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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
VILLAGE 2 OWNERS ASSOC. INC
REC BY: B GRAY DEPUTY - WI

WHEN RECORDED MAIL TO:
Village 2 Owners Association, Inc.
4155 S. 2700 W. SLC. Ut 84119

RESOLUTION OF THE
BOARD OF TRUSTEES, VILLAGE 2 OWNERS ASSOCIATION, INC.
CONDOMINIUM AND PHASE III DAMAGE TO ROOF SURFACES & RELATED
STRUCTURAL SYSTEMS

WHEREAS, pursuant to the Enabling Declaration of Covenants, Conditions and Restrictions Village 2 Planned Unit Development, as amended, the Board of Trustees and the Condominium Management Committee is empowered to adopt and establish by Resolution such building management and operational rules as it may deem necessary, desirable and convenient for the maintenance, operation, management, control and cost-effective expenditure of maintenance funds for the Condominium and Phase III portions of Village 2, Planned Unit Development (See Addendum "A");, and

WHEREAS, pursuant to the Amended Declaration of Covenants, Conditions of Village 2 Condominium, Phase Number 1, Section C, Article 22T (Maintenance of Units), the owner is responsible for repair and replacement of all damages to the building or buildings caused by the act, negligence or carelessness of the owner, the lessee or sub-lessee, or any member of the owner's family or the family of any lessee or sub-lessee, or any agent, employee or guest of the owner of his lessee or sub-lessee, and all such repairs, replacements, redecorating, painting, varnishing, etc. shall be of a quality and kind equal to the original work; and

WHEREAS pursuant to the Supplemental Declaration of Covenants, Conditions, and Restrictions of Village 2 Planned Unit Development, Phase III, Article IV, Section 4.03. Exterior Maintenance., first paragraph, sentence 3. In the event that the need for maintenance or repair is caused through the willful or negligent act of the Phase III Owner, his family or guests or invitees, the cost of such maintenance or repairs shall be added to and become part of the assessment to which such Phase III lot is subject; and

WHEREAS, maintenance and replacement of the roof surface and related structural systems may be the responsibility of the Association in Phase 1, Condominiums and the maintenance and replacement of the roof surface may be the responsibility of the Association in Phase III; and

WHEREAS, it is the responsibility of the Board of Trustees and the Condominium Management Committee to shepherd the financial and other resources of the unit owners; and

WHEREAS, the cost to repair damage to these roof surfaces and related structural systems caused by the negligence of an individual owner/resident is the responsibility of that individual owner;

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NOW THEREFORE BE IT RESOLVED. the following policy is in effect as of the adoption of this resolution:

1. A Letter of Certification from the Board of Trustees/Condominium Management Committee or their designated agent will be sent by Registered mail to each owner advising them of installation of a new roof surface and/or repairs to related structural systems and further advising the unit owner that any future damage done to those roof surfaces or related structural systems due to negligence of the unit owner/resident or attributable to the owner/resident will be borne by the unit owner and charged to his/her Condominium/Phase III account.

2. Periodic inspections of each Condominium/Phase III roof will be conducted by the Condominium Management Committee/Architectural Control Committee or their representative/designated agent to determine if damage to the roof surface or related structural systems may have occurred since the last inspection of same. Any required repair/replacement of damaged roof surfaces or other related structural systems caused by owner/resident negligence will be contracted for and the cost of same will be owed to the Association by the unit owner and added to his/her individual unit owner assessment account. Charges will be due and payable within thirty (30) days following billing and will be subject to all late fees and collection policies in effect for Village 2.

3. An inspection of the roof surface and related structural systems must be conducted by the Condominium Management Committee/Architectural Control Committee or their representative/designated agent prior to the sale of any Condominium (excluding units located in Phase 1, bldgs 12, 13, & 14) or Phase III unit. Necessary repair/replacement of damaged roof surfaces and related structural systems caused by owner/resident negligence will be contracted with a licensed contractor and the cost of same will be owed to the Association by the unit owner prior to the sale being closed and a Certificate of Good Standing issued.

BE IT FURTHER RESOLVED. for the purpose of enforcement prior to sale of a property, a Notice of Potential Assessment will be filed with the Salt Lake County Recorders Office by the Village 2 Owners Association, Inc. on all Condominiums in Phase 1. A Notice of Potential Assessment will be filed with the Salt Lake County Recorders Office by the Village 2 Owners Association, Inc. on all Phase III units. In the event a Title Company requires a Release of Lien for the Notice of Potential Assessment to complete a closing on a property sale, the cost of filing that Release and the cost of filing a New Notice of Potential Assessment will be borne by the Seller of the property.

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CERTIFICATE OF ADOPTION

We certify this 2nd day of November 1995, that the foregoing Resolution was duly adopted by the Condominium Management Committee & the Village 2 Owners Association, Inc. their regular meeting at which a quorum was present on 1 September 1994.

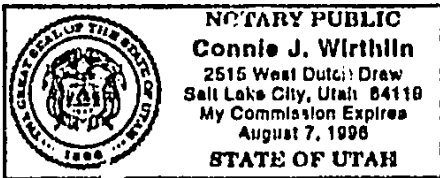
By: Charles N. Thompson
Charles Thompson, Vice President
Board of Trustees

Debbie S. Wade
Debbie Wade, Vice Chairman
Condominium Mgmt. Committee

Amy Nelson
Amy Nelson, Sec/Treas.
Board of Trustees/Condominium Mgmt. Committee

State of Utah)
 so.
County of Salt Lake)

On the 1st day of November 1995, personally appeared before me, Charles Thompson, Debbie Wade, and Amy Nelson officers of the Condominium Management Committee and the Owners Association Board of Trustees, who, being by me duly sworn, duly acknowledged to me that they have read the foregoing Resolution and know the contents thereof, that the same is true of their own knowledge, and that they are the signers thereof.



Connie J. Wirthlin
NOTARY PUBLIC

Residing at: Salt Lake City, Utah

SEAL

BK 7272PG 1282

ADDENDUM A

PARCEL NUMBER
PHASE 1. CONDOMINIUMS

ADDRESS

BLDG/UNIT

PARCEL NUMBER	ADDRESS	BLDG/UNIT
21-04-201-001-0000	4216 S. SOLITUDE RIDGE A	BLDG 1, UNIT A
21-04-201-002-0000	4216 S. SOLITUDE RIDGE B	BLDG 1, UNIT B
21-04-201-003-0000	4216 S. SOLITUDE RIDGE C	BLDG 1, UNIT C
21-04-201-004-0000	4216 S. SOLITUDE RIDGE D	BLDG 1, UNIT D
21-04-201-005-0000	4216 S. SOLITUDE RIDGE E	BLDG 1, UNIT E
21-04-201-006-0000	2679 W. DUTCH DRAW A	BLDG 2, UNIT A
21-04-201-007-0000	2679 W. DUTCH DRAW B	BLDG 2, UNIT B
21-04-201-008-0000	2679 W. DUTCH DRAW C	BLDG 2, UNIT C
21-04-201-009-0000	2679 W. DUTCH DRAW D	BLDG 2, UNIT D
21-04-201-010-0000	2657 W. DUTCH DRAW A	BLDG 3, UNIT A
21-04-201-011-0000	2657 W. DUTCH DRAW B	BLDG 3, UNIT B
21-04-201-012-0000	2657 W. DUTCH DRAW C	BLDG 3, UNIT C
21-04-201-013-0000	2657 W. DUTCH DRAW D	BLDG 3, UNIT D
21-04-201-014-0000	2635 W. DUTCH DRAW A	BLDG 4, UNIT A
21-04-201-015-0000	2635 W. DUTCH DRAW B	BLDG 4, UNIT B
21-04-201-016-0000	2635 W. DUTCH DRAW C	BLDG 4, UNIT C
21-04-201-017-0000	2635 W. DUTCH DRAW D	BLDG 4, UNIT D
21-04-201-018-0000	2625 W. DUTCH DRAW A	BLDG 5, UNIT A
21-04-201-019-0000	2625 W. DUTCH DRAW B	BLDG 5, UNIT B
21-04-201-020-0000	2625 W. DUTCH DRAW C	BLDG 5, UNIT C
21-04-201-021-0000	2625 W. DUTCH DRAW D	BLDG 5, UNIT D
21-04-201-022-0000	2610 W. VILLAGE LN A	BLDG 6, UNIT A
21-04-201-023-0000	2610 W. VILLAGE LN B	BLDG 6, UNIT B
21-04-201-024-0000	2610 W. VILLAGE LN C	BLDG 6, UNIT C
21-04-201-025-0000	2610 W. VILLAGE LN D	BLDG 6, UNIT D
21-04-201-026-0000	2600 W. VILLAGE LN A	BLDG 7, UNIT A
21-04-201-027-0000	2600 W. VILLAGE LN B	BLDG 7, UNIT B
21-04-201-028-0000	2600 W. VILLAGE LN C	BLDG 7, UNIT C
21-04-201-029-0000	2600 W. VILLAGE LN D	BLDG 7, UNIT D
21-04-201-030-0000	4181 S. VILLAGE LN A	BLDG 8, UNIT A
21-04-201-031-0000	4181 S. VILLAGE LN B	BLDG 8, UNIT B
21-04-201-032-0000	4181 S. VILLAGE LN C	BLDG 8, UNIT C
21-04-201-033-0000	4181 S. VILLAGE LN D	BLDG 8, UNIT D
21-04-201-034-0000	4175 S. VILLAGE LN A	BLDG 9, UNIT A
21-04-201-035-0000	4175 S. VILLAGE LN B	BLDG 9, UNIT B
21-04-201-036-0000	4175 S. VILLAGE LN C	BLDG 9, UNIT C
21-04-201-037-0000	4175 S. VILLAGE LN D	BLDG 9, UNIT D
21-04-201-038-0000	4169 S. VILLAGE LN A	BLDG 10, UNIT A
21-04-201-039-0000	4169 S. VILLAGE LN B	BLDG 10, UNIT B
21-04-201-040-0000	4169 S. VILLAGE LN C	BLDG 10, UNIT C
21-04-201-041-0000	4169 S. VILLAGE LN D	BLDG 10, UNIT D
21-04-201-042-0000	2613 W. VILLAGE LN A	BLDG 11, UNIT A
21-04-201-043-0000	2613 W. VILLAGE LN B	BLDG 11, UNIT B
21-04-201-044-0000	2613 W. VILLAGE LN C	BLDG 11, UNIT C
21-04-201-045-0000	2613 W. VILLAGE LN D	BLDG 11, UNIT D
21-04-201-046-0000	4165 S. 2700 W. 1A	BLDG 12, UNIT 1A

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4165 S.2700 W. 1B
 4165 S.2700 W. 1C
 4165 S.2700 W. 1D
 4165 S.2700 W. 1E
 4165 S.2700 W. 1F
 4165 S.2700 W. 2A
 4165 S.2700 W. 2B
 4165 S.2700 W. 2C
 4165 S.2700 W. 2D
 4165 S.2700 W. 2E
 4165 S.2700 W. 2F
 4165 S.2700 W. 3A
 4165 S.2700 W. 3B
 4165 S.2700 W. 3C
 4165 S.2700 W. 3D
 4165 S.2700 W. 3E
 4165 S.2700 W. 3F
 4147 S.2700 W. 1A
 4147 S.2700 W. 1B
 4147 S.2700 W. 1C
 4147 S.2700 W. 1D
 4147 S.2700 W. 1E
 4147 S.2700 W. 1F
 4147 S.2700 W. 2A
 4147 S.2700 W. 2B
 4147 S.2700 W. 2C
 4147 S.2700 W. 2D
 4147 S.2700 W. 2E
 4147 S.2700 W. 2F
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 4147 S.2700 W. 3B
 4147 S.2700 W. 3C
 4147 S.2700 W. 3D
 4147 S.2700 W. 3E
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 4161 S.2700 W. 1A
 4161 S.2700 W. 1B
 4161 S.2700 W. 1C
 4161 S.2700 W. 1D
 4153 S.2700 W. 1E
 4153 S.2700 W. 1F
 4153 S.2700 W. 1G
 4153 S.2700 W. 1H
 4161 S.2700 W. 2A
 4161 S.2700 W. 2B
 4161 S.2700 W. 2C
 4161 S.2700 W. 2D
 4153 S.2700 W. 2E
 4153 S.2700 W. 2F
 4153 S.2700 W. 2G
 4153 S.2700 W. 2H
 4161 S.2700 W. 3A

BLDG 12,UNIT1B
 BLDG 12,UNIT1C
 BLDG 12,UNIT1D
 BLDG 12,UNIT 1E
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 BLDG 12,UNIT 2A
 BLDG 12,UNIT 2B
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 BLDG 14,UNIT 2F
 BLDG 14,UNIT 2G
 BLDG 14,UNIT 2H
 BLDG 14,UNIT 3A

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21-04-201-099-0000	4161 S.2700 W. 3B	BLDG 14,UNIT 3B
21-04-201-100-0000	4161 S.2700 W. 3C	BLDG 14,UNIT 3C
21-04-201-101-0000	4161 S.2700 W. 3D	BLDG 14,UNIT 3D
21-04-201-102-0000	4153 S.2700 W. 3E	BLDG 14,UNIT 3E
21-04-201-103-0000	4153 S.2700 W. 3F	BLDG 14,UNIT 3F
21-04-201-104-0000	4153 S.2700 W. 3G	BLDG 14,UNIT 3G
21-04-201-105-0000	4153 S.2700 W. 3H	BLDG 14,UNIT 3H

PHASE 3. PUD'S

21-04-203-001-0000	2636 W.GREYHACKLE LN	LOT 3
21-04-203-002-0000	2634 W.GREYHACKLE LN	LOT 4
21-04-203-003-0000	2630 W.GREYHACKLE LN	LOT 5
21-04-203-004-0000	2628 W.GREYHACKLE LN	LOT 6
21-04-203-005-0000	2626 W.GREYHACKLE LN	LOT 7
21-04-203-006-0000	2624 W.GREYHACKLE LN	LOT 8
21-04-204-001-0000	2620 W.GREYHACKLE LN	LOT 9
21-04-204-002-0000	2618 W.GREYHACKLE LN	LOT 10
21-04-204-003-0000	2616 W.GREYHACKLE LN	LOT 11
21-04-204-004-0000	2614 W.GREYHACKLE LN	LOT 12
21-04-204-005-0000	2592 W.GREYHACKLE LN	LOT 13
21-04-204-006-0000	2590 W.GREYHACKLE LN	LOT 14
21-04-204-007-0000	2588 W.GREYHACKLE LN	LOT 15
21-04-204-008-0000	2586 W.GREYHACKLE LN	LOT 16
21-04-205-001-0000	2576 W.GREYHACKLE LN	LOT 17
21-04-205-002-0000	2574 W.GREYHACKLE LN	LOT 18
21-04-205-003-0000	4109 S.GREYHACKLE LN	LOT 19
21-04-205-004-0000	2570 W.GREYHACKLE LN	LOT 20
21-04-205-005-0000	2556 W.GREYHACKLE LN	LOT 21
21-04-205-006-0000	4108 S.GREYHACKLE LN	LOT 22
21-04-205-007-0000	4110 S.GREYHACKLE LN	LOT 23
21-04-205-008-0000	2550 W.GREYHACKLE LN	LOT 24
21-04-206-001-0000	2545 W.GREYHACKLE LN	LOT 25
21-04-206-002-0000	2535 W.GREYHACKLE LN	LOT 26
21-04-206-003-0000	2541 W.GREYHACKLE LN	LOT 28
21-04-206-004-0000	2539 W.GREYHACKLE LN	LOT 27
21-04-207-001-0000	2627 W.GREYHACKLE LN	LOT 72
21-04-207-002-0000	2617 W.GREYHACKLE LN	LOT 71
21-04-207-003-0000	2613 W.GREYHACKLE LN	LOT 70
21-04-207-004-0000	2607 W.GREYHACKLE LN	LOT 69
21-04-207-005-0000	2601 W.GREYHACKLE LN	LOT 68
21-04-207-006-0000	2597 W.GREYHACKLE LN	LOT 67
21-04-207-007-0000	2593 W.GREYHACKLE LN	LOT 66
21-04-207-008-0000	2587 W.GREYHACKLE LN	LOT 65
21-04-207-009-0000	2583 W.GREYHACKLE LN	LOT 64
21-04-207-010-0000	2577 W.GREYHACKLE LN	LOT 63
21-04-207-011-0000	2573 W.GREYHACKLE LN	LOT 62
21-04-207-012-0000	2567 W.GREYHACKLE LN	LOT 61
21-04-207-013-0000	2563 W.GREYHACKLE LN	LOT 60
21-04-207-015-0000	2596 W.FARTHINGALE LN	LOT 52
21-04-207-016-0000	2592 W.FARTHINGALE LN	LOT 53

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21-04-207-017-0000	2588 W. FARTHINGALE LN	LOT 54
21-04-207-018-0000	2584 W. FARTHINGALE LN	LOT 55
21-04-207-019-0000	2574 W. FARTHINGALE LN	LOT 56
21-04-207-020-0000	2568 W. FARTHINGALE LN	LOT 57
21-04-207-021-0000	2564 W. FARTHINGALE LN	LOT 58
21-04-207-022-0000	2560 W. FARTHINGALE LN	LOT 59
21-04-208-001-0000	2591 W. FARTHINGALE LN	LOT 51
21-04-208-002-0000	2585 W. FARTHINGALE LN	LOT 50
21-04-208-003-0000	2579 W. FARTHINGALE LN	LOT 49
21-04-208-004-0000	2573 W. FARTHINGALE LN	LOT 48
21-04-208-005-0000	2567 W. FARTHINGALE LN	LOT 47
21-04-208-006-0000	2561 W. FARTHINGALE LN	LOT 46
21-04-208-007-0000	4156 S. LONE TREE LANE	LOT 45
21-04-208-008-0000	4160 S. LONE TREE LANE	LOT 44
21-04-208-009-0000	4164 S. LONE TREE LANE	LOT 43
21-04-209-001-0000	4133 S. LONE TREE LANE	LOT 29
21-04-209-002-0000	4137 S. LONE TREE LANE	LOT 30
21-04-209-003-0000	4139 S. LONE TREE LANE	LOT 31
21-04-209-004-0000	4143 S. LONE TREE LANE	LOT 32
21-04-209-005-0000	4147 S. LONE TREE LANE	LOT 33
21-04-209-006-0000	4149 S. LONE TREE LANE	LOT 34
21-04-209-007-0000	4151 S. LONE TREE LANE	LOT 35
21-04-209-008-0000	4155 S. LONE TREE LANE	LOT 36
21-04-209-009-0000	4157 S. LONE TREE LANE	LOT 37
21-04-209-010-0000	4161 S. LONE TREE LANE	LOT 38
21-04-209-011-0000	4163 S. LONE TREE LANE	LOT 39
21-04-209-012-0000	4167 S. LONE TREE LANE	LOT 40
21-04-210-001-0000	2547 W. LONE TREE LANE	LOT 42
21-04-210-002-0000	2545 W. LONE TREE LANE	LOT 41

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