

ARCHITECTURAL COMMITTEE
SUMMIT PARK

BY-LAWS

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1994 JAN 27 15:49 PM FEE \$17.00 BY NLP
REQUEST: OLD REPUBLIC TITLE

1. PURPOSE: It is the purpose of this committee to see that the Summit Park Subdivision, hereinafter "Subdivision", be maintained and developed as a highly desirable residential area. It is the purpose of this Committee to maintain the present natural beauty and surroundings of the Subdivision and insure, insofar as possible, that the uses and structures comply with the covenants as recorded.

2. MEMBERSHIP: The Architectural Committee of Summit Park (hereinafter called Committee) shall consist of seven (7) persons who are home owners in Summit Park to be elected by a simple majority of votes cast by, members of the Summit Park Homeowners Association.

3. TERM OF OFFICE: The term of office for each member of the Architectural Committee shall be for a minimum of 2 years, but not more than 6 years, unless re-elected under the provisions of paragraph 2 above.

4. TEMPORARY MEMBERS: The Committee, by majority vote, may appoint an interested home owner, to the unexpired term of any committee member, who resigns or does not attend three (3) consecutive meetings without a committee accepted excuse. This temporary member may run for election to the Committee at the next homeowners general election.

5. DUAL MEMBERSHIP: A member, or officer, of the Summit Park Homeowners Committee is not precluded from being a member, or officer, of the Architectural Committee at the same time.

6. MEETINGS: The Committee should meet once every four (4) weeks and at all other times when necessary. Notice of each meeting must be given to at least four (4) members of the Committee at least 24 hours in advance of each Committee meeting. Four (4) of the seven (7) members of the Committee are necessary for a quorum to conduct official business.

7. FAILURE TO ACT: In the event the Committee fails to take any action within 45 days after complete plans for such work have been submitted to it, then all of the such submitted plans shall be deemed to be approved.

8. APPROVALS: Once the Committee issues written approval for any activity contemplated by these conditions, covenants and restrictions, said written approval will be valid for two (2) years after issuance. If no substantial activity toward the completion of the approved work has occurred within the two (2) year period, a new approval must be secured by the applicant.

9. PLAN CHECK FEE: The Committee shall charge a \$50. (or such other fee as approved by Committee vote) plan check fee to cover the costs and expenses of any plan review. Improvements costing less than \$1,000. may be reviewed by the committee without a plan check fee.

10. GENERAL REQUIREMENTS: The Committee shall exercise its best judgement to see that all improvements, construction, landscaping and alterations on the lands within the subdivision conform and harmonize with the natural surroundings and with existing structures with relation to external design, materials, colors, site selection, height, topography, grade, finished elevation and existing covenants.

11. INSUFFICIENT PLANS: The Committee may disapprove any plans submitted to it which are not sufficient for it to exercise the judgement required of it by these covenants.

12. ARCHITECTURAL COMMITTEE NOT LIABLE: The Committee shall not be liable in damages to any person submitting any plans for approval or to the Association or to any owner or owners of lands within the subdivision, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such plans. Any person acquiring the title to any property in the subdivision, or any person submitting plans to the Committee for approval, by so doing shall be deemed to have agreed and covenanted that he or it will not bring any action or suit to recover damages against the Committee, its members as individuals, or its advisors, employees or agents.

13. WRITTEN RECORDS: The Committee shall keep and safeguard complete written records of all applications for approval submitted to it, including one set of all preliminary sketches and all architectural plans so submitted, and a record of all actions of approval or disapproval and all other actions taken by it under the provisions of this instrument which records shall be maintained for a minimum of three years after approval or disapproval.

14. MODIFICATION OF BYLAWS: These bylaws shall be in force until changed by a majority vote of the members of the Architectural Committee, then in office.

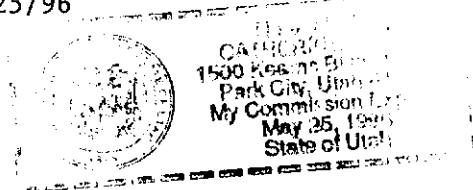
Kay Kunkel
Kay Kunkel, President

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On the 27th day of January, 1994, personally appeared before me Kay Kunkel, President of the Summit Park Architectural Committee, signer of the within instrument, who duly acknowledged to me that she executed the same for and in behalf of Summit Park Architectural Committee..

Christine Public
Notary Public
Residing in: Park City, UT

My commission expires:
5/25/96



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