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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ROBERT L BENNETT
2741 E STONEBROOK CIR
SANDY, UT 84092
REC BY: B GRAY ,DEPUTY - WI

**ASSIGNMENT OF RIGHTS AND POWERS OF DECLARANT,
APPOINTMENT OF ARCHITECTURAL CONTROL COMMITTEE,
AND AMENDMENT TO DECLARATIONS**

WHEREAS, the undersigned Declarant has recorded certain declarations regarding The Cove at Hidden Valley Subdivision and certain phases and plats thereof; and

WHEREAS, said Declarations were recorded in the office of the Salt Lake County Recorder as follows:

The Cove at Hidden Valley Subdivision, Phases I-A, I-B and II-A, on June 3, 1986, as Entry No. 4255456 in Book 5774 at Page 1344;

The Cove at Hidden Valley Subdivision, Plat D, on March 6, 1987, as Entry No. 4412434 in Book 5885 at Page 1396;

The Cove at Hidden Valley Subdivision, Plat E, on July 15, 1987, as Entry . 4491716 in Book 5941 at Page 927;

The Cove at Hidden Valley Subdivision, Plat F, on April 12, 1989, as Entry No. 4757572 in Book 6117 at Page 654;

The Cove at Hidden Valley Subdivision, Plat G, on May 8, 1990, as Entry No. 4914277 in Book 6219 at Page 1014;

The Cove at Hidden Valley Subdivision, Plat H, on January 4, 1991, as Entry No. 5008654 in Book 6280 at Page 1892;

The Cove at Hidden Valley Subdivision, Plat I, on July 22, 1992, as Entry No. 5297155 in Book 6489 at Page 851;

The Cove at Hidden Valley Subdivision, Plat K, on July 6, 1993, as Entry No. 5546565 in Book 6702 at Page 2374; and

The Cove at Hidden Valley Subdivision, Plat J, on July 8, 1994, as Entry No. 5869512 in Book 6977 at Page 1515; and

WHEREAS, pursuant to Section 3.01 of the above-described Declarations, the Declarant, at its option, has the right to assign its powers and responsibilities given to it by said Declarations to an assignee;

NOW, THEREFORE, in consideration of the mutual covenants of the parties, and pursuant to that authority, the undersigned hereby appoints MEL DARTON, CARL RAMNITS and ROBERT BENNETT as members of the Architectural Control Committee, empowered to exercise all powers and responsibilities of said Committee under the Declarations referred to herein, and further assigns all of its powers and responsibilities as set forth in

BK 7161 PG 1876

the Declarations to all of the collective owners of The cove at Hidden Valley Subdivision.

The aforementioned appointees shall serve on the Committee until such time as their resignations are rendered or until they are removed by the collective owners by majority vote at a meeting duly called in accordance with the Declarations.

FURTHER, IT IS DECLARED that a meeting of the collective owners may be duly called by any three owners, acting jointly, at any time to conduct such business as may be necessary, provided that written notice of such meeting and its location, time and agenda is provided to each owner by hand delivery or first class mail not less than seven days prior to such meeting. Notice to owners ~~not~~ residing in their property, as defined by the Declarations, shall be by first class mail sent to the owner's address recorded on the tax rolls.

DATED this 23rd day of May, 1995.

PHASE ONE LTD.
A Limited Partnership

By Its General Partner

DEVELOPMENT FUNDING CORP.

Its Boyd F. Petersen
Boyd F. Petersen, President

Attest:

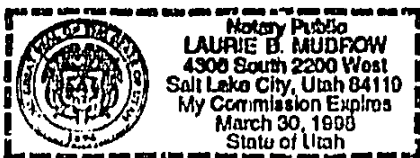
Don B. Swenson
Don B. Swenson, Secretary

STATE OF UTAH

County of Salt Lake

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: ss.
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On this 23rd day of May, 1995, personally appeared before me Boyd F. Petersen, and Don B. Swenson, who being by me first duly sworn on oath depose and say that they are the President and Secretary, respectively, of Development Fund Corp., the General Partner of Phase One Ltd., and that they executed the foregoing instrument on behalf of said corporation and limited partnership in accordance with the by-laws of said corporation.



Laurie B Muddrow
Notary Public
Residing at: S.L.C., UT

My Commission expires:

3/30/98