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DECLARATION OF CONDOMINIUM

OF

CLOVER HOLLOW CONDOMINIUM # 7

A Condominium Project

THIS DECLARATION, containing covenants, conditions and restrictions relating to Clover Hollow Condominium # 7 a Condominium Project, is made on the 3rd day of Sept. 1980, by GARTH FARR HEINER and NADINE N. HEINER, his wife, for themselves, their 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 # 7, CLOVER HOLLOW P.U.D. No. 1, 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 April 30, 1979, in Book 4853, Page 1199, Entry 3271925 official records.

Clover Hollow P.U.D. No. 1 is a planned unit development consisting of 12 lots, numbered 1 through 13, each of lots 1 through 12 consisting of a parcel of ground on which is constructed a building containing four condominium units with garages, and lot 13 consisting of the driveways, lawns and sidewalks common to all of lots 1 through 12, such common areas to be owned by the Clover Hollow Homeowners Association, Inc., a Utah corporation, also known as the Clover Hollow Community Association. The subject of this declaration is Lot # 7, together with its interest in the common areas known as lot 13.

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 # 7

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 Homeowner's Association, Inc., also known as the Clover Hollow P.U.D. No. 2 Homeowner's 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. 1 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. 7.

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 28th day of February, 1979, and recorded the 30th day of April, 1979, in Book 4853, Pages 1218 through 1239, Entry No. 3271926 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 # 7.

IN WITNESS WHEREOF, the Declarant has executed this Declaration  
on the 3rd day of Sept. , 1980.

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

On the 3rd day of Sept., 1980, personally appeared before me GARTH FARR HEINER and NADINE N. HEINER signers of the within instrument who duly acknowledged to me that they executed the same.

My commission expires:

1-5-84

Notary Public

Residing at: 8

Residing at: Salt Lake City, Utah

Recorded at Request of

Recorded at Notary Public  
at 4:34 pm Fee Paid \$ 50 KATIE L. DIXON, Recorder OCT 15 1990  
Salt Lake County, Utah, By ✓ D. A. D. - Dept. Date

**Salt Lake County, Utah, By**

Lynne Wetherhast

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