

FEB 17 4 26 PM '84

RECORDED
SALT LAKE COUNTY,
UTAH

20.00
Scott Hurst
Lowell Hurst

3906747

COVENANT

THIS COVENANT made and entered into as of this twelfth day of October, 1983 by AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. (hereinafter referred to as the "COMPANY") for the benefit of THE VILLAGE 2 OWNERS ASSOCIATION, INC. (hereinafter referred to as the "OWNERS ASSOCIATION") and VILLAGE 2 CONDOMINIUM ASSOCIATION (hereinafter referred to as the "CONDOMINIUM ASSOCIATION" and, together with the OWNERS ASSOCIATION, collectively as the "ASSOCIATIONS" or as each "ASSOCIATION").

W I T N E S S E T H:

WHEREAS, the Village 2 Condominium Phase Number 1 (hereinafter sometimes referred to as the "Condominium") is a condominium project organized and existing under the Utah Condominium Ownership Act, the Amended Declaration of Covenants, Conditions and Restrictions of Village 2 Condominium, Phase Number 1, recorded as Entry No. 2576237, Book 3440, Page 1 of the Official Records of Salt Lake County (hereinafter referred to as the "Condominium Declaration"), and the Record of Survey Map recorded as Entry No. 2499480 in Book MM of Plats at Page 83 of the Official Records of Salt Lake County, Utah (hereinafter referred to as the "Survey Map");

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WHEREAS, the Condominium Management Committee (hereinafter referred to as the "Management Committee") is responsible, as agent for the owners of said Condominium, for the maintenance, control, operation and management of the Condominium in accordance with the terms, conditions and provisions of the Utah Condominium Ownership Act, the Condominium Declaration, such building management and operational rules and regulations pertaining to the Condominium as the Management Committee may from time to time adopt, and all agreements and determinations lawfully made by the Management Committee respecting the Condominium;

WHEREAS, the Village 2 Planned Unit Development (Part A) (hereinafter referred to as the "Planned Unit Development") is a planned unit development project created by and existing under the Enabling Declaration of Covenants, Conditions and Restrictions of Village 2 Planned Unit Development (Part A) recorded as Entry No. 2576236, Book 3439, Page 308 of the Official Records of Salt Lake County (hereinafter referred to as the "P.U.D. Declaration"), as supplemented and amended by the Supplemental Declaration of Covenants, Conditions and Restrictions of Village 2 Planned Unit Development Phase 3 recorded as Entry No. 3173162, Book 4744, Page 463 of the Official Records of Salt Lake County (hereinafter referred to as the "Phase 3 Declaration"), and the Articles of Incorporation and Bylaws of the VILLAGE 2 OWNERS ASSOCIATION, a Utah nonprofit corporation (which P.U.D. Declara-

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tion, Phase 3 Declaration, Articles of Incorporation and Bylaws are hereinafter sometimes collectively referred to as the "P.U.D. Documents"), and which Planned Unit Development is comprised of the subdivisions known and designated as Village 2 Phase 1, Village 2 Phase 2 'Second Amended', and Village 2 Phase 3, according to the plats thereof recorded in the Official Records of Salt Lake County, Utah;

WHEREAS, the OWNERS ASSOCIATION is responsible for the maintenance, control, operation and management of the Planned Unit Development in accordance with the terms, conditions and provisions of the P.U.D. Documents and such building management and operational rules and regulations pertaining to the Planned Unit Development as the Board of Trustees (hereinafter referred to as the "Board of Trustees") of the OWNERS ASSOCIATION may from time to time adopt, and all agreements and determinations lawfully made by the Board of Trustees respecting the Planned Unit Development;

WHEREAS, the COMPANY has acquired property at 4315 South 2700 West, Salt Lake County, Utah (hereinafter referred to as the "American Express Property") and is constructing office facilities thereon, such property being more fully described in that certain warranty deed from Heber Jacobsen, as grantor, to American Express Company, as grantee, recorded in the Official Records of Salt Lake County, Utah, on October 14, 1980 as Entry

No. 3489705, Book 5164, Page 247;

WHEREAS, a predecessor in interest of the COMPANY, American Express Company, and the ASSOCIATIONS have entered into an Agreement entitled "Village 2 - American Express Buffer Strip Agreement" (hereinafter referred to as the "Agreement") dated as of the thirtieth day of August, 1982, which pertained, among other things, to the development of a landscaped area (hereinafter referred to as the "Buffer Strip" and more particularly described in Exhibit "1" hereto, which exhibit is attached hereto and made a part hereof) along the northerly boundary of the American Express Property, which is a common boundary with the properties of the ASSOCIATIONS and of certain of the individually owned residence lots within the jurisdiction of the ASSOCIATIONS;

WHEREAS, a predecessor in interest of the COMPANY, American Express Company, made and entered into a "Covenant" for the benefit of the ASSOCIATIONS in substance identical to the covenants herein set forth, which Covenant was recorded in the Official Records of Salt Lake County, Utah, on May 31, 1983 as Entry No. 3799336, and the COMPANY desires hereby to confirm and acknowledge that it is bound by said covenants;

WHEREAS, the COMPANY is a corporation duly organized and validly existing under the laws of the state of its incorporation, has the corporate power to enter into and perform its

obligations under this Covenant, none of which will result in any breach of any provision of, or constitute a default under its charter documents or bylaws, or any agreement or instrument to which it is a party or by which it is bound, or any statute, order, rule, or regulation.

NOW, THEREFORE, the COMPANY covenants, for itself, its successors and assigns, for the benefit of the ASSOCIATIONS and their respective successors and assigns in title to the common area property of the ASSOCIATIONS, as follows:

1. If part, or all, of the American Express Property located within 250 feet of the existing common boundary between the American Express Property and the properties of the ASSOCIATIONS and certain residence lots within the jurisdiction of the ASSOCIATIONS is approved for immediate development, then, prior to (i) the issuance of a final certificate or other permit for the occupancy of the main building (or, in the event of a multiple residential development, for the occupancy of any one residential building) located on any portion of the property so approved for immediate development, or (ii) if the development does not include the erection of a building, the granting of such other certificate or permit as may certify the completion of construction; then the Buffer Strip shall be fully completed along that portion of the northern boundary of the American Express Property between points east and west which correspond to

the most easterly and westerly boundaries, respectively, of the portions of the American Express property then to be developed. For the purposes of this paragraph 1, the terms "developed" and "development" shall mean improved by the construction of a structure or the installation of irrigated landscaping or pavement.

2. The Buffer Strip will be improved and maintained substantially in accordance with the plans and specifications attached to the Agreement as Exhibit "1", as approved by the Salt Lake County Planning Commission on September 14, 1982, including any modifications to such specifications as may be hereafter required by the County of Salt Lake or other municipal authority having jurisdiction to require such modification. Except along the canal located within the Buffer Strip, no fencing shall be erected upon the Buffer Strip or along the boundary of the Buffer Strip and the properties of the ASSOCIATIONS and of certain of the individually owned residence lots within the jurisdiction of the ASSOCIATIONS, except with the prior written consent of the ASSOCIATIONS.

3. Each and every condition, restriction, agreement, and term of this Covenant shall be deemed and, construed to be, continuing, and any breach shall not impair or affect any of the covenants, conditions, restrictions, agreements, or terms, so far as any future or other breach is concerned. It is understood and

agreed by and between the parties hereto that no waiver of a breach shall be construed to be a waiver of any other breach of the same or of any other covenant, condition, restriction, term, or agreement; nor shall failure to enforce any such covenant, condition, restriction, term, or agreement, either by suit or by requirement of specific performance, be construed as a waiver of any other covenant, condition, restriction, agreement, or term.

4. If any action is brought to enforce this Covenant or any provision hereof or to collect damages, or to enforce specific performances allowed by law, or for a declaratory judgment thereunder, the prevailing party in such action, whether plaintiff or defendant, shall be entitled to the allowance of reasonable attorney's fees in addition to the costs of suit.

5. This Covenant and each provision hereof shall be enforceable against the COMPANY and its assignees, transferees, heirs, mortgagees, successors in interest, receivers, or any other party to whom title, in whole, or part, to the Buffer Strip may be transferred, conveyed, or assigned.

6. In the event of a conveyance or transfer of title to all or any part of the American Express Property, the obligations of the COMPANY pursuant to this Covenant with respect to those portions of the Buffer Strip which are a part of the portion of the American Express Property so conveyed or transferred shall

become an obligation of, and be instead performed by, the successor in title to such portion of the American Express Property. The foregoing notwithstanding, the obligations of the COMPANY with respect to any portion of the Buffer Strip conveyed pursuant to the provisions of the Agreement to either ASSOCIATION or to any owner of an individual residence lot within the jurisdiction of either ASSOCIATION shall be performed by the COMPANY or its successor in title to the portions of the Buffer Strip located immediately south of the portions of the Buffer Strip so conveyed to the ASSOCIATIONS or lot owners.

7. This Covenant shall terminate at such time as all of the property in Village 2 shall cease to be used for residential purposes. "Village 2" hereunder shall mean the Common and Limited Common Areas of the Condominium and the Planned Unit Development (as such terms are defined under the respective declarations and covenants of the two ASSOCIATIONS referred to in the recitals to this Covenant) and the property individually owned within the Condominium and the Planned Unit Development.

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8. The COMPANY hereby represents and warrants to the ASSOCIATIONS that this Covenant has been duly authorized, executed, and delivered by it.

IN WITNESS WHEREOF, the COMPANY and the ASSOCIATIONS have executed this Covenant as of the date set forth below the respective signature of its authorized officers.

ATTEST:

VILLAGE 2 OWNERS ASSOCIATION

By: *Virginia Kuro*
Title: Vice President
Date: November 5, 1983

By: *Robert A. Clark*
Title: President
Date: October 26, 1983

VILLAGE 2 CONDOMINIUM ASSOCIATION

Michael A. Bennett
Witness

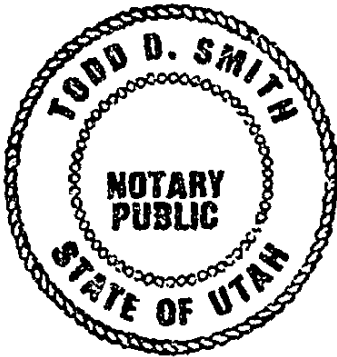
By: *Oliver W. Johnson*
Title: Chairperson,
Management Committee
Date: November 14, 1983

AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC.

By: *Richard E. Kattman*
Richard E. Kattman,
Director, Real Estate West
Date: 10/12, 1983

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 26th day of October, 1983, personally appeared before me Robert S. Clark, who being by me duly sworn, did say that (s)he is the President of the Board of Trustees of the Village 2 Owners Association, and that said instrument was signed on behalf of said Corporation by resolution of its Board of Trustees, and said Robert S. Clark acknowledged to me that said Corporation executed the same.



Todd D. Smith
Notary Public

My commission expires 5/13/85

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 16th day of Nov., 1983, personally appeared before me Virginia Lewis, who being by me duly sworn, did say that (s)he is the Vice President of the Board of Trustees of the Village 2 Owners Association, and that said instrument was signed in behalf of said Corporation by resolution of its Board of Trustees, and said Virginia Lewis acknowledged to me that said Corporation executed the same.



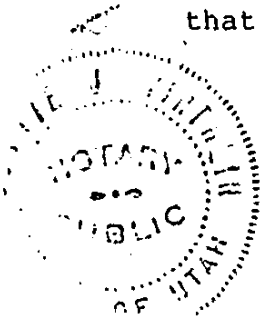
Virginia Lewis
Notary Public

My commission expires 2-7-84

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STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

On the 14th day of Nov., 1983, personally appeared before me Orin W. Spahnson who being by me duly sworn, did say that (s)he is the Chairman of the Management Committee of the Village 2 Condominium Association, and that said instrument was signed on behalf of said Association by resolution of its Management Committee, and said Orin W. Spahnson acknowledged to me that said Association executed the same.



Connie J. Wickham
Notary Public

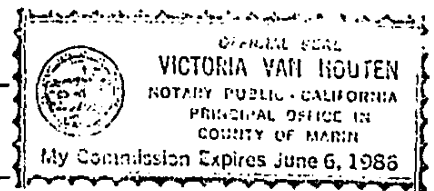
My commission expires 8-7-84

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS.

On this 20th day of October, in the year 1983, before me, a Notary Public, personally appeared Richard E. Kattman, known to me to be the Director, Real Estate West of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

Victoria Van Houten
Notary Public

My commission expires 6/6/86



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