

WHEN RECORDED, RETURN TO:

CW South Davis Rose, LLC
Attn: Legal Department
610 N 800 W
Centerville, UT 84014

Affecting Parcel Nos.: 08-677-0301 to and including 08-677-0357

NOTICE OF WAIVER OF DECLARANT CONTROL

The Rose Owners Association, Inc.

This NOTICE OF TERMINATION OF PERIOD OF DECLARANT CONTROL (the “Notice”) is made and executed by CW South Davis Rose, LLC, a Utah limited liability company (the “Declarant”).

RECITALS

A. CW South Davis Rose, LLC, is the Declarant of The Rose Owners Association, Inc., a Utah non-profit company (the “Association”), under the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for The Rose, recorded in the Office of the Davis County Recorder on October 27, 2021, as Entry Number 3430697 (the “Declaration”).

B. The Declaration affects the real property situated in Farmington, Davis County, Utah, described with particularity on Exhibit A (the “Project”).

C. The Project is governed by the Association.

D. Under the Declaration, the Declarant has certain rights to govern the Project and the Association during the Declarant Control Period.

E. The Owners convened and elected a Board of Directors on or about October 2, 2025.

F. Pursuant to Section 1.18 of the Declaration, the Declarant Control Period may be terminated through a recorded written waiver executed by the Declarant terminating the Declarant Control Period.

G. The Declarant desires to waive, and thus terminate, the Declarant Control Period.

H. Unless otherwise provided, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

WAIVER

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. The Declarant hereby waives, and thus terminates the Declarant Control Period, as defined by Section 1.18 of the Declaration.

2. The Association shall be governed by a Board of Directors consisting of Owners in the Project pursuant to the terms of the Declaration and Bylaws of the Association.

3. The Declarant hereby ratifies all decisions made by the Board of Directors elected by the Owners from their election on October 2, 2025, to the date this Notice is recorded against the Project.

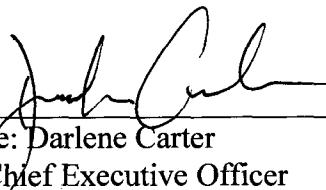
4. The Declarant shall retain all other rights under the Declaration that do not expressly terminate at the end of the Declarant Control Period.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Declarant has executed this Notice of Termination of Period of Declarant Control this 5th day of November 2025.

DECLARANT

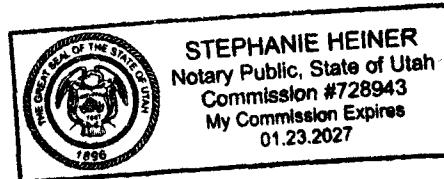
CW South Davis Rose, LLC
a Utah limited liability company

By: 
Name: Darlene Carter
Its: Chief Executive Officer

STATE OF UTAH)
:ss
COUNTY OF DAVIS)

On the 5th day of November 2025, personally appeared before me Darlene Carter, who by me being duly sworn, did say that she is an authorized representative of CW South Davis Rose, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.





NOTARY PUBLIC

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

ALL OF LOTS 301 THROUGH 350, INCLUSIVE, ALL PRIVATE ROADWAYS, ALL OPEN SPACE, AND THE ACCESS EASEMENT PARCEL CONTAINED WITHIN THE ROSE PLANNED RESIDENTIAL UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 23, 2022, AS ENTRY NO. 3478321 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

Parcel Numbers 08-677-0301 to and including 08-677-0357 (for reference purposes only).