.2 Annual Budget**

The Board shall prepare an annual budget for the Association. The annual budget shall provide for: the maintenance, repair, and replacement of the Common Areas; and the administration, management, operation, and reserves of the Association. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect.

### **9.3 Reserve Analysis**

The Board shall cause a reserve analysis to be conducted no less frequently than required by law. The reserve analysis shall determine the amount of money needed to cover the cost of repairing, replacing, and restoring Common Areas and any other part of the Project that the Association is responsible to repair, replace, and restore, that have a useful life of three years or more and a remaining useful life of less than thirty years, if the cost cannot reasonably be funded from the general budget or other funds of the Association. The Board may conduct the reserve analysis itself or may engage reliable persons or organization, as determined by the Board, to conduct the reserve analysis.

### **9.4 Reserve Account**

The Association shall establish a reserve account to fund the items identified in the reserve analysis and in accordance with this Section.

9.4.1 The Board shall use reasonable efforts, subject to the Owners' rights under the Condominium Act, to fund the reserve account. The Board shall not be personally liable for failure to fund the reserve unless gross negligence or intentional misconduct is proven in a court of law.

9.4.2 The reserve account shall not be used for daily maintenance expenses or for any purpose other than the purpose for which the reserve fund is established, unless a majority of the Association vote to approve the use of reserve fund money for that purpose.

9.4.3 The reserve fund shall be maintained separately from other funds of the Association. It may be invested in the reasonable judgment of the Board, so long as such investment is insured by the government.

9.4.4 In any year in which a new reserve analysis is conducted, the Board shall present the reserve study to the Owners in the next annual meeting and provide an opportunity for Owners to vote on the Board's proposed plan to fund the reserve account. In the event that a majority of total Owners reject the Board's proposed plan, the Board shall create a new plan for vote by the Owners. In any such meeting, the Board shall maintain a copy of the minutes and indicate in the minutes any decision relating to funding a reserve fund. In any event, even if the Owners have disapproved the Board's plan, the Board shall assess any amounts necessary to satisfy the requirements for certification by the US Department of Housing and Urban Development.

9.4.5 A separate and independent reserve analysis is required for this condominium project. The MHOA should have its own separate and independent reserve analysis. Reserve accounts shall be established and maintained in accordance with generally accepted accounting practices.

## **9.5 Regular Assessment**

The Board shall fix the amount of the regular assessment for each Unit by dividing the total budget by the Unit's percentage ownership interest in the Common Areas. The Association may collect the regular assessment on an annual basis, semi-annual basis, quarterly basis, or monthly basis. Written notice of the regular assessment amount and payment schedule shall be sent to Owners at least 30 days in advance of the beginning of the fiscal year for which the regular assessment will be due. Apart from the initial notice of regular assessment, the Association is not obligated to send periodic invoices for regular assessments. If the Board fails to fix a regular assessment, the amount of the last regular assessment and payment schedule will continue in effect. The Owners may call a special meeting in accordance with the Bylaws to veto the reserve fund line item. At least 51% of the percentage ownership interest in the Common Areas must vote to veto the reserve fund line item for the veto to be effective.

## **9.6 Special Assessment**

The Association may levy a special assessment for the purpose of defraying in whole or in part the cost of any construction, reconstruction, maintenance, repair, or replacement of the Common Areas. The Association may levy a special assessment up to 25% of the annual budget without approval from the Owners. If a special assessment exceeds 25% of the annual budget, it must be approved by a majority of a quorum of Owners.

## **9.7 Emergency Assessment**

If the regular assessments are inadequate to pay the Common Expenses, the Board shall determine the amount of the shortfall. Once the amount of the shortfall is determined, the Board shall adopt a supplemental budget. The Association may levy an emergency assessment to fund the supplemental budget. The Association may levy an emergency assessment up to 50% of the original annual budget without approval from the Owners. If an emergency assessment exceeds 50% of the original annual budget, it must be approved by a majority of a quorum of Owners.

## **9.8 Individual Assessment**

Any expenses attributable to less than all the Units may be assessed exclusively against the affected Units. Individual assessments include, without limitation:

9.8.1 Assessments levied against a unit to reimburse the Association for costs incurred in correcting a violation of the Governing Documents;

9.8.2 Fines, late fees, interest, collection costs (including attorney's fees);

9.8.3 Services provided to a Unit due to an Owner's failure to maintain, for emergency repairs, or to protect the health, safety, and welfare of adjoining Units and Common Areas;

9.8.4 A reinvestment fee due at the time a Unit is transferred or conveyed in an amount to be set by the Board but not to exceed .05% of the purchase price of the Unit;

9.8.5 Move-in fees; and

9.8.6 Any charge described as an individual assessment by the Governing Documents;

### **9.9 Apportionment of Assessments**

Regular, special, and emergency assessments will be apportioned among the Units based on their percentage ownership interest in the Common Areas. Individual assessments shall be apportioned exclusively to the Units benefitted or affected.

### **9.10 Nonpayment of Assessment**

Assessments not paid within 30 days after the due date established by the Board will be late and subject to interest at 18% per annum on any delinquent balance and a late fee in an amount to be determined by the Board. Late fees may only be charged once for a missed payment.

### **9.11 Application of Partial Payments**

Partial payments shall be credited first to collection costs (including attorney's fees), then to interest and late fees, then to the oldest assessments, then the most recent assessments.

### **9.12 Acceleration**

If an Owner fails to pay their assessments for 61 days or more, the Board may elect to accelerate the remainder of the Assessments due that year.

### **9.13 Suspension of Voting Rights**

If an Owner has a delinquent assessment balance, the Association may suspend their right to vote.

### **9.14 Termination of Utility Service and Access to Recreational Facilities**

If an Owner fails to pay their Assessments, the Association may terminate utility services paid in common and access to recreational facilities. The Board shall establish procedures for terminating utilities and access to recreational facilities, which shall comply with the Condominium Act.

### **9.15 Collection of Rent from Tenant**

If an Owner rents their Unit and fails to pay their Assessment, the Association may demand the tenants to pay the Association any rent owed to the Owner. Payment of rent to the Association shall not be a violation of the lease by the tenant. The Board shall establish procedures for collecting rents from tenants, which shall comply with the Condominium Act.



### **9.16 Lien for Assessment**

All assessments, late fees, interest, and collection costs (including attorney's fees) not timely paid shall be a charge and continuing lien upon each Unit against which the assessment is made. The Association shall file a notice of lien with the county recorder as evidence of nonpayment.

### **9.17 Enforcement of Lien**

Without waiving its right to personally pursue an Owner for unpaid assessments, the Association may foreclose its lien in the same manner as deeds of trust, mortgages, or any other manner permitted by Utah law.

### **9.18 Subordination of Lien**

A lien for assessments shall be subordinate to a first Mortgage now or hereafter placed upon a Unit. The sale of a Unit pursuant to foreclosure of a first Mortgage shall extinguish the lien for assessments which became due prior to the foreclosure sale. A foreclosure will not relieve the purchaser's obligation to pay 6 months of assessments, late fees, and penalties.

## **10 INSURANCE**

### **10.1 Types of Insurance Maintained by the Association**

10.1.1 Property and liability insurance for the Condominium Project as required by the Condominium Act. If such insurance is not reasonably available, then notice must be sent to the Owners within seven days;

10.1.2 Directors and Officers for at least \$1,000,000.00; and

10.1.3 Fidelity bond or dishonest acts insurance for at least the value of the reserves and operating capital of the Association.

The Board may purchase additional or greater coverage. The Board may adopt insurance rules and policies to maintain the insurability of the Condominium Project, keep the premiums reasonable, and enforce responsibilities of the Owners.

### **10.2 Insurance Company**

The Association shall use an insurance company knowledgeable with condominium insurance, which is qualified to issue insurance policies in Utah.

### **10.3 Premium as Common Expense**

The premiums for the Association's insurance policies shall be a Common Expense.

### **10.4 Insurance and Warranties by Owner**

Owners shall obtain insurance for personal property, contents, and personal liability. Owners shall also obtain loss assessment and dwelling coverage in the amount of the Association's deductible. The Board shall have the authority to require an Owner to provide proof of such insurance upon written demand. Owners are encouraged to purchase home warranty plans.

### **10.5 Payment of Deductible**

The deductible on a claim made against an Association policy shall be allocated amongst the parties to the loss as described in Condominium Act, as amended or replaced from time to time.

## **10.6 Right to Adjust Claims**

The Association has the right and authority to adjust claims.

# **11 DAMAGE, DESTRUCTION, CONDEMNATION**

## **11.1 Damage or Destruction**

If part or all of the improvements in the Condominium Project are damaged or destroyed, the following procedures apply:

11.1.1 If insurance proceeds are sufficient to repair or reconstruct the improvements, the improvements shall be repaired or reconstructed as quickly as possible;

11.1.2 If insurance proceeds are insufficient to repair or reconstruct the improvements and less than 75% of the Condominium Project's improvements are destroyed or damaged, repair or reconstruction shall be carried out. If necessary, the Board may levy an Individual Assessment against the affected Owners.

11.1.3 If insurance proceeds are insufficient to repair or reconstruct the improvements and more than 75% of the Condominium Project's improvements are destroyed or damaged, the Association must conduct a vote of the Owners within 100 days. If 75% of the Owners approve the repair or reconstruction of the Condominium Project, it shall be carried out. If necessary and in compliance with the Declaration, the Board may levy a Special Assessment to fund the repair and reconstruction. If fewer than 75% of the Owners approve the repair or reconstruction, the Board shall record, with the county recorder, a notice setting such facts. Upon recording of the notice the provisions of Condominium Act § 31 "Disposition of Property Where Insurance Proceeds are Insufficient for Reconstruction" shall apply.

Any required repair or reconstruction shall be accomplished at the direction of the Board. Determinations about the extent of damage or destruction shall be made by three qualified appraisers. The Board will select the appraisers. The decision of any two appraisers shall be conclusive.

## **11.2 Damage caused by Owner**

Each Owner is liable for any damage they or their guests cause to the Common Areas or Limited Common Areas. The Association shall repair the damage to substantially the same condition as it existed prior to the damage. The Owner shall reimburse the Association for the cost of repair. The cost of repair shall be collected as an Individual Assessment.

## **11.3 Condemnation**

The Board shall represent all Owners and the Association in any condemnation proceeding for Common Areas or Limited Common Areas. Any proceeds from a condemnation proceeding for Common Areas and Limited Common Areas shall be payable to the Association. The Association will use any condemnation proceeds for the benefit of the Owners and their Mortgagees.

# **12 MORTGAGEES**

## **12.1 Application**

The protections and requirements under this Article shall only apply to Mortgagees obtaining an

interest in a Unit after this Declaration is recorded. Mortgagees with an interest in a Unit prior to the recordation of this Declaration shall be bound by the Mortgagee protections in the original declaration recorded in the Davis County Recorder's Office as Entry No. 3157268.

## **12.2 Eligible Mortgagees**

A Mortgagee that fails to provide written request for notice to the Association shall not be an Eligible Mortgagee. Only Eligible Mortgagees are entitled to notice or any other rights extended to Mortgagees in the Governing documents.

## **12.3 Notices of Action**

Upon written request, an Eligible Mortgagee will be given timely notice of the following:

12.3.1 Any proposed amendment to the Governing Documents affecting:

12.3.1.1 The boundaries of a Unit or easement rights of an Owner;

12.3.1.2 A Unit's undivided ownership interest in the Common Areas; or

12.3.1.3 The calculation of assessments or votes;

12.3.2 Any proposed termination of the Condominium Project or Declaration;

12.3.3 Any condemnation or casualty loss which materially affects the Condominium Project or a Unit on which there is a Mortgage;

12.3.4 An Owner subject to a Mortgage who is 60 days past due in payment of assessments;

12.3.5 A lapse, cancellation, or material modification of any insurance policy required under this Declaration.

## **12.4 Restoration or Repair of Condominium Project**

If the Condominium Project is partially damaged by an insurable loss, it shall be restored to the original design of the Condominium Project unless 51% of the Eligible Mortgagees approve a change.

## **12.5 Termination of Declaration after Substantial Destruction**

51% of Eligible Mortgagees must approve any Owner vote to terminate the Condominium Project after substantial destruction or condemnation.

## **12.6 Eligible Mortgagee Consent**

If proper notice is sent to any Eligible Mortgagee, then the Eligible Mortgagee shall be deemed to have consented to any action or vote contemplated in the notice if the Eligible Mortgagee does not send written objection within thirty days of the notice being sent.

# **13 MISCELLANEOUS**

## **13.1 Amendment of Declaration**

Owners representing 67% or more of the undivided ownership interests in the common areas must approve any amendment to the Declaration. However, the Board may amend without

Owner approval, to correct misspellings, grammar, or to comply with changes in the loan underwriting guidelines, if failure to comply would disqualify the Condominium Project from financing eligibility. 51% of Eligible Mortgagees must approve any amendment affecting the following provisions:

13.1.1 Calculation of votes based on undivided ownership interest in the Common Areas;

13.1.2 Calculation of assessments based on undivided ownership interest in the Common Areas or priority of liens;

13.1.3 Reserves for maintenance, repair, and replacement of Common Areas;

13.1.4 Insurance or fidelity bonds;

13.1.5 Rights to use the Common Areas;

13.1.6 Maintenance responsibilities;

13.1.7 Expansion or contraction of the Condominium Project;

13.1.8 Convertibility of Units to Common Area or vice versa;

13.1.9 The undivided ownership interests in the Common Areas and Limited Common Areas;

13.1.10 Imposition of a right of first refusal or similar restriction on the right of an Owner to sell or transfer a Unit;

13.1.11 If professional management is required by a governmental institution or Mortgagee, the establishment of self-management;

13.1.12 Any provision expressly benefitting a Mortgagee.

### **13.2 Termination of Declaration**

Owners representing 75% or more of the undivided ownership interests in the Common Area must approve a termination of the Declaration. If terminating for any reason other than destruction or condemnation, 75% or more of Eligible Mortgagees must approve termination of the Declaration.

### **13.3 Votes without a Meeting**

The Association may collect votes without a meeting as outlined in the Bylaws.

### **13.4 Service of Process**

The registered agent of the Association will be the Person named in the corporate records on file with the Utah State Department of Commerce.

If the corporate status of the Association expires, the president shall be the successor agent. The name and address of the president shall be kept with the Association's records at its principal place of business.

### **13.5 Taxes on Units**

Each Unit and its undivided percentage interest in the Common Areas is subject to separate taxation of each taxing authority. Consequently, no taxes will be assessed against the Condominium Project except for Association personal property. Each Owner will pay all taxes which may be assessed against him or his Unit.

### **13.6 Covenants Run with the Land**

The Declaration contains covenants which run with the land and create equitable servitudes. The Declaration shall be binding upon and inure to the benefit of the Association, all parties who hereafter acquire any interest in or occupy a Unit or any part of the Condominium Project, their heirs, successors, assigns, grantees, devisees, personal representatives, guests, and invitees. Each Owner or Resident shall comply with the Governing Documents. All interests in the Units shall be subject to the Governing Documents. Failure to comply shall be grounds for an action for damages or injunctive relief by the Association or an Owner. By acquiring any interest in a Unit, each Owner or Resident agrees to be bound by the Governing Documents.

### **13.7 Severability**

If any provision of the Declaration is determined to be invalid or unenforceable, it shall not affect the remaining provisions of the Declaration.

### **13.8 Waiver**

No provision of the Declaration shall be waived or abrogated by reason of a failure to enforce it.

### **13.9 Gender**

The use of one gender shall be deemed to refer to all genders. The use of the singular shall be deemed to refer to the plural and vice versa.

### **13.10 Headings**

The headings are for reference only and not to describe, interpret, limit, extend or affect the content of the Declaration.

### **13.11 Conflicts**

If the Declaration conflicts with the Condominium Act, the Condominium Act shall control. If the Declaration conflicts with the Map, the Declaration shall control. If the Declaration conflicts with the Bylaws, Articles, or rules, the Declaration shall control. If any of the Governing Documents conflict with the Master Association Governing Documents, the Master Governing Documents shall control.

### **13.12 Effective Date**

The Declaration and any amendments take effect upon recording in the Davis County Recorder's Office.

IN WITNESS WHEREOF, the Association has caused this Declaration to be executed by its duly authorized Officers.

DATED: July 12.

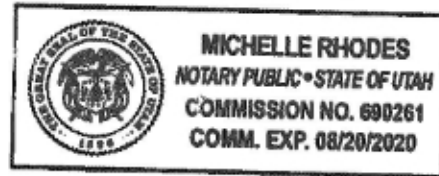
**PINEAE VILLAGE CONDOMINIUM HOMEOWNERS  
ASSOCIATION, INC.**

*Heather Williams* *Simon Lawrence*  
By: PINEAE VILLAGE Condominium Homeowners Ass  
Its: Secretary PRESIDENT

STATE OF UTAH )  
County of Davis ) :ss.

On this 12 day of July, 2018, <sup>9</sup> personally appeared before me  
Heather Williams & Simon Lawrence who being by me duly sworn, did say that they are the  
agent of the Association authorized to execute this Declaration and did certify that more than  
67% of the undivided ownership interests in the Common Areas approved this Declaration.

*Michelle Rhodes*  
NOTARY PUBLIC



## **Exhibit A**

### **Legal Description**

All Units located within the Pineae Village Condominium Homeowners Association (except for Units A, B, C, D, E, and F located within Building 217), more particularly described as:

PINEAE VILLAGE CONDO PLAT I, Unit: A, BLDG: 301	02-224-0001
PINEAE VILLAGE CONDO PLAT I, Unit: B, BLDG: 301	02-224-0002
PINEAE VILLAGE CONDO PLAT I, Unit: C, BLDG: 301	02-224-0003
PINEAE VILLAGE CONDO PLAT I, Unit: D, BLDG: 301	02-224-0004
PINEAE VILLAGE CONDO PLAT I, Unit: E, BLDG: 301	02-224-0005
PINEAE VILLAGE CONDO PLAT I, Unit: F, BLDG: 301	02-224-0006
PINEAE VILLAGE CONDO PLAT I, Unit: G, BLDG: 301	02-224-0007
PINEAE VILLAGE CONDO PLAT I, Unit: H, BLDG: 301	02-224-0008
PINEAE VILLAGE CONDO PLAT I, Unit: I, BLDG: 301	02-224-0009
PINEAE VILLAGE CONDO PLAT I, Unit: J, BLDG: 301	02-224-0010
PINEAE VILLAGE CONDO PLAT I, Unit: K, BLDG: 301	02-224-0011
PINEAE VILLAGE CONDO PLAT I Lot/Unit: L BLK/BLDG: 301	02-224-0012
PINEAE VILLAGE CONDO PLAT I Lot/Unit: A BLK/BLDG: 302	02-224-0013
PINEAE VILLAGE CONDO PLAT I Lot/Unit: B BLK/BLDG: 302	02-224-0014
PINEAE VILLAGE CONDO PLAT I Lot/Unit: C BLK/BLDG: 302	02-224-0015
PINEAE VILLAGE CONDO PLAT I Lot/Unit: D BLK/BLDG: 302	02-224-0016
PINEAE VILLAGE CONDO PLAT I Lot/Unit: E BLK/BLDG: 302	02-224-0017
PINEAE VILLAGE CONDO PLAT I Lot/Unit: F BLK/BLDG: 302	02-224-0018
PINEAE VILLAGE CONDO PLAT I Lot/Unit: G BLK/BLDG: 302	02-224-0019
PINEAE VILLAGE CONDO PLAT I Lot/Unit: H BLK/BLDG: 302	02-224-0020
PINEAE VILLAGE CONDO PLAT I Lot/Unit: I BLK/BLDG: 302	02-224-0021
PINEAE VILLAGE CONDO PLAT I Lot/Unit: J BLK/BLDG: 302	02-224-0022
PINEAE VILLAGE CONDO PLAT I Lot/Unit: K BLK/BLDG: 302	02-224-0023
PINEAE VILLAGE CONDO PLAT I Lot/Unit: L BLK/BLDG: 302	02-224-0024
PINEAE VILLAGE CONDO PLAT I Lot/Unit: COMMON AREA	02-224-0025

PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: A BLK/BLDG: 303	02-226-0007
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: B BLK/BLDG: 303	02-226-0008
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: C BLK/BLDG: 303	02-226-0009
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: D BLK/BLDG: 303	02-226-0010
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: E BLK/BLDG: 303	02-226-0011
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: F BLK/BLDG: 303	02-226-0012

PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: G BLK/BLDG: 303	02-226-0013
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: H BLK/BLDG: 303	02-226-0014
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: I BLK/BLDG: 303	02-226-0015
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: J BLK/BLDG: 303	02-226-0016
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: K BLK/BLDG: 303	02-226-0017
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: L BLK/BLDG: 303	02-226-0018
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: A BLK/BLDG: 304	02-226-0019
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: B BLK/BLDG: 304	02-226-0020
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: C BLK/BLDG: 304	02-226-0021
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: D BLK/BLDG: 304	02-226-0022
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: E BLK/BLDG: 304	02-226-0023
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: F BLK/BLDG: 304	02-226-0024
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: G BLK/BLDG: 304	02-226-0025
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: H BLK/BLDG: 304	02-226-0026
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: I BLK/BLDG: 304	02-226-0027
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: J BLK/BLDG: 304	02-226-0028
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: K BLK/BLDG: 304	02-226-0029
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: L BLK/BLDG: 304	02-226-0030
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: A BLK/BLDG: 305	02-226-0031
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: B BLK/BLDG: 305	02-226-0032
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: C BLK/BLDG: 305	02-226-0033
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: D BLK/BLDG: 305	02-226-0034
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: E BLK/BLDG: 305	02-226-0035
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: F BLK/BLDG: 305	02-226-0036
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: G BLK/BLDG: 305	02-226-0037
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: H BLK/BLDG: 305	02-226-0038
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: I BLK/BLDG: 305	02-226-0039
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: J BLK/BLDG: 305	02-226-0040
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: K BLK/BLDG: 305	02-226-0041
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: L BLK/BLDG: 305	02-226-0042
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: A BLK/BLDG: 306	02-226-0043
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: B BLK/BLDG: 306	02-226-0044
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: C BLK/BLDG: 306	02-226-0045
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: D BLK/BLDG: 306	02-226-0046
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: E BLK/BLDG: 306	02-226-0047
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: F BLK/BLDG: 306	02-226-0048
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: G BLK/BLDG: 306	02-226-0049
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: H BLK/BLDG: 306	02-226-0050
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: I BLK/BLDG: 306	02-226-0051
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: J BLK/BLDG: 306	02-226-0052
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: K BLK/BLDG: 306	02-226-0053
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: L BLK/BLDG: 306	02-226-0054
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: A BLK/BLDG: 307	02-226-0055



PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: B BLK/BLDG: 307	02-226-0056
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: C BLK/BLDG: 307	02-226-0057
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: D BLK/BLDG: 307	02-226-0058
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: E BLK/BLDG: 307	02-226-0059
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: F BLK/BLDG: 307	02-226-0060
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: G BLK/BLDG: 307	02-226-0061
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: H BLK/BLDG: 307	02-226-0062
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: I BLK/BLDG: 307	02-226-0063
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: J BLK/BLDG: 307	02-226-0064
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: K BLK/BLDG: 307	02-226-0065
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: L BLK/BLDG: 307	02-226-0066
PINEAE VILLAGE PLAT III, LOTS 151 A-F Lot/Unit: COMMON AREA	02-226-0067

## **Exhibit B**

### **Bylaws of Pineae Village Condominium Homeowners Association, Inc.**

## **1 BYLAW APPLICABILITY/DEFINITIONS**

### **1.1 Definitions**

The capitalized terms used in the Bylaws shall have the same meaning given to them in the Declaration, unless otherwise specifically stated.

### **1.2 Bylaw Applicability**

The provisions of these Bylaws are binding upon the Association and the Owners. All present and future Owners shall be subject to these Bylaws, as amended from time to time. Acquisition of any Unit constitutes an acknowledgment that the Owner has agreed to and ratified these Bylaws and will comply with them.

## **2 ASSOCIATION**

### **2.1 Composition**

All of the Owners acting as a group in accordance with the Governing Documents shall constitute the Association. Except for matters specifically reserved for a vote of the Owners, administration of Association affairs shall be performed by the Board on behalf of the Owners.

### **2.2 Annual Meeting**

Annual meetings shall be held once a year. The date, time, and place of the annual meeting shall be determined by the Board. The Association shall send notice of annual meetings at least 20 days in advance of the meeting. At the annual meeting the Association shall conduct the following business:

- 2.2.1 Roll call and verification of quorum;
- 2.2.2 Approval of minutes from preceding annual meeting;
- 2.2.3 Reports of Officers;
- 2.2.4 Special committee reports;
- 2.2.5 Election of directors;
- 2.2.6 Unfinished business from preceding annual meeting; and
- 2.2.7 New business.

### **2.3 Special Meeting**

Special meetings may be held at any time for any purpose. A special meeting may be called by a majority of the Directors or upon petition of at least 20% of the Owners in good standing. The Association shall schedule and send notice of a special meeting within 30 days of request. The

notice of a special meeting shall state the date, time, place, and purpose of the meeting. The Association shall send notice of a special meeting at least 10 days in advance of the meeting. No business may be transacted at a special meeting except as stated in the notice.

#### **2.4 Place of Meeting**

Meetings shall be held at a place designated by the Board and stated in the notice of meeting. Meetings shall be held in Davis County.

#### **2.5 Conduct of Meeting**

The President shall preside over all meetings of the Association. The Secretary shall keep the minutes of the meeting and take record of all resolutions adopted at the meeting. Meetings of the Board shall be open to Owners in accordance with the provisions of the Condominium Act. Participation in Board meetings by Directors or Owners may be via electronic communication as defined by the Condominium Act.

#### **2.6 Quorum**

A quorum shall be met if twenty percent (20%) of the Owners entitled to vote are present at a meeting. If quorum requirements are not met at a meeting, then the Association may adjourn the meeting and hold another meeting no earlier than twenty-four hours after the original meeting and no later than thirty days after the original meeting. A quorum at the subsequent meeting shall be the Owners present in person or by proxy at such meeting. No additional notice of the subsequent meeting need be given so long as the date, time, and place for the subsequent meeting are announced at the original meeting .

#### **2.7 Voting by Owners**

Each Owner's vote is equal to his percentage ownership interest in the Common Areas. If a Unit is owned by more than one Person and multiple Owners are present at a meeting, the vote appertaining to that Unit shall be cast by agreement of a majority of the Owners. If a Unit is owned by more than one Person and a single Owner is present at a meeting, the vote appertaining to that Unit shall be cast by the Owner present. The Association may conclusively presume the consent of all a Unit's Owners when a vote is cast by a Unit with multiple Owners.

Except where a greater number is required by the Governing Documents or the Nonprofit Act and elections of directors, any decision requiring Owner consent shall be passed by majority vote of a quorum.

#### **2.8 Good Standing**

An Owner shall be in good standing if he has paid assessments levied against his Unit, including late fees, interest, fines, collection costs, and attorney fees. An Owner must have paid in full at least three days prior to the meeting or action.

#### **2.9 Proxies**

An Owner in good standing may vote or otherwise act by proxy. An Owner may appoint a proxy by signing a proxy appointment form. The proxy appointment form may be submitted to the Association in person, by mail, or electronically. The proxy appointment form must name a proxy, be dated, and signed by the Owner. Any proxy appointment form that does not contain a proxy's name, date, or signature shall be void. A proxy appointment form is valid until revoked by the Owner's attendance at a meeting, a signed and dated revocation delivered to the Association, a subsequent proxy appointment, notice of death or incapacity of the Owner, or the

passage of 11 months.

#### **2.10 Mail-in Ballots**

Any action requiring a vote of the Owners, except election of directors, may be taken by mail-in ballots. Action by mail-in ballot shall comply with the procedures set forth in Nonprofit Act Section 16-6a-709, as amended from time to time. A combination of mail-in ballots, ballots collected electronically, and ballots cast in person may be used.

#### **2.11 Written Consent in Lieu of Vote**

Any action requiring a vote of the Owners, except election of directors, may be taken by written consent in lieu of a vote. Action by written consent shall comply with the procedures set forth in Nonprofit Act Section 16-6a-707, as amended from time to time. Written consents may be collected electronically.

### **3 BOARD OF DIRECTORS**

#### **3.1 Number of Directors**

There shall be three to five Directors. The exact number of Directors shall be decided by the Board. The majority of Directors must be Owners who reside within the Condominium Project.

#### **3.2 Selection and Term of Directors**

Unless appointed by the Board under this Article, Directors shall be elected by the Owners. Cumulative voting shall not be permitted. The candidates with the most votes shall be elected.

Directors shall serve terms of two years. Directors shall hold office until their successor is elected. There is no limit on the number of terms a Director may serve. Directors' terms shall be staggered as follows: (i) two Directors shall be elected in years ending with an even number; and (ii) one Director shall be elected in years ending with an odd number. If the terms ever become un-staggered, the Directors shall establish a plan to make their terms staggered again.

If a Unit has more than one Owner, only one of the Owners may serve on the Board at a time.

#### **3.3 Vacancies**

Director vacancies, for any reason other than removal by vote of the Association, shall be filled by vote of a majority of the remaining Directors. The Board shall conduct a special meeting for the purpose of filling the vacancy. The meeting shall be valid even if a quorum is not present. Each replacement Director shall serve until the next annual Owners' meeting, then the vacancy shall be filled by vote of the Owners. The replacement Director elected by the Owners shall serve the remaining term of the replaced Director.

#### **3.4 Removal of Directors**

A Director may be removed with or without cause by vote of a majority of a quorum of Owners. If the Owners propose to remove a Director, the Association shall hold a special meeting and give the Director and Owners at least 15 day written notice of the meeting and the purpose of the meeting. The Director shall be given an opportunity to be heard at the meeting prior to the vote to remove him. At any meeting where a Director is removed by the Owners, the Owners must vote to replace the Director. The replacement will serve the remaining term of the removed Director.

Any Director who allows his assessments to become more than 90 days past due may be removed and replaced by vote of a majority of the Board. The Board shall give the Director 10 day written notice to cure the default prior to voting to remove the Director.

### **3.5 Organization Meeting**

The Directors shall hold a meeting following the annual owners meeting for the purpose of electing Officers. Notice of the organization meeting shall be given verbally at the annual meeting. The organization meeting shall be conducted within fourteen days of the annual meeting.

### **3.6 Regular Meetings**

The Board shall hold regular meetings. The Board shall determine frequency, times, and locations of regular meetings. However, the Board shall conduct at least one regular meeting per quarter. Notice of regular meetings shall be given to each Director at least five days prior to the meeting.

### **3.7 Special Meetings**

A Director may call a special meeting of the Board. Notice shall be given at least ten days prior to the meeting. Notice shall state the time, place, and purpose of the meeting.

### **3.8 Conduct of Meetings**

The President shall preside over all meetings of the Board. The Secretary shall take minutes of the Board meetings and shall make record of all resolutions.

### **3.9 Quorum of Directors**

A majority of the Board shall constitute a quorum. A quorum shall be required to conduct business at a meeting. If less than a quorum is present at a meeting, the majority of those present may adjourn the meeting until such time as a quorum is present. Once established, a quorum will be present even if directors leave. Directors may attend a meeting telephonically. Each Director shall have one vote.

### **3.10 Waiver of Meeting Notice**

Directors may waive notice of meetings in writing. A waiver shall be deemed equivalent to notice. Attendance of a Director at a meeting will be considered a waiver of notice, unless the Director attends to dispute notice. If all Directors are present at a meeting, notice of the meeting is waived and any business may be conducted.

### **3.11 Action without Meeting**

Any action by the Board may be taken without a meeting if all the Directors give written consent to the action. Written consent may be given in person, by mail, or electronically. The Association shall file the written consents with its record of minutes.

### **3.12 Powers and Duties**

The Board shall manage the affairs and business of the Association. The Board is vested with all power and authority necessary to administer the affairs of the Association in accordance with the Governing Documents. The Board may do any act required or allowed by the Governing Documents, the Condominium Act, the Nonprofit Act, or any other rule of law.

Subject to the limitations contained in the Declaration, Bylaws, or Condominium Act, the Board

shall have the following authority:

- 3.12.1 Prepare an annual budget and establish what constitutes a Common Expense;
- 3.12.2 Adopt and amend rules, regulations, policies, and procedures governing the Common Areas, administration of the Association, and to enforce and interpret the Governing Documents;
- 3.12.3 Delegate authority to a managing agent to act on behalf of the Association;
- 3.12.4 Provide for the maintenance, repair, and replacement of the Common Areas;
- 3.12.5 Hire, contract for, and terminate personnel or contractors necessary for the maintenance repair and replacement of the Common Areas and administration of Association business. Provide for the compensation of personnel. Purchase supplies, equipment, and materials for use in the Association.
- 3.12.6 Open and maintain bank accounts on behalf of the Association. Designate authorized signers for the bank accounts;
- 3.12.7 File lawsuits or initiate other legal proceedings on behalf of the Association.
- 3.12.8 Defend lawsuits, administrative actions, and other legal proceedings against the Association;
- 3.12.9 Paying costs of any services rendered to the Condominium Project or multiple Owners, but not billed to the Owners individually;
- 3.12.10 Keep books with detailed accounts of the receipts and expenditures of the Association. Make the books available to the Owners as required by the Condominium Act and Nonprofit Act. The books shall be kept in accordance with generally accepted accounting practices. Retain an independent auditor to audit the books;
- 3.12.11 To grant easements, licenses, or permission over, under, and through the Common Areas;
- 3.12.12 Upon approval by 67% of the ownership interest in the Common Areas, to convey Common Areas;
- 3.12.13 Create committees;
- 3.12.14 Take any actions and execute any documents necessary to remove Units A through F and their appurtenant Limited Common Area, Building 217, Lot 151-F, Pineae Village Plat III A-F from the Association and make them subject to the Town Home Association;
- 3.12.15 Any other act allowed or required by the Governing Documents, the Condominium Act, or the Nonprofit Act;
- 3.12.16 Any act allowed or required to be done in the name of the Association.

### **3.13 Manager**

The Board shall employ the manager selected by the Master Association. The Board may delegate to the manager all powers granted to the Board and Officers by the Governing Documents. However, the manager must obtain the Board's written consent to exercise the powers listed in Bylaw Sections 3.12.2, 3.12.6, 3.12.7, 3.12.8, 3.12.11, 3.12.12.

### **3.14 Compensation**

Directors shall not be compensated for their work as a Director. However, they may seek reimbursement for actual costs and mileage incurred during their service.

### **3.15 Limitation of Liability**

The Directors shall not be liable to the Owners for any mistake of judgment, negligence, or other errors, unless it was by willful misconduct or criminal conduct. The Association shall indemnify and hold the Directors harmless against liability to third parties for actions taken on behalf of the Association, while acting in their capacity as Director, unless the action constitutes willful misconduct or criminal conduct.

### **3.16 Resignation**

A Director may resign at any time by providing written notice to the other Directors.

## **4 OFFICERS**

### **4.1 Election and Term of Officers**

The Officers of the Association shall be elected by the Board. Officers shall serve one year terms and shall serve until their successor is elected.

### **4.2 Removal of Officers**

The Board may remove any Officer with or without cause by affirmative vote of a majority of a quorum of the Board. If an Officer is removed, the Board shall replace them. If an Officer is removed by the Board pursuant to this Section, it shall not impact that person's membership on the Board. Removal of Directors is provided for in Section 3.4 herein.

### **4.3 Offices**

The Association Officers shall be president, vice president, secretary, and treasurer. The Board may appoint assistant Officers as it may deem necessary. Except for the president, the same person may hold two offices.

#### **4.3.1 President**

The president shall be the chief executive Officer. He shall preside at meetings of the Association and the Board. He shall be an unofficial member of all committees. He shall have general and active management of Association business. He shall see that all resolutions and policies of the Association are executed.

#### **4.3.2 Vice President**

The vice president shall perform the duties and exercise the powers of the president in the absence or disability of the president. If the president and vice president are unable to act, the Board shall appoint a Director to fulfill the duties on an interim basis.

#### **4.3.3 Secretary**

The secretary shall attend all meetings and shall record all votes and take minutes thereof. He shall also make record of all resolutions, rule, policies, and procedures. He shall give or cause to be given notice of all meetings. He shall compile or cause to be compiled a complete list of the owners and their contact information.

#### 4.3.4 Treasurer

The treasurer shall oversee the finances of the Association. He shall be responsible to ensure that the Association has full and accurate records of income and expenses. He shall give financial reports at regular Board meetings and the annual Owners' meeting.

#### 4.4 Delegation of Duties

The Association Officers may delegate any of their duties to a manager or to committee. However, the Officers shall be responsible to oversee and ensure that the duties so delegated are being properly discharged.

#### 4.5 Compensation

Officers shall not be compensated for their work. However, they may seek reimbursement for actual costs and mileage incurred during their service.

#### 4.6 Resignation and Vacancies

An Officer may resign at any time by providing written notice to the Board. If an Officer resigns or a vacancy otherwise arises, the Board shall fill the vacancy as provided for in Section 4.1. Resignation of an Officer does not affect that person's membership on the Board. Resignation from the Board of Directors is provided for in Section 3.16 herein.

## 5 NOTICE

### 5.1 Manner of Notice

All notices and other communications required under the Governing Documents shall be in writing.

5.1.1 Notices to Owners will be provided by electronic means, including but not limited to, text messages, e-mail, or the Association's website. Notices will be delivered to the last-known contact information provided to the Association by an Owner. If an Owner desires to receive communication by any other method, a written request for the alternate method of notice must be submitted to the Board and must specify the alternate method. Notice using the following methods:

5.1.2 Notice to the Association may be delivered by the following methods:

5.1.2.1 By electronic mail, or any other electronic means to the Association's official electronic contact as designated in writing to the Owners; or

5.1.2.2 By professional courier service or First-class U.S. mail, postage prepaid, to the principal office of the Association as designated in writing to the Owners.

5.1.3 Notices sent via courier or mail shall be deemed received 3 days after being sent. Notices hand delivered or sent via electronic means shall be deemed received upon delivery or being sent.



## **5.2 Waiver of Notice**

Whenever any notice is required under the Governing Documents, the Condominium Act, or the Nonprofit Act, an owner may waive notice in writing. The waiver may be signed before or after the time for notice. A waiver of notice shall be equivalent to notice.

## **5.3 Owner Duty to Update Contact Information**

All Owners shall provide the Association with contact information including name of the Owners on title and each Owner's mailing address, email address, and phone number. If any of this information changes, the Owner shall provide prompt notice to the Association of the change and the new contact information.

# **6 FINANCES**

## **6.1 Fiscal Year**

The fiscal year of the Association shall be the calendar year.

## **6.2 Checks, Agreements, Contracts**

All checks over \$2,000.00, whether paper or electronic, shall be executed by one Director and the manager, if any. Alternately, if no manager is employed by the Association, all checks over \$2,000.00, whether paper or electronic, shall be executed by two Directors. All checks under \$2,000.00 may be executed by the manager, if any, under the direction of the Board, or, if no manager is employed by the Association, by one Director.

Aside from checks as discussed above, all contracts, deeds, leases, and other instruments used for expenditures or obligations over \$500.00 shall be executed by one Officer or by one Director and the manager, if any. All such instruments for expenditures or obligations of \$500.00 or less may be executed by one Director or by the manager (operating under direction of the Board) in the event a manager is employed by the Association.

Unjustified splitting of the amounts of checks or other instruments used for expenditures or obligations to avoid the limitations set forth in this Section is not permitted.

## **6.3 Books and Records**

The books and records shall be kept with detailed accounts of the receipts and expenditures affecting the Condominium Project, and the administration of the Condominium Project, specifying the maintenance, repair and any other expenses incurred. All books and records shall be kept in accordance with generally accepted accounting practices. The accounting and financial statements for Association must be kept and prepared by either the property manager or an independent bookkeeper or accountant, who may not be a Director or an Officer of the Association. A monthly profit and loss statement, balance sheet, and check register shall be sent or delivered by the bookkeeper or accountant to each Director. The accountant or bookkeeper shall prepare and file all tax returns for the Association.

## **6.4 Availability of Records**

The books and records, including any invoices, receipts, bills, proposals, documents, financial statements, and vouchers accrediting the entries thereupon shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Board of Directors for the general knowledge of the Owners

## **6.5 Audits**

An independent review of the financial records shall be completed at least every three years, with a full audit performed at a minimum of every 5 years.

# **7 AMENDMENT TO BYLAWS**

## **7.1 Amendments**

These Bylaws may be amended either by the Board, unless it would result in changing the rights, privileges, preferences, restrictions, or conditions of a membership class as to voting, dissolution, redemption, or transfer by changing the rights, privileges, preferences, restrictions, or conditions of another class. These Bylaws may also be amended by a majority vote of the Owners.

## **7.2 Recording**

Any amendment to these Bylaws shall become effective on the date it is recorded in the Davis County Recorder's Office.

# **8 MISCELLANEOUS**

## **8.1 Office**

The principal office of the Association shall be located at any place within the State of Utah which may be designated from time to time by the Board.

## **8.2 Conflicts**

The Bylaws are subordinate to any conflicting provisions in the Condominium Act, the Nonprofit Act, the Articles, the Map, or the Declaration. The Bylaws are superior to the rules, regulations, and policies of the Association.

## **8.3 Severability**

If any provision of these Bylaws is held by a court of law to be invalid, the validity of the remainder of these Bylaws shall not be affected.

## **8.4 Waiver**

No provision of these Bylaws shall be deemed to be waived because of a failure to enforce the provision.

## **8.5 Captions**

The captions contained in these Bylaws are for convenience only. The captions shall not be used to interpret, limit, or enlarge the provisions of these Bylaws.

## **8.6 Gender, etc.**

Whenever the context so requires, the singular shall include the plural and vice versa. The use of any gender shall include all genders.

IN WITNESS WHEREOF, the Association has caused these Bylaws to be executed by its duly authorized Officers.

DATED: July 12.

**Pineae Village Condominium Homeowners Association,  
Inc.**

*Heather Williams* \_\_\_\_\_  
By: \_\_\_\_\_  
Its: Secretary \_\_\_\_\_ PRESIDENT

STATE OF UTAH                    )  
  ):ss.  
County of Davis                )

On this 12 day of July, 2019, personally appeared before me  
Heather Williams & Shreeta who being by me duly sworn, did say that they are the authorized  
agent of the Association authorized to execute these Bylaws and did certify that these Bylaws  
were approved by the Association's members.

*Michelle Rhodes*  
\_\_\_\_\_  
NOTARY PUBLIC

