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DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
PHEASANT HILLS  
A PLANNED UNIT DEVELOPMENT

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DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
PHEASANT HILLS  
A PLANNED UNIT DEVELOPMENT

THIS DECLARATION is made and executed effective the 1st day of March, 1991, by PATER ASSOCIATES, a Utah corporation with its principal place of business located in Salt Lake City, State of Utah, (hereinafter referred to as "Declarant").

RECITALS:

A. Declarant is the record owner of that certain tract of property more particularly described in Article II of this Declaration.

B. Declarant desires to provide for preservation of the values and amenities of the Property and for maintenance of the Common Areas. To this end, and for the benefit of the Property and of the Owners thereof, Declarant desires to subject the Property described in Article II of this Declaration and the various Lots now or hereafter contained within the entire tract hereinafter described to the covenants, restrictions, easements, charges, liens hereinafter set forth.

C. Declarant deems it desirable for the efficient preservation of the values and amenities of the Property, to create an entity which possesses the power to maintain and administer the Common Areas, to collect and disburse the assessments and charges hereinafter provided for, and otherwise to administer and enforce the provisions of this Declaration. For such purpose Declarant has, in conjunction with recordation of this Declaration, caused or will cause to be incorporated under the laws of the State of Utah, as a nonprofit corporation, THE PHEASANT HILLS HOMEOWNERS' ASSOCIATION.

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that all of the Property described in Article II hereof shall be held, transferred, sold, conveyed, occupied and used subject to the covenants, restrictions, conditions, easements, charges, assessments, obligations, and lien hereinafter set forth.

I. DEFINITIONS

1.1. Additional Land shall, at any point in time, mean the real property, or any portion thereof, located in Salt Lake

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County, State of Utah, and more particularly described on Exhibit "A" attached hereto.

1.1. Association shall mean and refer to the Pheasant Hills Homeowners' Association, a Utah nonprofit corporation.

1.2. Board shall mean and refer to the Board of Trustees of the Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws of the Association.

1.3. Common Areas shall mean and refer to that part of the Property which is not included with the Lots which is owned by the Association for the common use and enjoyment of the Owners, together with all improvements thereon and all easements appurtenant thereto including but not limited to private utility lines and personal property owned by the Association when the context so requires.

1.4. Declaration shall mean and refer to this Declaration of Covenants, Conditions and Restrictions, including any subsequent amendments hereto.

1.5. Development shall at any point in time mean, refer to, and consist of the Subdivision or planned unit development then in existence.

1.6. Homeowners' Association Easements shall mean those easements designated upon the Plat or provided in this Declaration and reserved for the benefit of the Association and its Members. All such easements shall be limited to the purposes specified for the same. Such easements shall include but are not limited to each Landscape Easement, Open Space Easement, Pathway Easement and other easement described upon the Plat or provided herein.

1.7. Landscape Easement shall mean those areas designated on a Plat as a Common Landscape Easement in which the Association has retained an easement requiring the planting, maintenance and replacement of natural trees and shrubs and other landscaping requirements for the benefit of all Owners of Lots within the Subdivision. A Landscape Easement shall not be a Common Area when the same is located upon a Lot, but costs incurred by the Association in repairing and maintaining such areas for the benefit of Members shall be deemed Common Area costs to the extent not assessable to specific Owners. No structures shall be erected within a Landscape Easement.

1.8. Living Unit shall mean and refer to a structure which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on or with

respect to the Lot concerned which are used in connection with such residence.

1.9. Lot shall mean and refer to any one of the separately numbered and individually described plots of land described on a Plat: (a) which is intended to be owned individually, rather than by an association of Owners or in common by Owners of different lots; and (b) which is intended to be used as the site of a single Living Unit.

1.10. Member shall mean and refer to every person who holds a membership in the Association.

1.11. Mortgage shall mean any mortgage, deed of trust or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed or deed of trust.

1.12. Mortgagee shall mean any person named as a mortgagee of a mortgage or beneficiary under or holder of a deed of trust.

1.13. Open Space Easement shall mean those areas designated on a Plat as a Draper City Open Space Easement in which the Association has retained an easement in which landscaping shall be regulated or limited for the benefit of all Owners of Lots within the Subdivision. An Open Space Easement shall not be a Common Area when the same is located upon a Lot, but costs incurred by the Association in repairing such areas for the benefit of Members shall be deemed Common Area costs to the extent not assessable to specific Owners. No structures shall be erected within an Open Space Easement.

1.14. Owner shall mean and refer to the person who is the Owner of record (in the office of the County Recorder of Salt Lake County, Utah) of a fee or an undivided interest in any Lot. Notwithstanding any applicable theory relating to a mortgage, deed of trust or like instrument, the term "Owner" shall not mean or include a mortgagee or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

1.15. Parcel shall mean and refer to each portion of the Property which is separately subjected to the terms of this Declaration with the intention that it shall thereby comprise part of the Development and is filed for record in the office of the County Recorder of Salt Lake County, Utah. The real property described in Article II of this Declaration constitutes a Parcel.

1.16. Pathway Easement shall mean those areas designated on a Plat as a Pathway Easement in which the Association has retained an easement for a walking path which shall be regulated or limited for the benefit of all Owners of Lots within the Subdivision. The Pathway Easement shall be part of the Common Areas

and costs incurred by the Association in repairing such areas for the benefit of Members shall be deemed Common Area costs.

1.17. Plat shall mean and refer to any subdivision plat, any plat of a planned unit development, or any plat or map similar to any of the foregoing: (a) which covers all or a portion of the Property; (b) which describes or creates one or more Lots; (c) on which or in an instrument recorded in conjunction therewith there is expressed the intent that the subdivision or planned unit development created by the Plat shall comprise the Development or that the real property described therein is all or a portion of the Additional Land and that such real property shall become part of the subdivision or planned unit development; and (d) which is filed for record in the office of the County Recorder of Salt Lake County, Utah. Recorded concurrently with this Declaration is Pheasant Hills Plat 1, and executed and acknowledged by Declarant on March \_\_\_\_\_, 1991, and creating separately numbered Lots. Said plat constitutes a Plat.

1.18. Private Streets shall mean and refer to all of the undedicated roads and streets within the Subdivision as designated upon a Plat which the Declarant has reserved as an easement for ingress and egress for pedestrian and vehicular traffic for the use, in common, of Members. Private Streets shall for all purposes be deemed to be Common Areas.

1.19. Property shall mean and refer to all of the real property which is covered by one or more Plats.

1.20. Subdivision shall mean and refer to the entire residential development which is created and covered by a Plat and shall include the term "planned unit development" where the context is appropriate.

## II. PROPERTY DESCRIPTION

2.1. Submission. The Property which, as of the date hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the provisions of this Declaration consists of the following-described real property situated in Salt Lake County, State of Utah, to wit:

BEGINNING at a point that is South 00°35'15" West 350.349 feet along the Section Line from the West Quarter Corner of Section 27, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°24'45" East 40.00 feet; thence North 89°56'47" East 273.091 feet; thence North 58°03'48" East 68.319 feet to the point on a 280.000 foot radius curve to the right (Bearing to the radius point bears South 62°17'20" East); thence along the arc of said curve 56.860 feet through a central angle of 11°38'06";



thence from said curve South 50°39'13" East 139.211 feet; thence North 42°25'30" East 43.755 feet; thence North 77°06'10" east 86.098 feet; thence North 89°48'35" East 204.626 feet; thence South 32°08'05" East 154.957 feet to the Northwest Corner of Hidden Hills 1, a Subdivision recorded in the Office of the County Recorder, Entry No. 4094679, Book 85-6, page 106; thence along said North and West line of said Hidden Hills 1 Subdivision, South 37°26'22" West 341.770 feet; thence South 34°23'41" East 506.16 feet to the North line of Hidden Brook Blvd. and a point of a 679.020 foot radius curve to the right (bearing to center of curve bears North 40°59'05" West); thence Southwesterly 369.265 feet along the arc of said curve; thence North 28°27'42" West 137.257 feet; thence North 06°01'55" East 52.823 feet; thence North 38°50'28" West 167.348 feet; thence North 47°49'47" West 442.427 feet; thence North 88°43'08" West 129.004 feet to the East Line of 2000 East; thence South 00°35'15" West 611.02 feet; thence North 89°43'43" West 40.00 feet; thence North 00°35'15" East 937.701 feet to the point of BEGINNING.

EXCLUDING all presently existing or to be constructed or installed sewer lines, water mains, gas lines, electrical conduits, telephone lines, and related facilities to the extent that they are located outside the Lots included with the above-described tract; provided, however, that lines and systems specifically conveyed to the Association by Declarant shall not be included within this exclusion.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across and through and under the above-described tract and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or any assignee of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct a Living Unit on each and every Lot; (ii) to improve the Common Areas with such facilities, including, but not limited to, roads, recreational facilities, walkways and various landscaped areas, designed for the use and enjoyment of all the Members as Declarant may reasonably determine to be appropriate; and (iii) to develop and improve, as Declarant or its assignee, may in its sole discretion determine to be appropriate, each and every portion of the Entire Tract, irrespective of whether or not the particular portion of such Entire Tract developed or improved is or is to be part of Pheasant Hills. If, pursuant to the foregoing reservation, the above-described tract or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a per-

petual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservation hereby effected shall, unless sooner terminated in accordance with its terms, expire seven (7) years after the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

ALL OF THE FOREGOING IS SUBJECT TO: All liens for current and future taxes, assessments and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; all mineral reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described tract or any portion thereof, including without limitation, any mortgage or deed of trust; all visible easements and rights-of-way; and all easements and rights-of-way of record.

2.2 Annexation by Declarant. Subject to the covenant and obligation contained in Section 2.5 herein, Declarant may from time to time expand the Property subject to this Declaration by the annexation of all or part of the real property comprising the Additional Land. The annexation of any such real property shall become effective upon the recordation in the office of the Salt Lake County Recorder of a Plat for such real property and a supplemental declaration which (i) describes the real property to be annexed; (ii) declares that the annexed real property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Property and subject to this Declaration; and (iii) sets forth such additional limitations, restrictions, covenants and conditions as are applicable to the annexed real property. Upon the effective date of such annexation, the annexed real property as identified in the Plat of the same, shall become part of the Property and Development and subject to the provisions of this Declaration and any amendment or supplement thereto.

2.3 Limitation on Annexation. Declarant's right to annex real property shall be subject to the following limitations:

a. The annexed real property must be all or part of the Additional Land as identified in this Declaration.

b. Declarant shall not effectuate any annexation of real property which would cause the total number of Living Units to exceed fifty-eight when completed.

c. Declarant's right to annex real property shall expire fifteen (15) years after this Declaration is filed for record in the office of the Salt Lake County Recorder.

2.4 Annexation by Association. Notwithstanding the limitations of annexation set forth in Section 2.3, the Association may annex real property other than Additional Land, by satisfying the filing requirements of Section 2.2 but only after obtaining approval of such annexation from (a) the owner or owners of the real property to be annexed, and (b) the affirmative vote of at least two-thirds (2/3) of all Class A membership votes, which Members present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose and so long as the Class B membership exists, the written consent of the Declarant. Nothing herein shall preclude Declarant from any annexation in accordance with the provisions of Section 2.2.

2.5 Obligation to Annex or Develop. Unless Declarant obtains the consent of not less than sixty percent (60%) of the owners of lots in Hidden Hills Subdivision located adjacent to the property described in Section 2.1 (herein "Hidden Hills") to waive the obligations contained in this Section 2.5, Declarant shall either: (i) annex all or portions of the Additional Land and develop the same in accordance with the terms contained in this Declaration; or (ii) develop the balance of the Additional Land not annexed as provided herein in accordance with the terms and conditions of a new declaration of covenants, conditions and restrictions for a new subdivision or planned unit development which declaration contains at a minimum the requirements imposed for the benefit of Hidden Hills as contained in Sections 7.3 (d), (f), (g), (i), (p), 7.15, 8.6 and 10.2 of this Declaration. The obligation contained herein shall be deemed a covenant, running with the Additional Property and shall be binding upon the successors and assigns of Declarant. With the exception of the covenant and obligations contained in this Section 2.5, no real property, other than the Property described in Section 2.1 above on the date hereof and such additional real property actually annexed in accordance with the terms of this Article shall be deemed to be subject to this Declaration.

### III. MEMBERSHIP AND VOTING RIGHTS

3.1. Membership. Every Owner shall be a Member of the Association. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains.

3.2. Voting Rights. The Association shall have the following described two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant until the Class B membership ceases, at which time the Declarant shall become a Class A Member. Class A Members shall be entitled to one vote for each Lot in which the interest required for membership in the Association is held. In

no event, however, shall more than one Class A vote exist with respect to any Lot.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each Lot in which it holds the interest required for Membership in the Association. The Class B Membership shall automatically cease and be converted to a Class A membership on the first to occur of the following events:

(a) When the total number of votes held by all Class A Members equals the total number of votes held by the Class B Member; or

(b) The expiration of Seven (7) years after the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

The Class B Membership shall be revived in the event that Additional Land is annexed as part of the Development and such annexation results in the addition of sufficient lots to give the Developer more votes, such Developer receiving three votes for each Lot, than the Class A Members who are to receive one vote for each Lot.

3.3. 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 among themselves. A vote cast at any Association meeting by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made, the vote involved shall not be counted for any purpose whatsoever other than to determine whether a quorum exists.

3.4. Record of Ownership. Every Owner shall promptly cause to be duly filed of record the conveyance document (or in the case of contract buyer, a copy of the sales contract) to him of his Lot. Each Owner shall file a copy of such conveyance document (or contract) with the secretary of the Association with a transfer fee of \$25.00, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein by a mortgage which has priority over the lien of any assessment provided herein 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. Any cost incurred by the Association in obtaining the information about an Owner as specified herein which is not furnished by such Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the Association as a "Reimbursement Assessment" in accordance with the provisions of Section 5.5.

#### IV. PROPERTY RIGHTS IN COMMON AREAS

4.1. Easement of Enjoyment. Each Member shall have a right and easement of use and enjoyment in and to the Common Areas and the Private Streets. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom. Any Member may delegate the right and easement of use and enjoyment described herein to any family member, tenant, lessee or contract purchaser who resides on such Member's Lot.

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

Lot No. \_\_\_\_\_, contained within the Pheasant Hills Plat \_\_\_\_\_ as the same is identified in the Plat recorded in Book \_\_\_\_\_, at Page \_\_\_\_\_, and in the "Declaration of Covenants, Conditions and Restrictions of the Pheasant Hills, A Planned Unit Development" recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_, of the official records of the Salt Lake County Recorder. TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas, Easements and Private Streets described and provided for in said Declaration of Covenants, Conditions and Restrictions and in the Record of Survey Map in the official record of the Salt Lake County Recorder.

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.

4.3. Transfer of Title. Declarant agrees to convey to the Association title to the various Common Areas free and clear of all liens (other than the lien of current general taxes and the lien of any assessments, charges, or taxes imposed by governmental or quasi-governmental authorities), as each such Common Area is substantially completed.

4.4. Limitation on Easement. A Member's right and easement of use and enjoyment concerning the Common Areas and Private Streets shall be subject to the following:

(a) The right of the Association to impose reasonable limitations on the number of guests per Member who at any given time are permitted to use the Common Areas;

(b) The right of the Architectural Control Committee to approve and designate the point of access from a Lot to the

Private Streets in accordance with the requirements of Article VIII;

(c) The right of the Draper City, Utah, and any other governmental or quasi-governmental body having jurisdiction over the Property to access and rights of ingress and egress over and across any street, parking area, walkway, or open area contained within the Property for purposes of providing police and fire protection, transporting school children, and providing any other governmental or municipal service; and

(d) The right of the Association to dedicate or transfer all or any part of the Common Areas, the Private Streets, and any sewer, water and storm drain trunk lines to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association. Any such dedication or transfer must, however, be assented to by (i) all holders of first Mortgages secured by Lots and (ii) by two-thirds (2/3) of the vote of each class of membership which Members present in person or by proxy are entitled to cast at a meeting duly called for that purpose written or printed notice setting forth the purpose of the meeting and the action proposed shall be sent to all Members at least ten (10) but not more than thirty (30) days prior to the meeting date.

#### V. ASSESSMENTS

5.1. 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 monthly and special assessments described in this Article, together with the hereinafter provided for interest and costs of collection. 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; and (b) the personal obligation of the person who is the Owner of such Lot at the time the assessment falls due. No Owner may exempt himself or his Lot from liability for payment of assessments by waiver of his rights concerning 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 attorneys 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.

5.2. Purpose of Assessments. Assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of residents of the Property, including but not limited to the appearance and aesthetics of the Development. The use made by the Association of funds obtained from assessments may include, but is not limited to, payment of

the cost of taxes and insurance on the Common Areas; maintenance, repair and improvement of the Common Areas; establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas; maintenance, repair and improvements of the Landscape Easement to the extent undertaken by the Association; and any expenses necessary or desirable to enable the Association to perform or fulfill its obligations, functions or purposes under this Declaration or its Articles of Incorporation.

5.3. Maximum Monthly Assessment. As of the date set under Section 5.7, each Lot shall be subject to a monthly assessment of not more than Fifty Dollars (\$50.00); provided that until such time as Declarant has completed the construction and installation of a swimming pool and tennis court, the monthly assessment shall not exceed Forty Dollars (\$40.00). From and after January 1, 1992, the maximum monthly assessment may be increased or decreased so long as the change is assented to by not less than a majority of the Members other than the Declarant (or if the two class voting structure is still in effect as provided herein, a majority of the votes of each Class of Members), present in person or represented by proxy at a meeting duly called for such purposes. Written notice setting forth the purpose of the meeting shall be sent to all Members at least Ten (10) but not more than Thirty (30) days prior to the meeting date. The Board of Trustees of the Association may from time to time and in its discretion set the amount of the monthly assessment at any sum not in excess of the then applicable maximum amount.

5.4. Special Assessments. From and after the date set under Section 5.7, the Association may levy special assessments for the purpose of defraying, in whole or in part: (a) any expense or expenses not reasonable capable of being fully paid with funds generated by monthly assessments; or (b) the cost of any construction, reconstruction or unexpectedly required repair or replacement in connection with the Common Areas. Any such special assessments must be assented to by not less than a majority of the Members other than the Declarant (or if the two class voting structure is still in effect as provided herein, a majority of the votes of each Class of Members), present in person or represented by proxy are entitled to cast at a meeting duly called for the purpose. Written notice setting forth the purpose of the meeting shall be sent to all Members at least Ten (10) but not more than Thirty (30) days prior to the meeting date.

5.5. Reimbursement Assessment on Specific Lot. In addition to the monthly assessment and any special assessment authorized pursuant to Sections 5.3 and 5.4 above, the Board may levy at any time Special Assessments (a) on each Lot specifically benefited 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 each Lot the Owner or occupant of which shall cause any damage to the Common Areas necessitating repairs; and (c) on each Lot as to which the Asso-

ciation shall incur any expense for maintenance or repair work performed, or enforcement action taken, pursuant to Section 3.4, Section 6.1(c), Section 6.2(a) or other provisions of this Declaration (all or part of the foregoing being sometimes referred to as a "Reimbursement Assessment"). The aggregate amount of any such Special Assessments shall be determined by the cost of such improvements, repairs, maintenance or enforcement action, including all overhead and administrative costs and attorney's fees, and shall be allocated among the affected Lots according to the 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 obligations of the Association, it shall not give rise to a Reimbursement Assessment against the Lots benefited.

5.6. Uniform Rate of Assessment. Except as provided in Section 5.5 above, monthly and special assessments shall be fixed at a uniform rate for all Lots. Declarant, for each unsold Lot owned by it in the development, shall pay monthly assessments as herein provided for all Lot Owners; provided that until such date as Declarant closes and conveys a Lot to an Owner (other than Declarant), the monthly assessment attributable to such Lot shall be one-half (1/2) the regular monthly assessment.

5.7. Monthly Assessment Due Dates. The monthly assessments provided for herein shall commence as to all Lots on the date a deed is delivered to the purchaser of a Lot, or if the sale is by way of a contract of sale, on the date the contract is executed by the parties thereto, or the date of occupancy agreement, or the date the Owner actually takes possession of a Lot, whichever first occurs. The first monthly assessment shall be adjusted according to the number of days remaining in the month of conveyance, contract or occupancy as the case may be. At least fifteen (15) days prior to the effective date of any change in the amount of the monthly assessment, the Association shall give each Owner written notice of the amount and the first due date of the assessment concerned.

5.8. Certificate Regarding Payment. Upon the request of any Owner or prospective purchaser or encumbrancer of a Lot the Association shall issue a certificate stating whether or not 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 in good faith rely thereon.

5.9. Effect of Non-Payment; Remedies. Any assessment not paid when due shall, together with the hereinafter provided for interest and costs of collection be, constitute and remain a continuing lien on the affected Lot; provided, however, that any such lien will be subordinate to the lien or equivalent security interest of any first mortgage on the Lot recorded prior to the date any such assessments became due. If the assessment is not



paid within sixty (60) days after the date on which it becomes delinquent, the amount thereof shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum and the Association may bring an action either against the Owner who is personally liable or to foreclose the lien against the Lot. Any judgment obtained by the Association shall include reasonable attorneys' fees, court costs, and each and every expense incurred by the Association in enforcing its rights.

5.10. Tax Collection by County Authorized. It is recognized that under the Declaration the Association will own the Common Areas and that it will be obligated to pay property taxes to Salt Lake County. It is further recognized that each Owner of a Lot as a Member of the Association will be required to reimburse the Association for his pro rata share of such taxes paid. Notwithstanding anything to the contrary contained in the Declaration, Salt Lake County shall be authorized to collect such pro rata share of taxes directly from each Owner by inclusion of said share with the tax levied on each Lot.

## VI. DUTIES AND POWERS OF THE ASSOCIATION

6.1. Duties of the Association. Without limiting any other duties which may be imposed upon the Association by its Articles of Incorporation or this 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 Property:

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 by Declarant.

c. The Association shall maintain, repair, and replace all landscaping and improvements in the Common Areas, including but not limited to the maintenance of all exterior trees, shrubs, grass, Private Streets and other Common Area improvements. Association shall have no obligation to perform any exterior maintenance and/or repair of any part of a Living Unit or any other landscaping installed by an Owner without the Association's express agreement to maintain such landscaping.

The Association shall have the right, but shall not be obligated, to install, maintain and replace landscaping within the Landscape Easement. Each Owner of a Lot shall nevertheless have an obligation to provide adequate water to sustain all landscaping installed upon such Owner's Lot by the Association.

As provided in Section 7.13, each Owner shall have the obligation to provide exterior maintenance of his Living Unit including but not limited to painting, repair, replacement and

care of roofs, gutters, downspouts, exterior building surfaces, and landscaping installed by an Owner or his predecessor in title. Each Owner shall paint, repair, and otherwise maintain the exterior and interior of his Living Unit and shall maintain all mechanical devices, including but not limited to, appurtenant electrical, plumbing and heating, ventilating and air conditioning systems.

In the event that the need for maintenance or repair of Common Areas or the Landscape Easement as specified herein is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests or invitees of an Owner, the Board may cause such repairs to be made by the Association and the cost of such maintenance or repair (and administrative expenses equal to ten (10%) percent of such costs) shall be added to and become part of a Reimbursement Assessment (as set forth in Section 5.5) to which such Lot is subject.

d. 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.

e. The Association shall obtain and maintain in force the policies of insurance required by the provisions of this Declaration.

f. 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 such as shall be 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 thirty (30) days written notice thereof; and the term of any such agreement may not exceed one year, renewable by agreement of the parties for successive one-year periods. Any Managing Agent may be an independent contractor and not an agent or employee of the Association.

6.2. Powers and Authority of the Association. The Association shall have all the powers set forth in its Articles of Incorporation and its 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 this Declaration, 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. The Association shall have the power and authority 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, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon such Lot in violation of Article VII of this Declaration. 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 this Declaration or any rules and regulations promulgated by the Board, or to enforce by mandatory injunction or otherwise all of the provisions of this Declaration and such rules and regulations.

b. In fulfilling any of its duties under this Declaration, including its duties for the maintenance, repair, operation or administration of the Common Areas (and exterior repairs of Living Units to the extent necessitated by the failure of the Owners of such Lots) or in exercising any of its rights to construct, maintain and repair improvements or other work upon any of the Common Areas, and provided that any contract for goods or services having a term of more than one (1) year shall state that it may be terminated by either party at the end of the first year or at any time thereafter upon no less than ninety (90) days written notice, the Association shall have the power and authority (i) to pay and discharge any and all liens placed upon any Common Areas on account of any work done or performed by the Association in the fulfillment of any of its obligations and duties of maintenance, repair, operation or administration and (ii) to obtain, contract and pay for, or to otherwise provide for:

i. Construction, maintenance, repair and landscaping of the Common Areas (and exterior repairs of Living Units upon Lots to the extent necessitated by the failure of Owners of such Lots) 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 Declarant, the Association, the members of the Board and the Owners;

iii. Such utility services, including (without limitation) water, sewer, trash removal, snow removal, electrical, telephone and gas services, as the Board may from time to time deem 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 of the Property; and

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

c. The Board may delegate by resolution or contract to the Managing Agent any of its powers under this Declaration; provided, however, that the Board cannot delegate to such Managing Agent the power to execute any contract binding on the Association for a sum in excess of Two Thousand Dollars (\$2,000.00), nor the power to sell, convey, mortgage, or encumber any Common Areas.

6.3. Association Rules. The Board from time to time and subject to the provisions of this Declaration, may adopt, amend, repeal and enforce rules and regulations governing, among other things: (a) the use of the Common Areas; (b) the use of any roads or utility facilities owned by the Association; (c) the collection and disposal of refuse; (d) the maintenance of animals on the Property; (e) the use of Living Units for business or rental purposes; and (f) other matters concerning the use and enjoyment of the Property and the conduct of residents. The Board may also adopt additional Architectural Guidelines for the construction of Living Units. Rules and Regulations and/or Architectural Guidelines adopted by the Board may be enforced in accordance with the provisions of Section 7.18.

6.4. 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 or the Managing Agent.

6.5. Insurance. The Association shall secure and at all times maintain the following insurance coverage:

(a) Policy or policies of fire and casualty insurance, with extended coverage endorsement, for the full insurable replacement value of all improvements comprising a part of the Common Areas. The name of the insured under each such policy shall be in form and substance similar to: "The Pheasant Hills Homeowner's Association for the use and benefit of the individual Lot Owners and Mortgagees, as their interests may appear".

(b) A policy or policies insuring the Owners, the Association, and its directors, officers, agents, and employees against any liability incident to the ownership, use or operation of the Common Areas which may arise among themselves, to the public, and to any invitees or tenants of the Property or of the Owners. Limits of liability under such insurance shall be not

less than \$500,000 for any one person injured; \$2,000,000 for all persons injured in any one accident; and \$250,000 for property damage resulting from one occurrence. Such policies shall be issued on a comprehensive liability basis and shall provide a cross-liability endorsement pursuant to which the rights of the named insured as between themselves are not prejudiced.

The following additional provisions shall apply with respect to insurance:

(1) In addition to the insurance described above, the Association shall secure and all times maintain insurance against such risks as are or hereafter may be customarily insured against in connection with developments similar to the Property in construction, nature and use.

(2) All policies shall be written by a company holding a rating of "AA" or better from Best's Insurance Reports.

(3) The Association shall have the authority to adjust losses.

(4) Insurance secured and maintained by the Association shall not be brought into contribution with insurance held by the individual Owners or their mortgagees.

(5) Each policy of insurance obtained by the Association shall, if reasonably possible, provide: a waiver of the insurer's subrogation rights with respect to the Association, the Owner, and their respective directors, officers, agents, employees, invitees, and tenants; that it cannot be cancelled, suspended or invalidated due to the conduct of any particular Owner or Owners; that it cannot be cancelled, suspended or invalidated due to the conduct of the Association or of any director, officer, agent or employee of the Association without a prior written demand that the defect be cured; without a prior written demand that the defect be cured; that any "no other insurance" clause therein shall not apply with respect to insurance held individually by Owners.

6.6. Quorum Requirements. The quorum required for any action by the Members hereunder, unless otherwise specifically set forth in this Declaration, shall be as follows: At the first meeting called the presence of Members or of proxies entitled to cast sixty percent (60%) of all outstanding votes shall constitute a quorum. If a quorum is not present at the first meeting or any subsequent meeting, another meeting may be called at which a quorum shall be one-half of the quorum which was required at the immediately preceding meeting. No such subsequent meeting

shall be held more than forty-five (45) days following the immediately preceding meeting.

## VII. USE RESTRICTIONS

7.1. Use of Common Area. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Lots and Living Units.

7.2. Use of Lots and Living Units. All Lots are intended to be improved with Living Units and are restricted to such use. No gainful occupation, profession, trade or other non-residential use shall be conducted on any Lot or Living Unit. Each Living Unit shall be used only as a single-family residence. No Lot or Living Unit shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other Living Unit, so as to create a nuisance or interfere with the rights of any Owner, or in a way which would result in an increase in the cost of any insurance covering the Common Areas.

7.3. Building Features and Materials.

(a) Building Location. Each building shall be located such that:

(i) No building shall be located on any Lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line, except as may be consented to by the Architectural Control Committee in accordance with the provisions of Article VIII.

(ii) No dwelling shall be located nearer than 15 feet to any interior lot line, except that the combined side yard distances to any interior lot line shall be not less than 30 feet. No dwelling shall be located on any interior Lot nearer than 30 feet to the rear of a Lot line and accessory buildings may be located within 1 foot of a rear Lot line provided that no accessory building located on the rear of a corner Lot shall be closer than 1 foot to the side yard lot line of an adjoining Lot.

(iii) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building.

(iv) Nothing herein shall be construed as permitting the construction of any building within the area of the Landscape Easement or Open Space Easement, except as provided in Section 7.4.

(b) Garages. A garage must be erected for each dwelling unit and must be fully enclosed to accommodate a minimum of two (2) cars but not more than three (3) cars, and be equipped

with an automatic garage door opener. Carports are not permitted. Side entry garage doors should be constructed when the Lot permits.

(c) Building Height. No building shall be erected to a height in excess of thirty five (35) feet above the finished street grade. No dwelling shall be erected to a height less than one (1) full story above the finished street grade. The Architectural Control Committee shall have the power to further limit the number of levels and stories and the height of structures in its sole and absolute discretion.

(d) Minimum Area of Dwellings. Every detached single family dwelling, exclusive of garages and open porches and balconies, shall have a minimum area above the grade level of the Lot of Two Thousand (2,000) square feet for a single level residence and Two Thousand Six Hundred (2,600) total square feet for a multi level dwelling.

(e) Structural Guidelines. Footings, foundations, walls, floor diaphragms and other earth retaining structures must be designed to resist all expected lateral forces.

(f) Exterior Building Materials. Brick, stone, stucco and wood are the only materials permitted for use in the exterior walls of Living Units and accessory buildings, with the further requirement that at least fifty percent (50%) of such materials, by total area of the exterior walls, are brick, masonry stone or stucco. The use of any other materials for such buildings shall require the prior approval of the Architectural Control Committee. Bland, unpainted concrete blocks or unpainted metals are prohibited on exterior surfaces. Exterior colors must be approved by the Architectural Committee to promote harmony with surrounding homes and the environment. The use of natural earth tones is encouraged.

(g) Roof, Soffit and Facia. Roof, soffit and facia material shall be restricted to wood shingles, or shakes, slate, metal, tile, asphalt or other materials approved by the Architectural Control Committee.

(h) Accessory Structures. Patio structures, trellises, sunshades, gazebos and any other appurtenant buildings shall be constructed of materials consistent with the colors, textures and materials approved for the dwelling and shall be integral to the architecture of the house and subject to the approval of the Architectural Control Committee.

(i) Chimneys. Chimneys of approved exterior materials may not exceed the height required by appropriate governmental agencies. Exposed metal flues are not permitted, with the exception of copper.

(j) Mailboxes. Mailboxes shall be provided and maintained by the United States Postal Service, or if not, by each Owner subject to the approval of the United States Postal Service.

(k) Fences and Walls. Fencing and walls shall be stucco, masonry, stone, wood, colored chain link or wrought iron. Fences and walls are to be color coordinated with the approved dwelling colors. Individual Lot fences which are to be located within the minimum setback lines of any Private Street shall be approved in writing by the Architectural Control Committee. Use of landscape materials for hedges and fencing is encouraged.

(l) Paving. Driveway and other flat paved areas may be concrete, exposed aggregate concrete, stamped concrete, asphalt, quarry tile, brick or paving blocks. Gravel areas are not permitted.

(m) Solar Equipment. Solar panels are to be integrated into roof design. Panels and frames must be copper or compatible with roof colors and all equipment must be screened from view.

(n) Antennas. All antennas are restricted to the attic or interior of the residence; provided, however, that a television antenna may be placed on the exterior of a structure at a height specifically approved by the Architectural Control committee. Satellite dish antennas shall be allowed provided they are screened from view and their location is approved by the Architectural Control Committee. Satellite dish antennas shall not be permitted on roofs.

(o) Skylights. Skylights are to be designed as an integral part of the roof. Skylight glazing may not be reflective. Skylight framing shall be copper or colored to match adjacent roofing materials.

(p) Sheet Metal, Flashing and Vents. All sheet metal, flashing, vents and pipes must be colored to match the material to which they are attached or from which they project, with the exception of copper.

(q) Mechanical Equipment. All air conditioning, heating equipment, swamp coolers and soft water tanks must be screened from view. Air conditioning units and swamp coolers are not permitted on roofs or through windows unless screened from view and approved by the Architectural Control Committee.

(r) Exterior Lighting. Each Lot Owner is required to use a minimum of four (4) Westerfield Model No. F51341 fluorescent ground lights in front yard areas to provide site and road lighting. In addition to the foregoing, Owners shall be permitted to utilize accent and spot lights on their Living Units.



(s) Landscape Site Preparation Guidelines. All demolition, clearing, grubbing, stripping of soil, excavation, compaction and grading must be performed within the confines of a Lot.

(t) Soil Erosion and Ground Water. Each Owner shall be responsible to perform his site work in such a manner as to minimize erosion and runoff. Each Owner is encouraged to verify the depth of ground water before basements are designed, excavated and installed. Declarant shall not be responsible for water proofing, removing ground water, or any liability incurred by Owner or others as a result of ground water.

(u) Draper City and Other Approval. Approval of any improvements by the Architectural Control Committee does not waive the requirement for any other required public agency review or permit approval process. By approving plans, the Architectural Control Committee takes no responsibility for plan conformity to any other criteria other than the requirements of this Declaration and any Architectural Guidelines.

7.4. Landscaping, Landscape Easement and Open Space Easement. (a) As more particularly set forth on the Plat, the Association has retained on certain Lots Landscape Easements and/or Open Space Easements for landscape and aesthetic purposes. Such easements shall be maintained in accordance with the terms hereof.

(b) Each Owner shall be responsible at his own cost and expense to maintain and water all trees and other landscaping which naturally grow upon the area of any Landscape Easement or Open Space Easement, which Declarant may have installed upon such area during development of the Subdivision or which is installed by Owner (or predecessor) after approval by the Architectural Control Committee in accordance with the requirements of Section 8.2. All trees, shrubs and other vegetation to be installed upon such Landscape Easement or Open Space Easement shall be approved by the Architectural Control Committee prior to installation. The addition to, modification of, or removal of trees and other vegetation, without the prior approval of the Architectural Control Committee shall be deemed a violation of the requirements of Owner to maintain such area and the Architectural Control Committee shall have the right to require Owner to restore such area to its prior approved condition at the sole cost of Owner. In the event Owner fails to restore such area as required herein, the Association shall have the right to restore the same and the cost of such restoration together with administrative expenses equal to ten percent (10%) of such costs, shall be added to and become part of the Reimbursement Assessment (as set forth in Section 5.5) to which such Lot is subject. The provisions of this Section relating to the removal of trees and shrubs shall not be applicable or binding upon Declarant with respect to the initial clearing, grading and landscaping of the Property including the

development of Common Areas and the installations of utilities serving the Subdivision.

(c) The following types of trees are recommended and suggested for incorporation into landscape designs for all Lots: (i) aspen trees; (ii) birch trees; (iii) spruce trees; and (iv) pine trees.

(d) Declarant specifically reserves the right to construct and develop a swimming pool and/or tennis court and other related improvements. Upon completion of such improvements, Declarant shall transfer and convey such real property and improvements to the Association.

7.5. Recreational Vehicles. No large trucks and commercial vehicles belonging to Owners or other residents of the Property shall be parked within the Development, except temporary parking not to exceed twenty-four (24) hours. No motor vehicle of any kind shall be repaired, constructed or reconstructed upon any Lot, Private Street or other Common Areas, except that these restrictions shall not apply to emergency repairs to vehicles. Boats and motor or recreational vehicles, other than regularly used passenger cars and light pickups which may be parked upon driveway areas, must be kept on side or rear yards behind the front yard setback.

7.6. Pets. No animals other than household pets shall be kept or allowed on any Lot, in any Living Unit, or within any part of the Common Areas. Whenever a pet is allowed to leave a Lot, it shall be kept on a leash or in a cage. No animals may be bred for commercial purposes. No pets shall be allowed to make an unreasonable amount of noise or otherwise become a nuisance. The exterior structure for the care, housing or confinement of any such pets shall be maintained by Owner. Any Owner or other resident within the Development who violates this Section shall be subject to such penalties or fines as the Board by resolution or as regulation may provide.

7.7. Common Areas. The Common Areas and Easements of the Development shall be improved and used only for the following purposes:

a. Vehicular and pedestrian access to and from and movement within the Development, and space for temporary vehicular parking. The Pathway Easement shall be restricted solely to pedestrian use.

b. Recreational use by Owners and occupants of Living Units and their guests.

c. Beautification of the Development.

d. Privacy for the Owners and occupants of Living Units.

e. Such other uses as shall be determined from time to time by the Board for the benefit of members of the Association, following consultation with the Architectural Control Committee.

7.8. Insurance. No use shall be made of any Living Unit which shall cause the improvements within the Development or any part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be cancelled or suspended, or cause any company issuing such insurance to refuse renewal thereof. Each Owner shall be responsible for securing insurance presently known as homeowners special form coverage (Form 3, or better).

7.9. Machinery and Equipment. No machinery or equipment of any kind shall be placed, used, operated or maintained in or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance or construction of a Living Unit or appurtenant structures.

7.10. Maintenance and Repair. No Living Unit, building, structure, or landscaping upon any Lot shall be permitted to fall into disrepair and, subject to the requirements herein as to approval by the Architectural Control Committee, each such building, structure, or landscaping at all times shall be kept in good condition and as appropriate, adequately painted or otherwise finished by its Owner. Such obligation shall extend, but shall not be limited to, the painting, repair, replacement and care of roofs, gutters, downspouts, and exterior building surfaces.

7.11. Nuisances. No rubbish or debris of any kind shall be placed or permitted by an Owner upon or adjacent to any Lots, so as to render such Lot or portion thereof unsanitary, unsightly, offensive, or detrimental to other Owners. No Living Unit or Lot shall be used in such manner as to obstruct or interfere with the enjoyment of occupants of other Living Units or Lots.

7.12. Right of Entry. During reasonable hours, any member of the Architectural Control Committee or any member of the Board, or any officer or authorized representative of any of them, shall have the right to enter upon and inspect any building site or Lot to ascertain whether or not the provisions of this Declaration and the rules and regulations of the Board or of the Association have been or are being complied with.

7.13. Signs. Except for signs displayed by Declarant during the development and sale of lots and the construction of homes thereon, no signs whatsoever (including, without limitation, political signs) shall be erected or maintained on any Lot, except:

- a. Such signs as may be required by legal proceedings.

b. Construction identification signs.

c. A "For Sale" or "For Rent" sign, to the extent permitted by the Board.

7.14. Trash Containers and Collection. All garbage and trash shall be placed and kept in covered containers of a type and style which shall be approved by the Architectural Control Committee. Insofar as possible, such containers shall be maintained as not to be visible from neighboring Lots except to make them available for collection and then only for the shortest time necessary to effect such collection. Each Owner must at all times and at this expense provide garbage cans and plastic liners therefor.

7.15. Enforcement of Land Use Restrictions. The following persons shall have the right to exercise or seek any remedy at law or in equity to enforce strict compliance with this Declaration:

a. Declarant, so long as it has any interest in any of the Property;

b. Any Owner;

c. The Association; or

d. Sixty percent (60%) of the owners of all lots located in Hidden Hills Subdivision (herein "Hidden Hills"), located adjacent to the property described in Section 2.1, but only as to the requirements of Sections 7.3 (d), (f), (g), (i) and (p).

The prevailing party in an action for the enforcement of any provisions of this Declaration shall be entitled to collect court costs and reasonable attorney's fees.

7.16. Exception for Declarant. Notwithstanding the restrictions contained in this Article VII, for the ten (10) years following the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah, Declarant shall have the right to use any Lot or Living Unit owned by it, and any part of the Common Areas reasonably necessary or appropriate, in furtherance of any construction, marketing, sales, management, promotional, or other activities designed to accomplish or facilitate improvement of the Common Areas or improvement and/or sale of all Lots owned by the Declarant.

#### VIII. ARCHITECTURAL CONTROL

8.1. Architectural Control Committee. The Board of Trustees of the Association shall appoint a three-member Committee, the function of which shall be to insure that all improvements

and landscaping within the property harmonize with existing surroundings and structures. The Committee need not be composed of Owners. If such a Committee is not appointed the Board itself shall perform the duties required of the Committee.

8.2. Submission to Committee. No Living Unit, accessory building or structure or addition to a Living Unit and no landscape additions and changes shall be constructed or maintained, and no alteration, repainting, or refurbishing of the exterior of any Living Unit, nor of any court enclosure, except as herein otherwise mentioned, shall be performed, unless (i) complete plans and specifications therefor have first been submitted to and approved by the Committee, and (ii) the requirements of Section 8.6 below have been complied with. All such plans and specifications shall be consistent with Architectural Guidelines which shall be from time to time adopted by the Board.

8.3. Standard. In deciding whether to approve or disapprove plans and specifications submitted to it, the Committee shall use its best judgment to insure that all improvements, construction, landscaping and alterations on Lots within the Property conform to and harmonize with existing surroundings and structures and that such proposed improvements enhance the value and aesthetics of the Project.

8.4. Approval Procedure. Any plans and specifications submitted to the Committee shall be submitted on a form provided by the Committee and in triplicate. A preliminary review of design drawings will be required with a final review to be made of working drawings. Upon completion of each review, one set of plans will be retained by the Association, one set will be retained by the reviewing architect (if any) and the remaining set of plans will be returned to the property owner.

The following architectural review fees (made payable to the Association) are required with the submittal of plans and specifications: \$25.00 for architectural, landscaping, fencing and lighting drawings.

All plans and specifications shall be approved or disapproved by it in writing within fifteen (15) days after submission. In the event the Committee fails to take any action within such period it shall be deemed to have approved the material submitted.

8.5. Address for Submittal. Plans and specifications for the construction and installation of any and all improvements within Pheasant Hills shall be submitted and approved by the Architectural Control Committee (prior to submittal to any required governmental agency) at the following address:

Pheasant Hills  
% Watts Group  
5200 South Highland Drive, Suite 102  
Salt Lake City, Utah 84117

The Board of Trustees of the Pheasant Hills Homeowners Association has the authority to change the address for the submittal of plans and specifications.

8.6. Hidden Hills Approval. No Living Unit, accessory building or structure or addition to a Living Unit and no landscape additions and changes shall be constructed or maintained, and no alteration, repainting, or refurbishing of the exterior of any Living Unit, nor of any court enclosure, except as herein otherwise mentioned, shall be performed, unless complete plans and specifications therefor have first been submitted to and approved by the an authorized agent of Hidden Hills. Hidden Hills review of the plans and specifications shall be limited to a review for compliance with the provisions of Section 7.3 (d), (f) (g), (i) and (p) hereinabove. All plans and specifications shall be approved or disapproved by Hidden Hills in writing within fifteen (15) days after submission. In the event Hidden Hills fails to take any action within such period it shall be deemed to have approved the material submitted. Plans and specifications to Hidden Hills shall be submitted (prior to submittal to any required governmental agency) at the following address:

Hidden Hills Subdivision  
% \_\_\_\_\_  
Salt Lake City, Utah 8411\_\_\_\_\_

8.7. Construction. (a) Once begun, any improvements, construction, landscaping, or alterations approved by the Committee and Hidden Hills shall be diligently prosecuted to completion:

(i) The exterior construction of all structures on any Lot shall be completed within a period of one (1) year following commencement of construction.

(ii) The front yard of each Lot shall be landscaped within a period of one (1) year following completion or occupancy of the Living Unit. All front yard and side yards shall be installed with underground automated sprinkling systems.

(iii) Side and rear yards shall be landscaped within a period of two (2) years following completion or occupancy of each dwelling.

If reasonably necessary to enable such improvement, construction, landscaping or alteration, the person or persons carrying out the same shall be entitled to temporary use and occupancy of unim-

proved portions of the Common Areas in the vicinity of the activity.

(b) Owners and builders shall clean up all trash and debris on the construction site at the end of each week. Trash and debris shall be removed from each construction site at least once a week to a dumping location off-site of the development. Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and builders are prohibited from dumping, burying or burning trash anywhere on any Lot. During the construction period, each construction site shall be kept neat and shall be promptly removed from public or private roads, open spaces and driveways.

Each property owner and builder shall be responsible for providing adequate sanitary facilities for his construction personnel. Portable toilets or similar temporary toilet facilities shall be located only on the site itself or in areas approved by the Architectural Control Committee.

Construction crews shall not park on, or otherwise use, other Lots or any open space. All construction vehicles and machinery shall be parked only in areas designated by the Architectural Control Committee.

8.8. Liability for Damages. The Committee shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it with respect to any request made pursuant to this Article VIII.

8.9. Exception for Declarant. The foregoing provisions of this Article VIII shall not apply to any improvement, construction, landscaping, or alteration which is carried out by Declarant on any Lot or on any part of the Common Areas and which occurs at any time during the ten (10) year period following the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

8.10. Declarant's Obligation. Declarant hereby covenants in favor of each Owner that all Living Units erected by it and all improvements of the Common Areas accomplished by it in the Development (i) shall be architecturally compatible with respect to one another; and (ii) that on or before ten (10) years from the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah, there shall be substantially completed and usable all Common Areas of the Subdivision, all approximately in the locations shown on the Plat.

#### IX. RIGHTS OF FIRST MORTGAGEE

Notwithstanding anything to the contrary contained herein, the following provisions shall apply:

9.1. Notice of Default. In the event an Owner neglects for a period of thirty (30) days or more to cure any failure on his part to perform his obligations under this Declaration, the Association shall give written notice of such fact to the holder of any first mortgage covering such Owner's Lot.

9.2. Abandonment, Termination, Etc. Unless all of the holders of first mortgages on the individual Lots have given their prior written approval, neither the Association nor the Owners acting as a group shall be entitled by act, omission or otherwise:

(a) To abandon or terminate the project or to abandon or terminate the arrangement which was established by the Declarant and the Plat of the Project;

(b) To partition or subdivide any Lot or the Common Areas;

(c) To abandon, partition, subdivide, encumber, sell, hypothecate, transfer or otherwise encumber all or any part of the Common Areas except for the creating of easements and similar purposes consistent with the intended use of the Common Areas; or

(d) To use hazard insurance proceeds resulting from damage to any part of the development for any purposes other than the repair, replacement, or reconstruction of such improvements.

9.3. Notice of Substantial Damage or Destruction. The Association shall notify all institutional holders of any first mortgage lien or equivalent security interest on a Lot in writing in the event that there occurs any substantial damage to or destruction of any Living Unit or any part of the Common Areas involving an amount in excess of, or reasonably estimated to be in excess of \$15,000. Said notice shall be given within ten (10) days after the Association learns of such damage or destruction.

9.4. Condemnation or Eminent Domain Proceedings. The Association shall give written notice to all institutional holders of any first mortgage lien or equivalent security interest of any condemnation proceedings or proposed acquisition of a Living Unit or of any portion of the Common Areas within ten (10) days after the Association learns of the same.

9.5. Hazard Policy to Include Standard Mortgagee Clause. Each hazard policy of the insurance shall include the standard mortgagee clause which either shall be endorsed to provide that any proceeds shall be paid to the Association for the use and benefit of mortgagees as their interests may appear, or shall be otherwise endorsed to fully protect the interest of mortgagees. In addition, the mortgagee clause shall provide that the insurance carrier shall notify each mortgagee at least ten (10) days



in advance of the effective date of any reduction in or cancellation of the policy.

9.6. Rights Upon Foreclosure of Mortgage. The lien of the assessments provided in Section 1, Article V shall be subordinate to the lien of any First Mortgage upon such Lot; and the holder of a first mortgage (or deed of trust) on a Lot who comes into possession of the Lot by virtue of foreclosure of such first Mortgage, or in lieu of foreclosure obtains possession by deed or assignment, or any purchaser at a foreclosure sale, will take the Lot free of any claims for unpaid assessments and charges against the Lot which accrue prior to the time such holder comes into possession of the Lot, except for claims for a share of such assessments or charges resulting from a reallocation of such assessments or charges to all Lots including the mortgage Lot.

9.7. Mortgagees' Rights Concerning Amendments. No material amendment to this Declaration, the By-Laws or the Articles of Incorporation of the Association shall be accomplished or effective unless at least two-thirds (2/3) of the mortgagees (based on one vote for each mortgagee) of the individual Lots have given their prior written approval to such amendment.

#### X. MISCELLANEOUS

10.1. Notices. Any notice required or permitted to be given to any Owner or Member under the provisions of this Declaration shall be deemed to have been properly furnished if mailed, postage prepaid, to the person who appears as a Member or Owner, at the latest address for such person appearing in the records of the Association at the time of mailing.

10.2. Amendment. Subject to the provisions of Section 9.2 of Article IX of this Declaration any amendment hereto shall require (i) the affirmative vote of at least two-thirds (2/3) of all Class A membership votes, which Members present in person or represent by proxy are entitled to cast at a meeting duly called for such purpose; (ii) so long as the Class B membership exists, the written consent of the Declarant; and (iii) as to Sections 2.2, 2.5, 7.3 (d), (f), (g), (i) and (p), and Sections 7.15, 8.16 and 10.2, or any of them, sixty percent (60%) of the owners of all lots located in Hidden Hills Subdivision located adjacent to the property described in Section 2.1. Written notice setting forth the purpose of the meeting and the substance of the amendment proposed shall be sent to all Members at least ten (10) but not more than thirty (30) days prior to the meeting date. The quorum required for any such meeting shall be as follows: At the first meeting called the presence of Members or of proxies entitled to cast sixty percent (60%) of all votes of the Class A Membership shall constitute a quorum. If the quorum is not present at the first meeting or any subsequent meeting, another meeting may be called (subject to the notice requirement set forth in the foregoing portion of this Section 3), at which a

quorum shall be one-half (1/2) of the quorum which was required at the immediately preceding meeting. No such subsequent meeting shall be held more than forty-five (45) days following the immediately preceding meeting. Any amendment authorized pursuant to this Section shall be accomplished through the recordation of an instrument executed by the President or Vice President of the Association, and by the Declarant if the Class B Membership then exists, and shall also be approved by the Salt Lake County Attorney. In such instrument the President or Vice President of the Association shall certify that the vote required by this Section for amendment has occurred.

10.3. Consent in Lieu of Voting. In any case in which this Declaration requires for authorization or approval of a transaction the assent or affirmative vote of a stated percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast at least the stated percentage of all membership votes outstanding in connection with the Class of membership considered. The following additional provisions shall govern any application of this Section 10.3:

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

(b) The total number of votes required for authorization or approval under this Section 3 shall be determined as of the date on which the last consent is signed.

(c) Except as provided in the following sentence, any change in ownership of a Lot which occurs after consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose. A change in ownership which would otherwise result in an increase in the total number of Class A votes outstanding shall, however, be effective in that regard and shall entitle the new Owner to give or withhold his consent.

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

10.4. Lease Provision. Any Owner may lease his Lot and such buildings as are situated thereon; provided, however, that any lease agreement between a Lot Owner and a Lessee must be in writing, and must provide, inter alia, that:

(a) The terms of the lease shall in all respects be subject to the provisions of the Declaration, Articles of Incorporation of the Association and the By-Laws; and

(b) Any failure by the Lessee to comply with the terms of such documents shall constitute a default under the lease.

10.5. 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.

10.6. Dissolution. Subject to the restrictions set forth in Article IX of this Declaration pertaining to mortgagee protection, the Association may be dissolved by the affirmative assent in writing of two-thirds (2/3) of the votes of each class membership. Upon dissolution of the Association all of its assets (including the Common Areas) may be dedicated or transferred to an appropriate public agency or authority to be used for purposes similar to those provided for in the By-laws, the Articles of Incorporation or this Declaration. In the event such dedication or transfer is not made or is not accepted, the Association's assets shall be transferred to a non profit corporation, trust, or other entity to be used for such similar purposes, and each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters and sidewalks on a pro rata basis which conforms substantially with the assessment procedure, terms and conditions set forth in Article V of this Declaration.

10.7. Declarant's Covenant to Construct Common Areas. Declarant hereby covenants to construct and complete all Common Areas improvements and amenities indicated on the Plat within two (2) years of the filing of this Declaration in the office of the County Recorder of Salt Lake County, Utah.

10.8. Enforcement by Draper City. If the Association fails to maintain the Common Areas, the common access roadways, along with the curbs, gutters and sidewalk, in good order and condition, Draper City shall have the right, but not the obligation, upon giving the Association thirty (30) days notice in writing, to step in and do the necessary maintenance and management with the same right to lien the Lots and collect the costs thereof against the Owners as the Association has under this Declaration shall not affect the validity or enforceability of the remainder hereof.

10.9. 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, the whole shall include any party thereof, and any gender shall include the other gender. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

10.10. Property Part of Development. The Property shall comprise the Pheasant Hills Subdivision.

10.11. Covenants to Run With Land. This Declaration and all provisions hereof shall constitute covenants to run with the land or equitable servitud..., as the case may be, and shall be binding upon and shall inure to the benefit of the Declarant, and all parties who hereafter acquire any interest in a Lot or in the Common areas shall be subject to the terms of this Declaration and the provisions of any rule, regulations, agreements, instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the Association or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

10.12. Effective Date. This Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Salt Lake County, Utah.

EXECUTED the day and year first above written.

PATER ASSOCIATES, a  
Utah Corporation

By Hendrik Pater

its OWNER

STATE OF UTAH )  
: SS  
COUNTY OF SALT LAKE )

On the 9<sup>th</sup> day of April, 1991, personally appeared before me Hendrik Pater, who being by me duly sworn did say that he is the President of PATER ASSOCIATES, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Hendrik Pater duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission Expires:

5/16/94

Tamara L. Petersen  
NOTARY PUBLIC, Residing at:  
5700 So Highland Dr.

PHEASANT.DCC (DKP WATT)

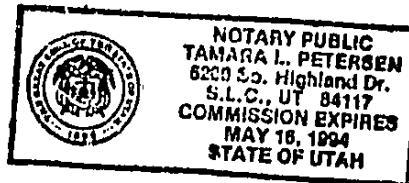


EXHIBIT A

Legal Description of Additional Land  
of the Pheasant Hills Planned Unit Development

Real Property situated in Draper City, Salt Lake County,  
State of Utah, more particularly described as follows:

BEGINNING at the West Quarter Corner of Section 27, Township 3 South, Range 1 East Salt Lake Base & Meridian, and running thence South  $89^{\circ}52'30''$  East 1653.65 feet to the West right-of-way line of Hidden Valley Boulevard; thence South  $26^{\circ}03'43''$  West 6.20 feet to a point of tangency with a 2043.44 foot radius curve the center of which bears North  $63^{\circ}56'17''$  West; thence Southwesterly along said curve to the right through a central angle of  $9^{\circ}21'39''$ , a distance of 333.852 feet to a point of reverse curvature, where the center of a 2109.44 foot radius curve bears South  $54^{\circ}34'38''$  East; thence Southwesterly along said curve to the left through a central angle of  $9^{\circ}21'39''$ , a distance of 344.635 feet; thence South  $26^{\circ}03'43''$  West 32.931 feet to the Northeast corner of Hidden Hills 1 Subdivision a recorded subdivision found in the Office of the Salt Lake County Recorder; thence North  $63^{\circ}58'34''$  West 426.185 feet (recorded 426.210'); thence South  $37^{\circ}26'22''$  West 341.770 feet; thence South  $34^{\circ}23'41''$  East 506.160 feet to a point of curvature of a 679.02 foot radius curve to the right (bearing to the center of curve bears North  $41^{\circ}05'41''$  West); thence Southwesterly along the arc of said curve 490.234 feet to a point of tangency; thence North  $89^{\circ}43'43''$  West 548.867 feet to the Section Line; thence North  $00^{\circ}35'15''$  East 1288.05 feet to the point of BEGINNING. Contains 32.705 acres.

LESS AND EXCEPTING the real property contained in the Pheasant Hills Plat 1 Planned Unit Development more particularly described as follows:

BEGINNING at a point that is South  $00^{\circ}35'15''$  West 350.349 feet along the Section Line from the West Quarter Corner of Section 27, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South  $89^{\circ}24'45''$  East 40.00 feet; thence North  $89^{\circ}38'47''$  East 273.091 feet; thence North  $58^{\circ}03'48''$  East 58.319 feet; thence South  $62^{\circ}17'20''$  East 134.648 feet; thence North  $42^{\circ}25'30''$  East 73.112 feet; thence North  $77^{\circ}05'10''$  East 86.098 feet; thence North  $89^{\circ}48'35''$  East 204.526 feet; thence South  $32^{\circ}08'05''$  East 154.857 feet to the Northwest Corner of Hidden Hills 1, a Subdivision recorded in the Office of the County Recorder, Entry No.

4094679, Book 85-8, page 106; thence along said North and West line of said Hidden Hills 1 Subdivision; South  $37^{\circ}26'22''$  West 341.770 feet; thence South  $34^{\circ}23'41''$  East 506.16 feet to the North line of Hidden Brook Blvd. and a point of a 679.020 foot radius curve to the right (bearing to center of curve bears North  $40^{\circ}59'05''$  West), thence Southwesterly 369.285 feet along the arc of said curve; thence North  $28^{\circ}27'42''$  West 137.257 feet; thence North  $06^{\circ}01'35''$  East 52.823 feet; thence North  $38^{\circ}30'26''$  West 167.348 feet; thence North  $47^{\circ}49'47''$  West 442.427 feet; thence North  $88^{\circ}43'08''$  West 129.004 feet to the East Line of 2000 East; thence South  $00^{\circ}35'15''$  West 611.02 feet; thence North  $89^{\circ}43'43''$  West 40.00 feet; thence North  $05^{\circ}35'45''$  East 937.701 feet to the point of BEGINNING. Contains 12.532 Acres and contains 21 Lots.