



When Recorded, Mail To:  
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Suite 300  
Logan, UT 84321

**DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**OF**

**ASPEN RIDGES**

**Phase 1**

THIS DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration"), made on this 13 day of May, 2020, by ASPEN RIDGES, LLC, a Utah limited liability company, in its capacity as the owner and developer of Phase 1 of ASPEN RIDGES, a planned unit development in Box Elder County, Utah.

**ARTICLE I**

**PURPOSE AND EFFECTUATION**

1.01 Purpose. The purpose of this instrument is to provide for the preservation of the values of both Lots and Common Areas within the ASPEN RIDGES, a planned unit development in Box Elder County, Utah, (the "Development"), and for the maintenance of the interior driveways, sidewalks, parking, amenities, open spaces, landscaping, trees and all other Common Areas therein.

1.02 Effectiveness. From and after the effective date hereof: (a) each part of the Development and each Lot and Unit lying within the boundaries of the Development shall constitute but constituent parts of a single expandable planned unit development; (b) the Development shall consist of the Lots and of the Common Areas which are described and depicted on the Plat; (c) The Declaration for the Development shall consist of this document as the same may be modified, amended, supplemented, or expanded in accordance with the provisions hereof; and (d) The initial Plat of the Development shall be recorded concurrently herewith in the Public Records as the same may thereafter be amended.

**ARTICLE II**  
**DEFINITIONS**

2.01 “Additional Land” means, at any point in time, any land that is adjacent to the Property (or any adjacent to any land that has previously been annexed or added to the provisions of this Declaration as Additional Land and therefore becomes part of the Property) that Declarant annexes or adds to the provisions of this Declaration pursuant to the provisions of this Declaration, provided that Declarant has obtained all required governmental approvals for the additional land.

2.02 “Articles” shall mean and refer to the Articles of Incorporation of the Association, which are or shall be filed in the Office of the Division of Corporations and Commercial Code, State of Utah, as amended from time to time.

2.03 “Assessment” shall mean the charge which is to be levied and assessed against each Owner and the Owner’s Lot and Unit for Association expenses as set forth in Article XIII.

2.04 “Association” shall mean Aspen Ridges Homeowners Association, a Utah nonprofit corporation, to be established, its successors and assigns.

2.05 “Board” shall mean the Board of Directors of the Association.

2.06 “Bylaws” shall mean and refer to the Bylaws of the Association.

2.07 “Common Areas” shall mean all portions of the Development except the Lots and Units, and shall include all property to be owned by the Association for the common use and enjoyment of the Owners such as all private undedicated roadways, driveways, parking, amenities, open spaces, landscaping, structural common areas, if any, and the like, together with all easements appurtenant thereto, as may be reflected herein or on the Plat.

2.08 “Declarant” shall mean ASPEN RIDGES, LLC, a Utah limited liability company, its successors and assigns, if any, as developers of the Development.

2.09 “Declaration” shall mean this Declaration of Protective Easements, Covenants, Conditions and Restrictions as the same may be supplemented or amended from time to time.

2.10 “Development” shall mean the Aspen Ridges planned unit development as it exists at any given time.

2.11 “Limited Common Areas” shall mean any Common Areas designated herein or on the Plat for exclusive use by an Owner or group of Owners. Limited Common Areas that may be identified on the Plat with the same number or other designation by which a Unit or Lot is

identified thereon shall be Limited Common Area for the exclusive use of the Owner of the Unit or Lot bearing the same number or designation.

2.12 "Lot" shall mean and refer to any of the separately numbered, individually described lots within the Development as designated on the Plat and intended for residential use, unless indicated otherwise on the Plat.

2.13 "Managing Agent" shall mean any person or entity appointed or employed as Managing Agent by the Association.

2.14 "Mortgage" shall mean any recorded first mortgage or first deed of trust encumbering a Lot; and Mortgagee shall mean the mortgagee or beneficiary named in a Mortgage.

2.15 "Owner" shall mean any person who is the owner of record (as reflected by the Public Records) of a fee or undivided fee interest in any Lot, and any contract purchaser of any Lot. Notwithstanding any applicable theory relating to mortgages, no Mortgagee nor any trustee or beneficiary of a deed of trust or trust deed shall be an owner of a Lot unless such party acquires fee title thereto pursuant to foreclosure or sale or conveyance in lieu thereof. Declarant shall be an Owner with respect to each Lot owned by it. Multiple owners of a particular Lot shall be jointly and severally liable as to all responsibilities of an Owner.

2.16 "Plat" shall mean the recorded plat map for Aspen Ridges, and any supplemental maps pertaining to the Development and recorded or to be recorded in the office of the County Recorder of Box Elder County, State of Utah.

2.17 "Property" shall mean all land covered by this Declaration, including any Additional Land, Common Areas and Lots. The initial Property shall consist of the land described on Exhibit "A", attached hereto.

2.18 "Public Records" shall mean the Office of the Box Elder County Recorder.

2.19 "Special Assessment" shall mean a charge against a particular Owner or his Lot for the purpose of reimbursing the Association for costs incurred in bringing the Owner or his Lot or Unit into compliance with the provisions of this Declaration, the Articles, Bylaws or Rules and Regulations of the Association, or any other charge designated as a Special Assessment in this Declaration, the Articles, Bylaws or Rules and Regulations of the Association, together with costs, interest, attorney's fees and other charges payable by such Owner pursuant to the provisions of this Declaration.

2.20 "Rules and Regulations" shall mean and refer to those Rules and Regulations authorized, adopted and promulgated to the Owners from time to time by the Board.

2.21 "Unit" shall mean an attached structure which is designed, constructed and intended for use or occupancy as a residence on a Lot, including anything located within said

Unit (but designated and designed to serve only that Unit) such as appliances, electrical receptacles and outlets, windows, air conditioning compressors and other air conditioning apparatus, furnaces, and all utility lines, pipes, wires, conduits or systems from the point where they enter the Unit, but specifically excluding roofs and exterior surfaces of Units and patios, decks, parking areas, patio fences, etc., all of which roofs, surfaces, patios, decks, parking areas and fences, etc. shall be deemed to be Limited Common Areas designated for the exclusive use of the particular Units to which such roofs, surfaces, patios, decks, parking areas and fences appertain, and which are identified with the same number as the Unit to which they relate on the Plat.

### **ARTICLE III PROPERTY DESCRIPTION**

3.01 Submission. The Property which initially is and shall be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration consists of the real property described on Exhibit "A", attached hereto and made a part hereof.

3.02 Description of Improvements. The improvements included in this Development are now, or will be, located on the Property.

3.03 Legal Status of Units. All Units are residential units that are capable of being independently owned, encumbered, and conveyed.

3.04 Division into Lots. The Development is hereby divided into Lots, as set forth and described on the Plat, with appurtenant and equal rights and easements of use and enjoyment in and to the Common Areas, as well as appurtenant obligations pertaining to assessments, maintenance, etc., all as set forth in this Declaration.

3.05 Annexation and Addition by Declarant. Declarant may, from time to time, expand the Development subject to this Declaration by the annexation or addition, from time to time, of all or any part or parts of the lands constituting the Additional Land. Subject to compliance with the conditions imposed herein, the annexation or addition of any such land will become effective upon the recordation of an Additional Plat and of a supplemental declaration ("Supplemental Declaration") which (a) is signed by Declarant and the then owner(s) of such Additional Land; (b) describes the land to be annexed or added; (c) declares that the annexed or added land is to be held, transferred, sold, conveyed, and occupied as part of the Development; and (d) sets forth such additional limitations, restrictions, easements, covenants and conditions, consistent with those of this Declaration, as may be applicable to the annexed or added land. When any such annexation or addition becomes effective, the annexed or added land will become part of the Development, shall be considered part of the Property, and shall be subject to the provisions of this Declaration, as amended or supplemented. Upon annexation, the owners of any Lots created on the Additional Land will have all the rights and obligations of an Owner that are outlined herein.

3.06 Limitations on Annexation and Addition. Declarant's right to annex or add land to the Development will be subject to the following limitations:

- (a) The annexed or added land must be adjacent to the Development;
- (b) The Additional Land added to the Property must be subdivided into Lots and/or Units with applicable common areas and open space and designed to be used for residential purposes as contemplated by this Declaration;
- (c) All Common Areas designated on the Additional Plat must be deeded to the Association; and
- (d) Declarant or Declarant's successor or assignee must make or consent to such annexation or addition.

3.07 No Obligation to Annex, Add or Develop. Declarant has no obligation under this Declaration to annex or add any Additional Land to the Development or to develop or preserve any portion of Additional Land in any particular way or according to any particular time schedule.

**ARTICLE IV**  
**DUTIES AND OBLIGATIONS OF OWNERS**

4.01 Maintenance and Repairs. Each Owner at his or her own expense must keep the interior of the Unit and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition, and must do all redecorating, painting and varnishing that may at any time be necessary to maintain the good appearance of the Unit. Except to the extent that the Association is protected by insurance against such injury, the Owner must repair all injury or damage to the building or buildings caused by the act, negligence or carelessness of the Owner or that of any lessee or sublessee or any member of the Owner's family or of the family of any lessee or sublessee, or of any guest, employee or agent of the Owner or the Owner's lessee or sublessee, and all such repairs, redecorating, painting and varnishing shall be of a quality and kind equal to the original work. In addition to decorating and keeping the interior of the Unit in good repair, the Owner is responsible for the maintenance or replacement of any plumbing fixtures, heating and air conditioning equipment, compactors, dishwashers, disposers, ranges, etc., that may be in or connected with the Unit. The Owner may not make or permit to be made any structural alteration, improvement, or addition in or to the Unit, patio, and garage, areas or in or to the exterior of the buildings, and may not paint or decorate any portion of the exterior of the building in which the Owner's Unit is located. In the event of the damage or destruction of any Unit, the Owner of the Lot on which such Unit is situated shall either rebuild the same within a reasonable time or shall raze the remains thereof so as to prevent the unsightly appearance and dangerous condition of a partially destroyed building in the Development.

4.02 Owners Insurance. Notwithstanding any insurance coverage required to be provided herein by the Association, each Unit Owner shall be responsible to procure and

maintain in force at his own cost hazard insurance on his Unit and personal contents and such liability coverage as may be customary in projects such as the Development and which is consistent with each Owner's individual circumstances.

4.03 Assessments and Rules Observance. Each Owner shall be responsible for the prompt payment of any Assessments provided for in this Declaration and for the observance of the Rules and Regulations promulgated by the Association from time to time pursuant to the Bylaws.

4.04 Transfer of Interests. Except for obligations already accrued, an Owner who, for other than purposes of security, transfers all of his interests in his Lot to another, either voluntarily or by operation of law, shall be relieved of all obligations under this Declaration following such transfer.

## **ARTICLE V**

### **PROPERTY RIGHTS AND CONVEYANCES**

5.01 Easement Concerning Common Areas. Each Lot shall have appurtenant thereto a nonexclusive right and easement of use and enjoyment in and to the Common Areas for their intended purposes. Such right and easement shall be appurtenant to and shall pass with title to each Lot and shall in no event be separated therefrom.

5.02 Form of Conveyancing; Leases. Any deed, lease, mortgage, deed of trust, purchase contract or other instrument conveying or encumbering title to a Lot shall describe the interest or estate involved substantially as follows:

Lot No. \_\_\_\_ as identified in the Plat recorded in the office of the Box Elder County Recorder as Entry \_\_\_\_, Map Filing No. \_\_\_\_ contained within Plat \_\_\_\_ of Aspen Ridges, Box Elder County, Utah, SUBJECT TO the Declaration of Protective Easements, Covenants, Conditions and Restrictions of ASPEN RIDGES, recorded in the office of the Box Elder County Recorder as Entry \_\_\_\_, Book \_\_\_\_, at Page \_\_\_\_ (as said Declaration may have heretofore been amended or supplemented), TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Protective Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Whether or not the description employed in any such instrument is in the above-specified form, however, all provisions of this Declaration shall be binding upon and shall inure to the benefit of any party who acquires any interest in a Lot.

5.03 Title to Common Areas; Taxes. Concurrent with or as soon as possible following the recordation of this Declaration and the Plat, Declarant shall convey to the Association title to the various Common Areas free and clear of all liens, if possible, other than the lien of current general taxes and the lien of any non-delinquent assessments, charges, or taxes imposed by governmental or quasi-governmental authorities, which, to the extent possible, shall be prorated

equally among all of the Lots in the Development and assessed by the applicable governmental authorities to each Lot Owner as opposed to the Association separately. Declarant shall make every effort to release any liens on Common Areas which secure construction financing for the Development, leaving only the Lots as security therefor.

5.04 Limitation on Easement. Each Lot's appurtenant right and easement of use and enjoyment concerning the Common Areas shall be subject to the following:

(a) The right of the Association to govern by reasonable Rules and Regulations the use of the Common Areas so as to provide for the enjoyment of the Common Areas in a manner consistent with the collective rights of all of the Owners;

(b) The right of any governmental or quasi-governmental body having jurisdiction over the Property within the Development to enjoy access and rights of ingress and egress over and across any street or driveway, parking area, walkway, or open area contained within the Common Areas for the purpose of providing police and fire protection and providing any other governmental or municipal service; and

(c) The right of the Association to dedicate or transfer any part of the Common Areas to any public agency or authority for such purposes and subject to such conditions as may be deemed inconsequential and agreed to by the Association; provided that any such dedication or transfer deemed to have major consequences must first be assented to in writing by (i) the Mortgagee of each and every Mortgage that encumbers any Lot and (ii) the Owners of Lots to which at least sixty percent (60%) of the total votes in the Association appertain.

5.05 Utility Easements. Each Lot is subject to appurtenant easements for underground lines for utility purposes under and through such portions of the Common Areas as are comprised of roads, walkways and landscaped areas. If any Owner utilizes such easement rights with respect to his Lot or Unit, he shall be responsible for the restoration to its former state of any portion of the Common Areas which may have been disturbed or damaged as a result.

5.06 Easements for Encroachments. If any structure or Unit improvement (including without limitation, roof overhangs) constructed on any Lot, whether or not constructed in replacement of the structure or improvement previously located thereon (so long as such structure or improvement is in substantially the same configuration and location as such prior structure or improvement), now or hereafter encroaches upon any other Lot or upon any portion of the Common Areas, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. If any structure or Unit (including without limitation, roof overhangs) on any Lot shall be partially or totally destroyed and then rebuilt in a manner intended to substantially duplicate the location and configuration of the structure so destroyed, minor encroachments of such structure upon any other Lot or upon any portion of the Common Areas (due to the reconstructed structure's being in a slightly different location than its predecessor) shall be permitted, and valid easements for such encroachments and the maintenance thereof, so long as they continue, shall exist.

5.07 Landscape Maintenance Easement. Each Owner, by acquiring or in any way becoming vested with his Owner's interest in a Lot, irrevocably grants to the Association an easement to those portions of the Lot that are exterior to the actual foundations of the Owner's residence constructed upon such lot; provided that such easement shall not apply to any portion of such Lot enclosed by a patio fence, if any, which attaches to the residence, in which case the easement shall apply to portions of the Lot exterior to such fence. The purpose of such easement is to provide for uniform landscape maintenance on Common Areas within the Development. The easement and the area covered thereby shall be deemed to be Common Area for such purposes only (but not for purposes of ownership, title, taxes, etc.).

**ARTICLE VI**  
**USE RESTRICTIONS**

6.01 Use of Common Area. The Common Areas shall be used and maintained only in a manner consistent with their community nature and with the use restrictions applicable to Lots and Units set forth herein.

6.02 Residential Use. The Property is zoned residential and is restricted to residential use pursuant to applicable provisions of applicable municipal zoning ordinances. Each Lot, Unit and Owner are subject to the uses and restrictions imposed by such zoning, including parking restrictions, and no Lot or Unit shall be used, occupied, or altered in violation of such ordinances or so as to create a nuisance or to interfere with the rights of any other Owner. All Units shall be used for residential purposes. The term "residential" as used herein shall be held and construed to exclude commercial and professional uses which are not the subject of a permit granted by the applicable municipality pursuant to its then current home occupation ordinance.

6.03 Prohibited Use and Nuisances. The following uses and practices are specifically prohibited, in addition to any additional prohibitions which may, from time to time, be adopted by the Board in Rules and Regulations pursuant to the Bylaws:

(a) No lease of any Unit shall be for less than the whole thereof. Leases shall contain a provision that the same are subject to the provisions of this Declaration. Short-term leases or rentals (which is any lease that is for a term of less than six (6) months) of Units shall not be permitted. In the event that a Unit is leased, then the tenant of the Unit will have the right to use the Common Areas, including any facilities that are a part of the Common Areas, during the term of the lease and the Owner will not be allowed to use the Common Areas, including any facilities that are a part of the Common Areas, until the Unit is not leased.

(b) No animals, livestock, or poultry of any kind shall be permitted on any Lot or within any Unit except such domesticated household pets or birds as are allowed pursuant to the Rules and Regulations, including leash laws, adopted by the Board pursuant to the Bylaws. No animals may be raised or kept on the exterior of any Unit. Any Owner that has an animal subject to the applicable Rules and Regulations is solely responsible for (i) cleaning up any and all feces from that animal and (ii) assuring that there is no barking, howling, whining or making other disturbing noises in an excessive, continuous or untimely manner.



(c) No parking of vehicles of any kind within the Development shall be permitted except as set forth in the Rules and Regulations adopted by the Board pursuant to the Bylaws. No parking shall be permitted upon any roadway or lawns.

(d) No private outside television or radio aerial or antenna, or other similar device for reception or transmission shall be permitted on any Lot (except the rear patio area) or on the exterior of any Unit except pursuant to written approval of the Design Review Committee pursuant to its standards and procedures.

(e) No Unit within the Development shall (i) contain any coal or wood-burning fireplace, stove, or other similar device unless the same is EPA approved or unless such fireplace, stove or other device is fueled by natural gas only; or (ii) contain a swamp cooler.

(f) No Owner shall obstruct the Common Areas or any part thereof. No Owner shall store or cause to be stored in the Common Areas any property whatsoever, unless the Board of Directors shall consent thereto in writing.

(g) No Owner shall, without the prior written consent of the Board in each specific instance, make or cause to be made any alteration, addition, removal, or improvement in or to the Common Areas or any part thereof, or do any act that would impair the structural soundness or integrity of the Improvements, or jeopardize the safety of persons or property or impair any easement or hereditament appurtenant to the Development.

(h) The discharge of firearms or use of incendiary devices and the painting of graffiti within the Project is prohibited. The term firearms includes, but is not limited to, all guns, pistols, handguns, rifles, BB guns, pellet guns, sling shots, wrist-rockets, blow-dart guns and firearms of all types.

(i) Bicycles may not be parked or stored on any Common Areas, except if so designated there may be bicycle racks that are installed for the temporary parking or storage of bicycles.

(j) Nothing may be done or kept in any Unit or in the Common Areas that would result in the cancellation of insurance carried by the Association or result in an increase in the rate of insurance for any insurance carried by the Association without the prior written consent of the Board.

(k) Nothing may be done or kept in any Unit or in the Common Areas that would be a violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.

(l) No damage to or waste of the Common Areas may be committed by any Owner or any invitee of any Owner, and each Owner must indemnify and hold the Association, Board, and the other Owners harmless against all loss resulting from any such damage or waste caused by the Owner, the Owner's family or the Owner's invitees; provided, however, that any

invitee of the Declarant may not, under any circumstances, be deemed to be an invitee of any other Owner.

(m) No noxious, destructive or offensive activity may be carried on in any Unit or in the Common Areas, nor may anything be done therein which (i) creates monetary costs for the Association or other Owners; (ii) creates a danger to the health or safety of the occupants of other Lots; (iii) generates excessive noise or traffic; (iv) creates unsightly conditions visible from outside the dwelling; (v) creates an unreasonable source of annoyance to persons outside the lot; or (vi) creates the potential for smoke to enter another Unit or the Common Areas.

(n) Window blinds and covering are allowed subject to rules and regulations established by the Association. No plastic, aluminum foil, newspaper, fabric or reflective material shall be used on the interior or exterior of the windows. Sunshades are not allowed on the exterior of any Building.

(o) Each Owner shall keep the Unit in a clean and sanitary condition and all refuse, waste and debris shall be kept in the appropriate garbage containers. All garbage containers will be kept in the garage except on the applicable collection days after which the garbage containers will be returned to the garage as soon as reasonably possible.

(p) No planting or gardening shall be done except in accordance with the Rules and Regulations. No Owner is allowed to plant any hedges, trees or other vegetation in the Common Areas.

(q) The Association reserves the right to enter into exclusive contracts and agreements relating to the provision of any television services that would grant the exclusive rights to a company to provide that service to the Project. No satellite dish, exterior radio, electronic or radio transmitters (other than garage door openers), or other antennas shall be placed, allowed, or maintained upon any Unit or other structure without the prior written approval of the Association.

(r) Exterior patios may be used for such purposes as may normally be associated with the use thereof, provided, however, that they may not be used for storage. The Association may adopt Rules and Regulations relating to the appearance and use of driveways, patios, and porches.

(s) No boats, recreational vehicles, four-wheelers, snowmobiles, trailers, junk vehicles or vehicles that are being restored or repaired are allowed to be parked or stored in any Common Areas, including all roads and driveways.

(t) No ATV's or snowmobiles shall be operated on the Project except on the streets for immediate ingress and egress from the Project, and only in compliance with all applicable laws and the Rules and Regulations.

(u) No Owner, by deed, plat or otherwise, may subdivide or in any manner cause the ownership of a Unit or Lot to be separated into physical tracts or parcels smaller than the whole Unit or Lot as shown on the Plat.

(v) The rights of Owners and occupants to display religious and holiday signs, symbols, and decorations on their Units of the kinds normally displayed in residences located in single family residential neighborhoods shall not be abridged, except that the Association may adopt time, place, and manner restrictions regulating displays which are visible from outside the Unit.

(w) Disposal of any oil, gas or lubricants and the storage or disposal of other hazardous materials anywhere within the Project is prohibited.

(x) Any solar energy collector panels, other energy conservation equipment or attendant hardware must be installed in accordance with all applicable laws as well as being approved by the Association in writing prior to installation.

(y) No Business Use or Trade may be conducted in or from any Lot unless: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Dwelling; (b) the business activity conforms to all zoning requirements for the Project; (c) the business activity does not involve persons coming onto the Project who do not reside in the Project or door-to-door solicitation of residents of the Project; and (d) the business activity is consistent with the residential character of the Project and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Project, as may be determined in the sole discretion of the Association. Notwithstanding the above, the leasing of a residence shall not be considered a trade or business within the meaning of this subsection.

(z) No Owner, occupant, guest, invitee, or visitor is permitted to smoke cigarettes, cigars, any other tobacco product, marijuana, or any other illegal substance within any portion of the Common Areas. For purposes of this Section, smoking includes inhaling, exhaling, burning, vaporizing, or carrying a lighted prohibited product. In addition, no Owner, occupant, guest, invitee, or visitor is permitted to use any form or type of vaping product within any portion of the Common Areas. Each Owner is responsible for the actions of all persons residing in or visiting that Owner's unit and is subject to discipline for any violation of this provision.

6.04 Rules and Regulations. Each Owner shall comply strictly with all rules and regulations adopted by the Association for the governance of the Units, the Common Areas, and the Development, as such rules and regulations may be modified, amended, and construed by the Association in the sole discretion of its Board.

6.05 Construction Period Exemption. During the course of actual construction of any permitted structures or improvements within the Development, the provisions, covenants, conditions, and restrictions contained in this Declaration shall be deemed waived to the extent

necessary or convenient to permit such construction; provided, however, that during the course of such construction, nothing shall be done which will result in a violation of any said provisions, covenants, conditions, or restrictions upon completion of the construction. This also applies to the payment of any assessments outlined herein.

6.06 Declarant's Right to Sell Units. Until Declarant, or any entity designated by the Declarant in a writing delivered to the Association, has completed and sold all of the Units within the Development, the Unit Owners who have purchased Units from Declarant, or Declarant's successor in interest, shall not interfere with the completion of the contemplated improvements and the sale of all remaining Units. Declarant, or any other entity designated by Declarant in a writing delivered to the Association, may make such use of the unsold Units and the Common Areas as may facilitate such completion and sale, including but not limited to, the maintenance of a sales office and models, the showing of the Units, and the display of signs.

6.07 Signs. No signs or other advertising shall be displayed which are visible from the exterior of any Unit, or on the Common Areas, including "For Sale" signs or "For Rent" signs, except in conformity with the Rules and Regulations established by the Board. No Owner will display any sign advertising a Unit as either "For Sale" or "For Rent" for as long as the Declarant, or any entity designated by the Declarant in a writing delivered to the Association, is continuing to market and sell previously unoccupied Units. Notwithstanding the forgoing, Declarant reserves the right to maintain advertising signs on the Project and to place the same in any location, and to relocate, replace and remove the same at the sole discretion of Declarant during the period that any Units in the Project remain unsold.

## **ARTICLE VII**

### **DESIGN REVIEW**

7.01 Original Construction. Developer intends to develop the Lots and construct the Units pursuant to applicable municipal approvals, planning and zoning approvals and permits, development agreements and construction plans and specifications (herein together called "design guidelines"). All original construction by Declarant pursuant to the design guidelines, as they may be amended from time to time, shall be and hereby are approved.

7.02 Design Review Committee. The Board of Directors of the Association shall appoint a three-member Design Review Committee (the "Committee"), the function of which shall be to ensure that all improvements and landscaping within the Development harmonize with existing surroundings and structures. The Committee need not be composed of Owners. If such a Committee is not appointed, the Board itself, or certain appointed members thereof, shall perform the duties required of the Committee.

7.03 Submission to Committee. No Unit, accessory of or addition to a Unit which is visible from the Common Areas shall be constructed or maintained, and no alteration, repainting, or refurbishing of the exterior of any Unit or any part thereof except glass surfaces shall be performed, unless complete plans and specifications therefor have first been submitted to and approved by the Committee.

7.04 Standard. In deciding whether to approve or disapprove plans and specifications submitted to it, the Committee shall use its best judgment to ensure that all improvements, construction, landscaping, and alterations on Lots within the Development conform to and harmonize with the design guidelines and with existing surroundings and structures. Any structure hereafter constructed on any Lot in replacement of the structure previously located thereon shall be constructed in substantially the same configuration, location and architectural style and be approximately the same size as the prior structure; and, if the plans and specifications therefor meet such criteria, the Committee must approve the same.

7.05 Approval Procedure. Any plans and specifications submitted to the Committee shall be approved or disapproved by it in writing within thirty (30) days after submission; provided, however, that plans and specifications for any replacement structure to be constructed in substantially the same configuration, location, architectural style and to be of substantially the same size as its predecessor shall be approved or disapproved within ten (10) days after submission. In the event the Committee fails to take any action within such specified periods, it shall be deemed to have approved the material submitted except in those respects that such material is not in conformity with the provisions of this Declaration, as to which respects it shall be deemed disapproved.

7.06 Construction. Once begun, any improvements, construction, landscaping, or alterations approved by the Committee shall be diligently prosecuted to completion. If reasonably necessary to enable such improvement, construction, landscaping, or alteration, the person or persons carrying out the same shall be entitled to temporarily use and occupy portions of the Common Areas in the vicinity of the activity provided that they shall promptly restore such areas to their prior condition when the use thereof is no longer required.

7.07 Liability for Damages. Neither the Committee nor any member thereof shall be held liable for damages by reason of any action, inaction, approval, or disapproval taken or given without malice by such member or the Committee with respect to any request made pursuant to this Article VII.

7.08 Declarant's Obligation. Declarant hereby covenants in favor of each Owner (a) that all Units to be erected by it and all improvements of the Common Areas to be accomplished by it in the Development will be architecturally compatible with respect to one another; and (b) that on the date on which this Declaration is recorded in the Public Records, all Lots and Common Areas of the Development will be located approximately in the locations shown on the Plat.

## ARTICLE VIII INSURANCE

8.01 Insurance. The Board shall obtain insurance as required in this Declaration, the Act, or other applicable laws. The Association may obtain insurance that provides more or additional coverage in excess of what is required in this Declaration. Different policies may be obtained from different insurance carriers and standalone policies may be purchased instead of, or in addition to, embedded, included coverage, or endorsements to other policies. Insurance premiums shall be considered a cost properly incurred by the Association and included in the amounts payable as assessments, as provided for herein.

8.02 Property Insurance.

(a) The Association shall maintain a blanket policy of property insurance covering the entire Project, including the Common Area, and all buildings including any Units, fixtures, and building services equipment, as provided in the Act. The Association may maintain broader coverage if afforded by the insurance contract.

(i) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies. The blanket policy shall be an "all in" or an "all inclusive" insurance as those items are used in the insurance industry and shall include insurance for any fixture, improvement, or betterment installed in or to the Unit or any Common Areas, or otherwise becoming a permanent part of or affixed to Common Areas, Limited Commons Areas, or Units, including, but not being limited to, floor coverings, cabinets, light fixtures, electrical fixtures, heating and plumbing fixtures, paint, wall coverings, and windows.

(ii) At a minimum, the blanket policy shall provide protection against loss or damage by fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, theft, and all perils normally covered by "special form" property coverage.

(iii) The blanket policy shall be in an amount not less than one hundred percent (100%) of the current replacement cost of all property covered by such policy (including the Units) at the time the insurance is purchased and at each renewal date. The actual replacement cost of the covered property shall be determined using methods generally accepted in the insurance industry.

(iv) The blanket policy shall include either of the following endorsements to assure full insurable value replacement cost coverage: (1) a Guaranteed Replacement Cost Endorsement under which the insurer agrees to replace the insurable property regardless of the cost; and/or (2) a Replacement Cost Endorsement under which the insurer agrees to pay up to one hundred percent (100%) of the insured property's insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an Agreed Amount Endorsement which must waive or eliminate the requirement for coinsurance.

(v) Each property policy that the Association is required to maintain shall also contain or provide for the following: (1) an Inflation Guard Endorsement, if available; (2) a Building Ordinance or Law Endorsement, which endorsement must provide for contingent liability from the operation of building laws, demolition costs, and increased costs of

reconstruction; and (3) Equipment Breakdown, if the Project has central heating or cooling or other equipment, or other applicable fixtures, equipment or installation, which shall provide that the insurer's minimum liability per accident equals at least the lesser of two million dollars (\$2,000,000) or the insurable value of the building containing the equipment.

(b) If a loss occurs that is covered by a property insurance policy in the name of the Association and another property insurance policy in the name of an Owner, then:

(i) The Association's policy provides primary insurance coverage, the Owner is responsible for the Association's policy deductible, and the Owner's policy, if any, applies to that portion of the loss attributable to the Association's policy deductible.

(ii) An Owner that has suffered damage to any Unit, or any Limited Common Area that is appurtenant to a particular Unit (referred to as "Unit Damage") as part of a loss, resulting from a single event or occurrence, that is covered by the Association's property insurance policy (a "Covered Loss") is responsible for the payment of an amount that is calculated by applying the percentage of total damage resulting in a Covered Loss that is attributable to Unit Damage for the Owner's Unit (the "Unit Damage Percentage") to the amount of the deductible under the Association's property insurance policy for that Covered Loss.

(iii) If an Owner does not pay the amount required under this Section within thirty (30) days after substantial completion of the repairs to the Unit or the Limited Common Areas appurtenant to that Unit, then the Association may levy an assessment against the Owner for that amount.

(c) Claims Under the Deductible. If, in the exercise of its reasonable business judgment, the Board determines that a claim is likely not to exceed the Association's policy deductible, then the Board is authorized as follows:

(i) The Owner's policy shall be considered the policy for primary coverage to the amount of the Association's policy deductible;

(ii) An Owner who does not have a policy to cover the Association's property insurance policy deductible shall be responsible for the loss up to the amount of the Association's policy deductible; and

(iii) The Association need not tender the claim to the Association's insurer.

(d) Deductible Notice. The Association shall provide notice to each Owner of the Owner's obligation under this Section for the Association's policy deductible and of any change in the amount of the deductible. If the Association fails to provide notice of the initial deductible, it shall be responsible for the entire deductible in case of any loss. If the Association fails to provide notice of any increase in the deductible, it shall be responsible for paying any

increased amount that would otherwise have been assessed to the Owner. The failure to provide notice shall not invalidate or affect any other provision in this Declaration.

(e) The Association has no obligation to obtain or maintain any insurance covering any Owner's personal or real property, and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

8.03 Comprehensive General Liability (CGL) Insurance. The Association shall obtain CGL insurance insuring the Association, the agents and employees of the Association, and the Owners, against liability incident to the use, ownership or maintenance of the Common Areas, or membership in the Association. The coverage limits under such policy shall be not less than two million dollars (\$2,000,000) covering all claims for death of or injury to any one person or property damage in any single occurrence. Such insurance shall contain a Severability of Interest Endorsement or equivalent coverage which should preclude the insurer from denying the claim of an Owner because of the negligence acts of the Association or another Owner.

8.04 Director's and Officer's Insurance. The Association shall obtain Director's and Officer's liability insurance protecting the Board, the Declarant, the officers and the Association against claims of wrongful acts and mismanagement. To the extent reasonably available, this policy shall include coverage for: (1) failure to obtain adequate reserves; (2) failure to maintain books and records; (3) failure to enforce the Declaration; (4) breach of contract; (5) volunteers and employees; (6) monetary and non-monetary claims; (7) claims made under fair housing act or similar statutes or that are based on discrimination civil rights claims; and (8) defamation. In the discretion of the Board, the policy may also include coverage for the Manager and its employees and may provide that such coverage is secondary to any other policy that covers the Manager or its employees.

8.05 Theft and Embezzlement Insurance. The Association may obtain insurance covering the theft or embezzlement of funds by members of the Board, officers, employees, managers, and contractors of the Association.

8.06 Worker's Compensation Insurance. The Board shall purchase and maintain in effect workers' compensation for all employees of the Association to the extent that such insurance is required by law and as the Board deems appropriate.

8.07 Other Insurance. The Association may purchase earthquake, flood, or other types of insurance that may benefit the Project, as the Board deems appropriate.

8.08 Certificates. Any insurer that has issued an insurance policy to the Association shall issue a certificate of insurance to the Association, and upon written request, to any Owner or Mortgagee.

8.09 Named Insured. The named insured under any policy of insurance shall be the Association. The Declarant shall be listed as an additional insured under any and all of the



Association's policies of insurance. The Declarant and each Owner shall also be an insured under the Association's insurance policies as required by law.

**8.10 Right to Negotiate all Claims & Losses & Receive Proceeds.**

(a) Insurance proceeds for a loss under the Association's property insurance policy are payable to an insurance trustee, if one is designated, or to the Association, and shall not be payable to a holder of a security interest. An insurance trustee, if any is appointed, or the Association shall hold any insurance proceeds in trust for the Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete, and if the damaged property has been completely repaired or restored, any remaining proceeds shall be paid to the Association. If the property is not to be repaired or restored, then any remaining proceeds after such action as is necessary related to the property has been paid for, shall be distributed to the Owners and lien holders, as their interests remain with regard to the Units. Each Owner hereby appoints the Association, or any insurance trustee, as attorney-in-fact for negotiating all losses related thereto, including the collection, receipt of, and appropriate disposition of all insurance proceeds; the execution of releases of liability; and the execution of all documents and the performance of all other acts necessary to administer such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors, or assigns of the Owner.

(b) In the discretion of the Board, or upon written request signed by Owners holding at least fifty percent (50%) of the voting interests in the Association, the Board may hire and appoint an insurance trustee ("Insurance Trustee"), with whom the Association shall enter an insurance trust agreement, for the purpose of exercising such rights under this Section as the Owners or Board (as the case may be) shall require.

**8.11 Owner Act Cannot Void Coverage Under Any Policy.** Unless an Owner is acting within the scope of the Owner's authority on behalf of the Association and under direct authorization of the Association, an Owner's act or omission may not void an insurance policy or be a condition to recovery under a policy.

**8.12 Waiver of Subrogation against Owners and Association.** All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the Association, Declarant, and the Owners and their respective affiliates, agents and employees.

**8.13 Applicable Law.** This Declaration is specifically subjecting the Association to any insurance requirements under the Utah Community Association Act, and any amendments thereto and thereafter enacted by law. It is the intent of this provision that any future changes to the insurance law applicable to community associations shall apply to this Association.

**ARTICLE IX  
RIGHTS OF MORTGAGEES**

9.01 Title and Mortgagee Protection. A breach of any of the covenants, provisions, or requirements of this Declaration shall not result in any forfeiture or reversion of title or of any other interest in a Lot or any other portion of the Property. A breach of any of the covenants, provisions, or requirements of this Declaration shall not defeat, impair, or render invalid the lien of or other rights under any Mortgage. Unless and until it enters into possession or acquires title pursuant to foreclosure or any arrangement or proceeding in lieu thereof, any Mortgagee interested under any Mortgage affecting a Lot or any other portion of the Property shall have no obligation to take any action to comply with, and may not be compelled to take any action to comply with, any of the covenants, provisions, or requirements of this Declaration (other than those, if any, concerning a consent or approval to be given by a Mortgagee, in the event a Mortgagee's failure to give the same is wrongful). No amendment to this Declaration shall in any way affect the rights of any Mortgagee interested under a Mortgage which is in effect at the time of the amendment concerned or the rights of any successor in interest or title to such Mortgagee, either before or after such Mortgagee or its successor enters into possession or acquires title pursuant to foreclosure, or any arrangement or proceeding in lieu thereof, unless such Mortgagee has consented in writing to such amendment.

9.02 Preservation of Common Area. The Common Areas shall remain substantially of the same character, type and configuration as when such Common Areas became part of the Development. Unless the Association shall receive the prior written approval of (a) all first Mortgagees of Lots and (b) the Owners of all Lots, the Association shall not be entitled by act or omission to abandon, partition, subdivide, encumber, sell, transfer or materially modify the Common Areas, except to grant reasonable easements for utilities and similar or related purposes.

9.03 Notice of Matters Affecting Security. The Association shall give written notice to any Mortgagee of a Lot requesting such notice whenever:

(a) There is any material default by the Owner of the Lot subject to the Mortgage in performance of any obligation under this Declaration or the Articles of the Association which is not cured within 60 days after default occurs; or

(b) Damage to the Common Areas from anyone occurrence exceeds \$10,000;  
or

(c) There is any condemnation or taking by eminent domain of any material portion of the Common Areas.

9.04 Notice of Meetings. The Board shall give to any Mortgagee of a Lot requesting the same, notice of all meetings of the Association; and such Mortgagee shall have the right to designate in writing a representative to attend any or all such meetings.

9.05 Right to Examine Association Records. Any Mortgagee shall, upon request, have the same right to inspect the books and records of the Association and receive financial statements as the Owner of the Lot securing the Mortgage.

9.06 Right to Pay Taxes and Charges. Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may have become a charge against any portion of the Common Areas and may pay overdue premiums on insurance policies pertaining to the Common Areas, or secure new insurance coverage pertaining to the Common Areas on the lapse of a policy; and Mortgagees making such payments shall be owed immediate reimbursement therefor from the Association. In addition, Mortgagees shall have the option to cure any non-monetary defaults arising out of violations of this Declaration.

9.07 No Priority Accorded. No provision of this Declaration gives or may give a Lot Owner or any other party priority over any rights of Mortgagees pursuant to their respective Mortgages in the case of a distribution to Lot Owners of insurance proceeds or condemnation awards for loss to or taking of Lots and/or the Common Areas.

9.08 Construction. In the event another provision or clause of this Declaration deals with the same subject matter as is dealt with in any provision or clause of this Article IX, the provision or clause which results in the greatest protection and security for a Mortgagee shall control the rights, obligations, or limits of authority, as the case may be, applicable to the Association with respect to the subject concerned.

## **ARTICLE X PARTY WALLS**

10.01 General Rules of Law to Apply. Each wall to be built as a part of the original construction of any Unit and placed substantially on a dividing line between any two Lots shall constitute a party wall and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for damage due to negligence or willful acts or omissions shall apply thereto.

10.02 Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

10.03 Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it. If another Owner thereafter makes use of the wall, such other Owner shall contribute to the cost of restoration thereof in proportion to such use; provided that the foregoing provision shall not prejudice the right of any Owner to call for a larger contribution from another Owner under any rule of law regarding liability for negligent or willful acts or omissions (including failure to adequately insure).

10.04 Weatherproofing Repairs. Notwithstanding any other provision of this Article X, an Owner who, by his negligent, willful or omissive act, causes a party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements. Temporary weatherproofing shall be made permanent within three months from the date of damage or destruction.

10.05 Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article X shall be appurtenant to the land and shall pass to such Owner's successors in title.

**ARTICLE XI**  
**THE ASSOCIATION**

11.01 Membership. Every Owner upon acquiring title to a Lot shall automatically become a member of the Association and shall remain a member thereof until such time as his ownership of such Lot ceases for any reason, at which time his membership in the Association with respect to such Lot shall automatically cease and the successor Owner shall become a member. Membership in the Association shall be mandatory and shall be appurtenant to and may not be separated from the ownership of a Lot.

11.02 Voting Rights. Each Owner shall be entitled to one (1) vote for each Lot in which such member holds the interest required for Association membership. Declarant shall be entitled to four (4) votes for each Lot owned by Declarant, or any entity that Declarant has transferred a Lot to along with an assignment by Declarant of its voting rights.

11.03 Multiple Ownership Interests. In the event there is more than one Owner of a particular Lot, the vote relating to such Lot shall be exercised as such Owners may determine between or among themselves, but in no event shall more than the total number of votes appurtenant to such Lot be cast with respect to any issue. A vote cast at any Association meeting or by written consent by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the entire vote attributable to the applicable Lot unless an objection is made at the meeting or in writing by another Owner of the same Lot, in which event no vote will be counted with respect to such Lot except to determine the presence or absence of a quorum.

11.04 Records of Ownership. Every Owner shall promptly cause to be duly filed of record in the Public Records the conveyance document (or in the case of a contract buyer, a copy of the sales contract or notice of interest) to him of his Lot and shall file a copy of such conveyance document with the Secretary of the Association, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein shall notify the Secretary of the Association of the name and address of the Mortgagee and also of the release of such Mortgage; and the Secretary of the Association shall maintain all such information in the records of ownership. The Association may at any time obtain and rely on information from the Public Records regarding the Owners and Mortgagees of Lots.

11.05 Board of Directors: Composition, Election, Vacancies. The Association, through its Board of Directors, is responsible for the maintenance of any Common Areas, the determination, imposition and collection of Assessments, the enforcement of the provisions of this Declaration and, in general, the preservation of the residential quality and character of the Development to the benefit and general welfare of the Owners. Subject to the provisions outlined herein, the Board shall be composed of five Directors, each of whom shall be an Owner (or an

officer, director, or agent of a non-individual Owner). The Owners may increase the maximum number of Directors to seven at any meeting of Association members. At the first meeting of Owners to elect a Board of Directors two shall be elected to a three-year term, two to a two-year term, and one to a one-year term. As Directors' terms expire, new Directors shall be elected for three-year terms and shall serve on the Board until their successors are elected. Vacancies on the Board shall be filled by the remaining Directors from among the Owners and such appointees shall serve until the next annual meeting of Owners when their successors shall be elected for the unexpired term of the Trustee they were appointed to replace.

11.06 Indemnification of Board. Each of the Directors shall be indemnified and held harmless by the Lot Owners against all costs, expenses, and liabilities whatsoever (excluding fraudulent and/or criminal actions) including, without limitation, attorneys' fees reasonably incurred in connection with any proceeding in which such Trustee may become involved by reason of being or having been a member of said Board.

## **ARTICLE XII**

### **DUTIES AND POWERS OF THE ASSOCIATION**

12.01 Duties of the Association. Without limiting any other duties which may be imposed upon the Association by its Articles of Incorporation, Bylaws or the Declaration, the Association shall have the obligation and duty to do and perform each and every one of the following for the benefit of the Owners and the maintenance and improvement of the Development:

- (a) The Association shall accept all Owners as members of the Association.
- (b) The Association shall accept title to all Common Areas conveyed to it, whether by Declarant or by others, provided the same is free and clear of liens and encumbrances (as provided in Section 5.03).
- (c) The Association shall maintain, repair, replace and landscape the Common Areas.
- (d) In connection with its duties to maintain and repair Common Areas, the Association will provide maintenance and repair upon the private roads and drives within the Development, including all Limited Common Area driveways, and shall maintain all landscaping and plantings upon the Common Areas of the Development.
- (e) To the extent not assessed to or paid by the Owners directly, the Association shall pay all real property taxes and assessments levied upon any portion of the Common Areas, provided that the Association shall have the right to contest or compromise any such taxes or assessments.
- (f) The Association shall obtain and maintain in force the policies of insurance required of it by the provisions of the Declaration.

(g) The Association shall receive from, and pay all utility bills (water, sewer and garbage) to, as reflected herein.

(h) The Association may employ a responsible corporation, partnership, firm, person or other entity as the Managing Agent to manage and control the Common Areas, subject at all times to direction by the Board, with such administrative functions and powers as shall be delegated to the Managing Agent by the Board. The compensation of the Managing Agent shall be reasonable as specified by the Board. Any agreement appointing a Managing Agent shall be terminable by either party, with or without cause and without payment of any termination fee, upon 30 days written notice thereof; and the term of any such agreement shall not exceed one year, renewable by agreement of the parties for successive periods of one year each. Any Managing Agent may be an agent or employee of the Association or an independent contractor, as the Board deems appropriate.

12.02 Powers and Authority of the Association. The Association shall have all the powers set forth in its Articles of Incorporation and Bylaws, together with its general powers as a nonprofit corporation, and the power to do any and all things which may be authorized, required or permitted to be done by the Association under and by virtue of the Declaration or the Bylaws, including the power to levy and collect assessments as hereinafter provided. Without in any way limiting the generality of the foregoing, the Association shall have the following powers:

(a) At any time and from time to time and without liability to any Owner for trespass, damage or otherwise, to enter upon any Lot for the purpose of maintaining and repairing such Lot or any improvement thereon if for any reason the Owner fails to maintain and repair such Lot or improvement as required herein. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of the Declaration, the Bylaws or any Rules and Regulations promulgated by the Board, or to enforce by mandatory injunction or otherwise all of the provisions of the Declaration, the Bylaws and such Rules and Regulations.

(b) In fulfilling any of its duties under the Declaration, including its duties for the maintenance, repair, operation or administration of the Common Areas and Lots (to the extent necessitated by the failure of the Owners of such Lots) or in exercising any of its rights to construct improvements or other work upon any of the Common Areas, the Association shall have the power and authority to obtain, contract and pay for, or otherwise provide for:

(i) Construction, maintenance, repair and landscaping of the Common Areas on such terms and conditions as the Board shall deem appropriate;

(ii) Such insurance policies or bonds as the Board may deem appropriate for the protection or benefit of the Association, the members of the Board and the Owners;

(iii) Such Common Area related utility services as the Board may from time to time deem necessary or desirable;

(iv) The services of architects, engineers, attorneys and certified public accountants and such other professional or nonprofessional services as the Board may deem desirable;

(v) Fire, police and such other protection services as the Board may deem desirable for the benefit of the Owners or any portion of the Development; and

(vi) Such materials, supplies, furniture, equipment, services and labor as the Board may deem necessary.

12.03 Association Rules and Regulations. The Board from time to time, subject to and not inconsistent with the provisions of the Declaration or the Bylaws, may adopt, amend, repeal and enforce reasonable Rules and Regulations a, among other things: (a) the use of the Common Areas; (b) the use of any streets, driveways or parking areas owned by the Association; (c) the collection and disposal of refuse; (d) uses and nuisances pertaining to the Development; and (e) all other matters concerning the use and enjoyment of the Property and the conduct of Owners and their invitees within the Development.

12.04 Limitation of Liability. No member of the Board acting in good faith shall be personally liable to any Owner, guest, lessee or any other person for any error or omission of the Association, its representatives and employees, the Board, any committee of the Board, or the Managing Agent.

12.05 Common Area Facilities. The Association has full authority to enter into agreements with other property owners and/or owners associations granting a revocable right to the other property owners and/or owners associations to use any facilities that are part of the Common Areas in exchange for the payment of a fee by those property owners and/or owners associations. The fee will be used by the Association to offset the costs of operating and maintaining the facilities that are part of the Common Areas.

**ARTICLE XIII**  
**ASSESSMENTS**

13.01 Personal Obligation and Lien. Each Owner shall, by acquiring or in any way becoming vested with his interest in a Lot, be deemed to covenant and agree to pay to the Association the annual and any special assessments and Special Assessments described in this Article, together with late payment fees, interest and costs of collection, if and when applicable. All such amounts shall be, constitute, and remain: (a) a charge and continuing lien upon the Lot with respect to which such assessment is made until fully paid; and (b) the personal, joint and several obligation of the Owner or Owners of such Lot at the time such assessment falls due. No Owner may exempt himself or his Lot from liability for payment of assessments by waiver of his rights in the Common Areas or by abandonment of his Lot. In a voluntary conveyance of a Lot,

the grantee shall be jointly and severally liable with the grantor for all such unpaid assessments, late payment fees, interest and costs of collection, including reasonable attorney's fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor.

13.02 Purpose of Assessments. Assessments levied by the Association shall be used exclusively for the purpose of promoting the Development, the interests of the Owners therein, paying costs properly incurred by the Association, and the maintenance, operation and carrying of the Common Areas. The use made by the Association of funds obtained from assessments may include, but shall not be limited to, payment of the cost of: taxes; insurance premiums on policies required of the Association hereunder; maintenance, repair, and improvement of the Common Areas; payment of any basic coverage cable TV providing coverage availability to each Unit in the Development; establishment and funding of a reserve to cover major repair or replacement of improvements within Common Areas; and any expense necessary or desirable to enable the Association to perform or fulfill its obligations, functions or purposes under the Declaration, its Articles of Incorporation, Bylaws or Rules and Regulations. Utilities (water, sewer and garbage) furnished to Lots in the Development shall also be paid for by the Association and allocated to Lots and Owners in annual or special assessments as determined by the Board.

13.03 Annual Assessments. Annual assessments shall be computed and assessed against all Lots in the Development based upon advance estimates of the Association's cash requirements to provide for payment of common costs as set forth in Section 13.02.

13.04 Annual Budget. Annual assessments shall be determined on the basis of a fiscal year ending December 31; provided the first fiscal year shall begin on the date of recordation of this Declaration in the Public Records. On or before December 15 of each fiscal year the Association shall prepare and furnish to each Owner an operating budget for the upcoming fiscal year. The operating budget for the first fiscal year shall be prepared and furnished to each Owner within 30 days of such Owner's initial purchase. The budget shall itemize the estimated cash requirements for such fiscal year, anticipated receipts, reserves, and any deficit or surplus from the prior operating period. The budget shall serve as the supporting document for the annual assessments for the upcoming fiscal year and as the major guideline under which the Development shall be operated during such annual period.

13.05 Notice and Payment of Annual Assessments. Except with respect to the fiscal period ending December 31, 2020, the Association shall notify each Owner as to the amount of the annual assessment against his Lot on or before December 15 of the year preceding the year for which such annual assessment is made. Each annual assessment shall be payable in 12 equal monthly installments, one such installment due on the first day of each calendar month during the fiscal year to which the assessment relates; provided, however, the annual assessments for the fiscal period ending December 31, 2020, shall be based upon such portion of the calendar year 2020 as follows the date of recordation of the Declaration in the Public Records and shall be payable in such installments and at such times as the Association, in the sole discretion of its



Board of Directors, may determine. The failure of the Association to give timely notice of any annual assessment as provided herein shall not be deemed a waiver of or modification in any respect of the provisions of the Declaration, or a release of any Owner from the obligation to pay such assessment or any other assessment; but the date when the payment shall become due in such case shall be deferred to a date 15 days after notice of such assessment shall have been given to the Owner in the manner provided in Section 14.01.

13.06 Maximum Annual Assessment. Until January 1 of the calendar year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment shall not exceed the amount per Lot that is determined by the Board pursuant to Section 13.04. From and after January 1 of the calendar year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased each calendar year thereafter by not more than fifteen percent (15%) above the maximum annual assessment for the previous year without the vote of Owners entitled to cast a majority of the Association votes.

13.07 Special Assessments. The Association may levy special assessments for the purpose of defraying, in whole or in part: (a) any expense or expenses not reasonably capable of being fully paid with funds generated by annual assessments; or (b) the cost of any construction, reconstruction, or unexpectedly required addition to or replacement of amenities, infrastructure or improvements within the Common Areas. Any such special assessment shall be apportioned among and assessed to all Lots in the same manner as annual assessments. Such special assessments must be assented to by at least sixty percent (60%) of the votes of the membership which Owners present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose. Written notice setting forth the purpose of such meeting shall be sent to all Owners at least ten (10) but not more than thirty (30) days prior to the meeting date.

13.08 Uniform Rate of Assessment. All monthly and special assessments authorized herein, shall be fixed at a uniform rate for all Lots; provided, however, that until a Lot has been both fully improved with a Unit and occupied for the first time for residential purposes, the monthly and special assessments applicable to such Lot shall not be due and payable.

13.09 Quorum Requirements. The quorum at any Association meeting required for any action authorized herein, shall be as follows: At the first meeting called, the presence of Owners of or proxies entitled to cast sixty percent (60%) of the total votes of the Class A membership shall constitute a quorum. If a quorum is not present at the first meeting or any subsequent meeting, another meeting may be called (subject to the notice requirements set forth in Section 13.08, above) at which a quorum shall be one-half (½) of the quorum which was required at the immediately preceding meeting. No such subsequent meeting shall be held less than forty-eight (48) hours nor more than forty-five (45) days following the immediately preceding meeting.

13.10 Special Assessment. In addition to the annual assessment and any special assessment authorized herein, the Board may levy at any time Special Assessments (a) on every Lot especially benefited (i.e., benefited to a substantially greater degree than any other Lot) by any improvement to adjacent roads, sidewalks, planting areas or other portions of the Common Areas made on the written request of the Owner of the Lot to be charged; (b) on every Lot the

Owner or occupant of which shall cause any damage to the Common Areas necessitating repairs; and (c) on every Lot as to which the Association shall incur any expense for maintenance or repair work performed, or enforcement action taken, pursuant to any of the provisions of the Declaration. The aggregate amount of any such Special Assessment shall be determined by the cost of such improvements, repairs, maintenance or enforcement action, including all overhead and administrative costs, and all attorney's fees and costs, and shall be allocated among the affected Lots according to the magnitude of special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be, and such assessment may be made in advance of the performance of work. If a special benefit arises from any improvement which is part of the general maintenance or operation obligations of the Association, it shall not give rise to a Special Assessment against the Lots benefited.

13.11 Certificate Regarding Payment. Upon the request of any Owner or prospective purchaser or encumbrancer of a Lot and upon the payment of a reasonable fee to the Association to cover administrative costs, the Association shall issue a certificate stating whether or not payments of all assessments respecting such Lot are current and, if not, the amount of the delinquency. Such certificate shall be conclusive in favor of all persons who rely thereon in good faith.

13.12 Effect of Nonpayment; Remedies. Any assessment (whether annual, special or Special Assessment) not received within ten (10) days of the date on which it or any installment thereof becomes due shall be subject to a late charge established by the Association, which, together with interest and costs of collection, shall be, constitute, and remain a continuing lien on the affected Lot. If any assessment is not received within ten (10) days after the date on which it becomes due, the amount thereof shall also bear interest from the due date at the rate of one and one half percent (1½ %) per month; and the Association may bring an action against the Owner who is personally liable therefor or may foreclose its lien against the Lot pursuant to the provisions of the Utah Code, applicable to the exercise of powers of sale in deeds of trust, by foreclosure as a mortgage or in any other manner permitted by law. Any judgment obtained by the Association in connection with the collection of delinquent assessments and related charges shall include reasonable attorney's fees, court costs and every other expense incurred by the Association in enforcing its rights. Failure of the Association to promptly enforce any remedy granted pursuant to this Section 13.13 shall not be deemed a waiver of any such rights.

13.13 Subordination of Lien to First Mortgages. The lien of the assessments provided herein shall be subordinate to the lien of any first Mortgage given in the first instance to a bank, savings and loan association, insurance company or other institutional lender; and the holder of any such Mortgage or purchaser who comes into possession of or becomes the Owner of a Lot by virtue of the foreclosure of such first Mortgage or the exercise of a power of sale under such first Mortgage, or by deed in lieu of foreclosure, shall take free of such assessment lien as to any assessment installment which accrues or becomes due prior to the time such holder or purchaser comes into possession or ownership of such Lot; provided, that to the extent there are any proceeds of the sale on foreclosure of such first Mortgage or by exercise of such power of sale in excess of all amounts necessary to satisfy all indebtedness secured by and owed to the holder of

such first Mortgage, the lien shall apply to such excess. No sale or transfer of a Lot in connection with any foreclosure of a first Mortgage shall relieve any Lot from the lien of any assessment installment thereafter becoming due.

13.14 No Abatement. No diminution or abatement of any assessments under the Declaration shall be claimed or allowed for inconvenience, annoyance or discomfort arising from (a) any construction (or lack of construction) within the Development; (b) the making of (or failure to make) any repairs or improvements to or the maintenance of any Common Areas of the Development, or any part thereof; or (c) from any action taken to comply with the provision of the Declaration or with the laws, ordinances, regulations, rules, or orders of any governmental authority.

#### **ARTICLE XIV**

#### **MISCELLANEOUS**

14.01 Notices. Any notice required or permitted to be given to any Owner under the provisions of this Declaration shall be deemed to have been properly furnished if delivered or mailed, postage prepaid, to the person named as the Owner at the latest address for such person, as reflected in the records of the Association at the time of delivery or mailing. Any notice required or permitted to be given to the Association may be given by delivering or mailing the same to the Managing Agent or any officer or Trustee of the Association. Any notice required or permitted to be given to the Design Review Committee may be given by delivering or mailing the same to the Managing Agent or the Association or any member of the Design Review Committee.

14.02 Amendment. This Declaration may be amended (as opposed to terminated) by an instrument recorded in the Public Records, which is executed either by Owners who collectively hold at least sixty percent (60%) of the total outstanding votes in the Association or by the Association which shall certify that the required sixty percent (60%) vote was obtained in a Member meeting or by consent and is so documented in the records of the Association. The foregoing right of amendment shall, however, be subject to the right to supplement this Declaration in the manner and to the extent provided for in Article III of this Declaration. No amendment to any provision of this Declaration which has the effect of diminishing or impairing any right, power, authority, privilege, protection, or control accorded to Declarant (in its capacity as Declarant), or to a Mortgagee, Owner or the Association shall be accomplished or effective unless the instrument through which such amendment is purported to be accomplished is specifically consented to in writing by Declarant or by such Mortgagee, Owner or the Association, as the case may be.

14.03 Consent in Lieu of Vote. In any case in which this Declaration requires for authorization or approval of a transaction the assent or affirmative vote of a stated percentage or number of votes outstanding in the Association or of the Owners, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from

Owners entitled to cast at least the stated percentage or number of all membership votes then outstanding in the Association, unless a higher percentage or a greater number is required by law. The following additional provisions shall govern any application of this Section 14.03:

(a) All necessary consents must be obtained prior to the expiration of 90 days after the first consent is given by any Owner;

(b) The total number of votes required for the applicable authorization or approval shall be determined as of the date on which the last consent is signed;

(c) Any change in ownership of a Lot which occurs after a consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose; and

(d) Unless the consent of all Owners whose memberships are appurtenant to the same Lot is secured, the consent of none of such Owners shall be effective.

14.04 Declarant's Rights Assignable. All or any portion of the rights of Declarant under this Declaration or in any way relating to the Property may be assigned by the Declarant at any time.

14.05 Interpretation. The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, and any gender shall include both other genders. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof, which shall remain in full force and effect. The laws of the State of Utah shall govern the validity, construction and enforcement of this Declaration.

14.06 Condemnation. If at any time or times an insubstantial or minor part of the Common Areas or any part thereof shall be taken or condemned by any authority having the power of eminent domain, all compensation and damages shall be payable to the Association and shall be used by the Association to the extent necessary for restoring or replacing any improvements on the remainder of the Common Areas. In the event of any other taking or condemnation, the interests of the Association, the Owners and Mortgagees shall be as they may appear.

14.07 Covenants to Run with Land. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of Declarant, all parties who heretofore acquired or hereafter acquire any interest in a Lot, their respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. Each Owner or occupant of a Lot or Unit shall comply with, and all interests in all Lots or in the Common Areas shall be subject to, the terms of this Declaration and the provisions of any Rules and Regulations, agreements, instruments, and determinations contemplated by this Declaration. By acquiring any interest in a Lot or Unit, the

party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

14.08 Enforcement of Restrictions. The Association, any Owner or any Mortgagee shall have the right to exercise or seek any remedy at law or in equity to interpret, to enforce compliance with or to obtain redress for violation of this Declaration. The prevailing party in an action for the interpretation of, the enforcement of or to obtain redress for violation of any provisions of this Declaration shall be entitled to collect court costs and reasonable attorney's fees.

14.09 Duration/Termination. This Declaration shall remain in effect until such time as there is recorded in the Public Records, following the approval of the applicable municipalities authorizing such termination, an instrument of termination which is executed by at least sixty six percent (66%) of the total outstanding votes of the Association, plus the Mortgagee of each and every Lot.

14.10 Effective Date. This Declaration, any amendment or supplement hereto, and any amendment or supplement to the Plat shall take effect upon its being filed for record in the Public Records.

[INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW]

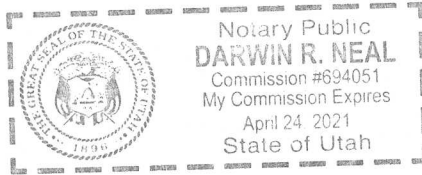
EXECUTED by Declarant on the day and year first above written.

ASPEN RIDGES, LLC  
a Utah limited liability company

Ryan Rogers  
By:  
Its:

STATE OF UTAH                    )  
  :SS.  
COUNTY OF CACHE            )

On the 13 day of May, 2020, personally appeared before me Ryan Rogers, who duly acknowledged to me that he executed the foregoing instrument with full authority on behalf of ASPEN RIDGES, LLC.



[Signature]  
Notary Public

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Part of the Southeast Quarter of Section 10, Township 11 North, Range 3 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 10, Township 11 North, Range 3 West of the Salt Lake Base and Meridian monumented with a RR Spike, thence S87°25'45"W 1966.25 feet along the south line of the Southeast Quarter of said Section 10; thence N 02°34'15"W 33.00 feet to the POINT OF BEGINNING and running

thence S 87°25'45" W 164.15 feet;  
thence N 01°03'02" W 213.44 feet;  
thence N 88°35'23" W 73.11 feet;  
thence N 01°08'44" W 346.35 feet;  
thence N 88°51'16" E 32.54 feet;  
thence N 01°08'44" W 55.00 feet;  
thence N 88°51'16" E 44.50 feet;  
thence N 43°51'16" E 35.36 feet;  
thence N 01°08'44" W 44.50 feet;  
thence N 88°51'16" E 31.00 feet;  
thence S 01°08'44" E 122.04 feet;  
thence N 88°51'16" E 103.75 feet to the west line of Parcel 05-186-0055;  
thence S 01°08'44" E 561.42 feet along said west line to the point of beginning, containing 2.88 acres, more or less.