

3271957

DECLARATION OF CONDOMINIUM

OF

CLOVER HOLLOW CONDOMINIUM # 25

A Condominium Project

REC'D OF  
KATIE L. OXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH  
REF: Evelyn Thompson

500

APR 30 4 20 PM '79

KATIE L. OXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

THIS DECLARATION, containing covenants, conditions and restrictions relating to Clover Hollow Condominium #25, a Condominium Project, is made on the 30 day of April, 1979, by Garth Farr Heiner for himself, his successors, grantees and assigns, pursuant to the Condominium Ownership Act of the State of Utah.

RECITALS

Declarant is the owner of the real property and improvements located at 5185 South 700 West in Murray, Salt Lake County, State of Utah, more particularly described as follows:

All of Lot 25, CLOVER HOLLOW P.U.D. NO. 2, a planned unit development, according to the official plat thereof, together with the parking spaces assigned to said lot and the use of the driveways and other common areas as shown on the recorded plat, and as set forth in the Declaration of Covenants, Conditions and Restrictions recorded August 5, 1977, in Book 4528, Page 1305, Entry No. 2979250, Official Records.

Clover Hollow P.U.D. No. 2 is a planned unit development consisting of 14 lots, numbered 14 through 27, each of lots 14 through 26 consisting of a parcel of ground on which is constructed a building containing four condominium units with garages, and lot 27 consisting of the driveways, lawns and sidewalks common to all of lots 14 through 26, such common areas to be owned by the Clover Hollow Homeowners Association, Inc., a Utah corporation. The subject of this declaration is lot 25, together with its interest in the common areas known as lot 27.

Declarant has constructed, or is in the process of constructing, upon said property a building and other improvements in accordance with the plans and specifications set forth in the Record of Survey Map filed concurrently herewith.

Declarant desires by filing this Declaration and Record of Survey Map to submit the above described real property and building to the provisions of the Utah Condominium Ownership Act as a Condominium Project known as Clover Hollow Condominium #25.

Declarant desires and intends to sell fee title to the individual units contained in said Condominium Project, together with undivided ownership interests in the Common Areas and Facilities appurtenant thereto, and together with one membership in the Clover Hollow P.U.D. No. 2 Homeowners Association (that is one membership held in common by the owners of the four units subject to this Declaration) to various purchasers, subject to the covenants, limitations, and restrictions contained herein and those contained in the Clover Hollow P.U.D. No. 2 Declaration as recorded with the Salt Lake County Recorder.

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DECLARATION

NOW, THEREFORE, for such purposes, Declarant hereby makes the following Declaration containing covenants, conditions and restrictions relating to this Condominium Project which, pursuant to the provisions of the Condominium Ownership Act of the State of Utah, shall be enforceable equitable servitudes.

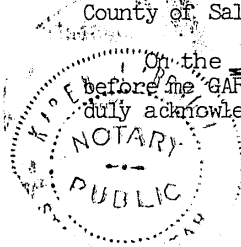
1. Name of the Condominium Project. The name by which the Condominium Project shall be known is CLOVER HOLLOW CONDOMINIUM NO. 25.

2 - 32. Paragraphs 2 through 32 of this Declaration shall be the same as Paragraphs 2 through 32 of the Declaration of Condominium of Clover Hollow Condominium #23, a condominium project, and the By-Laws attached thereto, which Declaration is dated the \_\_\_ day of \_\_\_, 1979, and recorded the \_\_\_ day of \_\_\_, 1979, in Book \_\_\_, Pages \_\_\_ through \_\_\_, Entry No. \_\_\_, Official Records, and those paragraphs of that Declaration, and the By-Laws attached thereto, are hereby incorporated by reference as though wholly set forth herein and shall govern the ownership and operation of this condominium project, except that all references in that Declaration and By-Laws to Clover Hollow Condominium #23 shall be read herein as Clover Hollow Condominium # 25.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the 30 day of April, 1979.

Garth Farr Heiner  
GARTH FARR HEINER

STATE OF UTAH )  
                          ) ss  
County of Salt Lake)



On the 30<sup>th</sup> day of April, 1979, personally appeared before me GARTH FARR HEINER signer of the within instrument who duly acknowledged to me that he executed the same.

Karen Marcroft  
NOTARY PUBLIC

My commission expires 7/29/81 Residing at Salt Lake City, Utah

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