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AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
AND BY-LAWS

FOR

SUNSET PONDS P.U.D.

A PLANNED RESIDENTIAL DEVELOPMENT

IN

SALT LAKE COUNTY, UTAH

IVORY HOMES,
a Utah Limited Partnership

AS DEVELOPER

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AMENDED AND RESTATED
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
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AFTER RECORDING, PLEASE RETURN TO:

James R. Blakesley
Attorney at Law
2102 East 3300 South
Salt Lake City, Utah 84109

AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SUNSET POND P.U.D.,
a Planned Residential Development

THIS Declaration of Covenants, Conditions and Restrictions is made and executed this 3rd day of December, 1997, by IVORY HOMES, a Utah Limited Partnership, 970 East Woodoak Lane, Salt Lake City, UT 84117.

RECITALS:

A. This Declaration of Covenants, Conditions and Restrictions affects that certain real property located in Draper City, Utah described with particularity in Article II below (hereinafter referred to as the "Tract").

B. Declarant is the owner of the Tract.

C. Declarant has constructed, is in the process of constructing or will construct upon the Tract a residential planned unit development which shall include certain Lots, Common Area, and other improvements. All of such construction has been, or is to be, performed in accordance with the plans contained in the Record of Plat Map to be recorded concurrently herewith.

D. Declarant intends to sell to various purchasers the fee title to the individual Lots contained in the Tract, and a corresponding membership interest in the Association of Lot Owners (which shall own the Common Area), subject to the Plat Map, and the covenants, conditions and restrictions set forth herein.

E. The original Declaration was recorded on the 21st day of October, 1997 in the office of the County Recorder of Salt Lake County, Utah as Entry No. 6768688, in Book 7786, at Page 1183 of the Official Records.

F. Declarant desires, by filing this Amended and Restated Declaration, to re-submit the Tract and all improvements now or hereafter construct thereon to the terms, covenants and conditions of this Declaration, and the Project is to be known as "SUNSET PONDS P.U.D."

NOW, THEREFORE, for the reasons recited above and subject to the covenants, conditions and restrictions set forth below, Declarant makes the following Declaration:

I. DEFINITIONS

When used in this Declaration (including in that portion hereof entitled "Recitals"), each of the following terms shall have the meaning indicated.

1. Additional Charges shall mean and refer cumulatively to all collection and administrative costs, including but not limited to all attorney's fees, late charges, service fees, filing and recordation fees, accruing interest, fines, and expenditures actually incurred or assessed by the Association.
2. Articles of Incorporation shall mean and refer to the Articles of Incorporation of the SUNSET PONDS P.U.D. HOMEOWNERS ASSOCIATION on file or to be filed with the Utah Department of Commerce.
3. Assessments shall mean and refer the amounts levied against a Lot or Lot Owner.
4. Association shall mean and refer to association of Lot Owners at the SUNSET PONDS P.U.D.
5. Building shall mean and refer to any of the structures constructed in the Project.
6. By-Laws shall mean and refer to the document attached to this Declaration as Exhibit "C".
7. Capital Improvement shall mean and refer to all non-recurring expenses (as opposed to day-to-day expenses) to repair, maintain or replace significant fixed assets in the Project intended to restore, enhance, improve or ameliorate the useful life, utility, value or beauty of the Common Areas or Facilities.
8. Class B Control Period shall mean and refer to the period of time during which the Class B Member is entitled to appoint all or a majority of the members of the Management Committee.
9. Committee shall mean and refer to the Management Committee.
10. Common Areas shall mean and refer to all real property in the Project in which the Association owns an interest for the common use and benefit of its Members, their successors, assigns, tenants, families, guests and invitees, including but not limited to the following items:
 - a) The real property and interests in real property submitted hereby, including the entirety

of the Tract and all improvements constructed thereon, excluding the individual Lots.

b) All Common Areas and Facilities designated as such in the Plat Map or Maps;

c) All utility installations and all equipment connected with or in any way related to the furnishing of utilities to the Project and intended for the common use of all Lot Owners, such as telephone, electricity, gas, water and sewer;

d) The Project's outdoor grounds, landscaping, street lighting, perimeter and preservation fences, sidewalks, parking spaces and roadways;

e) All portions of the Project not specifically included within the individual Lots; and

f) All other parts of the Project normally in common use or necessary or convenient to the use, existence, maintenance, safety, operation or management of the Property owned by the Association for the common benefit of its Members.

11. Common Expense shall mean and refer to:

a) All sums lawfully assessed against the Owners;

b) Expenses of administration, maintenance, repair or replacement of the Project;

c) Expenses allocated by the Association among the Owners;

d) Expenses agreed upon as common expenses by the Management Committee; and

e) Expenses declared common expenses by the Declaration.

12. Community shall mean and refer to the Project.

13. Community Wide Standard shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing in the Community as determined by the Management Committee from time to time.

14. Declaration shall mean and refer to this Amended and Restated Declaration of Covenants, Conditions and Restrictions of SUNSET PONDS P.U.D. , a Planned Residential Development.

15. Declarant shall mean IVORY HOMES, a Utah Limited Partnership, its successors and assigns.

16. Dwelling Unit or Unit shall mean and refer to the detached single family home or residential structure constructed upon a Lot.

17. Eligible Insurer shall mean and refer to an insurer or governmental guarantor or a mortgage or trust deed who has requested notice in writing of certain matters from the Association in accordance with this Declaration.

18. Eligible Mortgagee shall mean and refer to a mortgagee, beneficiary under a trust deed, or lender who has requested notice in writing of certain matters from the Association in accordance with this Declaration.

19. Eligible Votes shall mean and refer to those votes available to be cast on any issue before the Association or the Committee. A vote which is for any reason suspended is not an "eligible vote".

20. Family shall mean and refer to a group of natural persons residing in the same residential structure and maintaining a common household.

21. Guest shall mean and refer to a temporary visitor, invitee or person whose presence within the Project is approved by or is at the request of a particular resident.

22. Improvement shall mean and refer to all existing physical structures and appurtenances to the Property of every kind and type, including but not limited to all buildings, dwelling units, fixtures, plumbing, electrical, heating, air conditioning and utility systems, roads, walkways, driveways, parking areas, fences, walls, stairs, recreational amenities and facilities, landscaping, trees, shrubs, bushes and green space.

23. Land shall mean and refer to all of the real property subject to this Declaration.

24. Lot shall mean and refer to a portion of the Property, other than the Common Area, intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the Plat Map filed with this Declaration or amendments thereto. Where the context indicates or requires, the term Lot includes any dwelling unit, physical structure or improvement constructed on the Lot.

25. Lot Number shall mean and refer to the number, letter or combination thereof designating a particular Lot.

26. Lot 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 fee interest in a Lot, including but not limited to both the seller and buyer under an executory sales contract (e.g. uniform real estate, land sales contract, or other similar instrument). The term Lot Owner does 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.

27. Majority shall mean and refer to those eligible votes of Owners or other groups as the context may indicate totaling more than fifty (50%) percent of the total eligible number.

28. Management Committee shall mean and refer to those Lot Owners duly elected and qualified to manage, operate and regulate the Association.

29. Manager shall mean and refer to the person or entity appointed or hired to manage and operate the Project.

30. Map shall mean and refer to the Plat Map on file in the office of the County Recorder of Salt Lake County.

31. Member shall mean and refer to an Owner obligated, by virtue of his Ownership, to be a shareholder in the Association.

32. Mortgage shall mean and refer exclusively to either a first mortgage or first deed of trust on any Lot, but shall not mean or refer to an executory contract of sale.

33. Mortgagee shall mean and refer exclusively to a mortgagee under either a first mortgage or a beneficiary under a first deed of trust on any Lot, but shall not mean or refer to a seller under an executory contract of sale.

34. Notice and Hearing shall mean and refer to the procedure which gives an Owner or resident due process.

35. Owner shall mean and refer to the Lot Owner.

36. Permanent Resident shall mean and refer to anyone who resides in the Project for more than four (4) consecutive weeks or for more than eight (8) weeks in any calendar year.

37. Person shall mean and refer to a natural person, corporation, partnership, trust, limited liability company, or other legal entity.

38. Plat Map shall mean and refer to the Plat Map or Maps of SUNSET PONDS P.U.D., a Planned Residential Development on file in the office of the County Recorder of Salt Lake County, as they may be amended from time to time. The Plat Map will show the location of the Lots, and Common Areas.

39. Project shall mean and refer to the SUNSET PONDS P.U.D. planned residential development.

40. Project Documents shall mean the Declaration, By-Laws, and Rules and Regulations, and Articles of Incorporation.

41. Property shall mean and refer to all of the land or real estate, improvements, and appurtenances submitted to this Declaration.

42. Recreational, Oversized or Commercial Vehicle shall mean and refer to any recreational, commercial or oversized vehicle, motor home, commercial vehicle, tractor, golf cart, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, or any other recreational, oversized or commercial transportation device of any kind.

43. Single Family Home or Residence shall mean and refer to both the architectural style of a dwelling unit and the nature of the residential use permitted.

44. Size shall mean and refer to the square footage of a Lot, rounded to the nearest whole number ending in zero. Size shall be computed and determined on the basis of dimensions shown on the Plat Map or Maps. So long as the measurement substantially complies with the provisions of this section and is not arbitrary, the Association's determination of Size shall be conclusive.

45. Trade and business shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether : (a) such activity is engaged in full or part-time; (b) such activity is intended to or does generate a profit; or (c) a license is required therefor.

II. Submission

The land described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference, is located in Salt Lake County, Utah, is hereby submitted to the terms, covenants and conditions of this Declaration, and is hereby made subject to, and shall be governed and regulated by, this Declaration of restrictive covenants. In addition:

The Land is SUBJECT TO the described easements and rights of way, TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property.

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 reservation and exclusions; any 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 and necessary easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat Maps or otherwise existing; an easement for each and every common area improvement, equipment, pipes, lines, cables, wires, utility systems, or similar facilities which traverse

or partially occupy the above-described Tract; and all easements necessary for servicing, repairing, ingress to, egress from, maintenance of, and replacement of all such common area improvements, equipment, pipes, lines, cables, wires, utility systems, and similar facilities.

III. COVENANTS, CONDITIONS, AND RESTRICTIONS

The foregoing submission is made upon and under the following covenants, conditions, and restrictions:

1. Description of Improvements. The significant improvements in the Project include, or shall include, sixty-two (62) Lots, Units with cement footings and foundation, wood, siding, stucco and/or brick exteriors, and wood, tile or composite asphalt shingles on the roof, and certain Common Area and Facilities consisting of certain parking areas, green space, landscaping, roadways, paths, walkways, utility systems, swimming pool, sport court, picnic area and pavilion, as well as an entrance to and exit from the Community. Approximately eight (8) acres of wetlands within the tract have been dedicated and deeded to, and will be maintained by Draper City (the "City"). The Project will also contain other improvements of a less significant nature.

2. Description and Legal Status of the Property. The Lots shall be individually owned and the Common Areas shall be owned by the Association.

3. Membership in the Association. Membership in the Association is appurtenant to the ownership of a Lot, and may not be partitioned therefrom.

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

All of LOT No. _____ contained within the SUNSET PONDS P.U.D., a planned residential development, as the same is identified in the Record of Plat Map recorded in Salt Lake County, Utah as Entry No. _____, in Book _____, at Page (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions of the SUNSET PONDS P.U.D., a planned residential development, recorded in Salt Lake County, Utah as Entry No. _____, in Book _____, at Page _____, (as said Declaration may have heretofore been amended or supplemented), together with an undivided percentage of ownership interest in the Association.

Regardless of whether or not the description employed in any such instrument is in the above specified form, 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. Neither the membership in the Association, nor the right of non-exclusive use of a Common Area shall be separated from the Lot to which it appertains; and, even though not specifically mentioned in the instrument of transfer,

such mandatory membership in the Association and such right of exclusive use shall automatically accompany the transfer of the Lot to which they relate.

5. Ownership and Use. Each Owner shall be entitled to the exclusive ownership and possession of his Lot and to membership in the Association as set forth herein, subject, however, to the following:

a) Nature and Restrictions on Ownership and Use in General. Each Owner shall have and enjoy the privileges of fee simple Ownership of his Lot. There shall be no requirements concerning who may own a Lot, it being intended that they may and shall be owned as any other property rights by persons. This is a residential community and as such the Lots shall be used only for residential purposes, except as set forth below. The Common Areas shall only be used in a manner consistent with the residential nature of the Project.

b) Title to the Common Area. The Common Area, described with particularity on Exhibit "D" which is attached hereto and incorporated herein by this reference, shall be owned by the Association.

c) Mandatory Association. Each purchaser of a Lot shall automatically become a member of the Association.

d) Member's Easements and Rights of Way. Every Member of the Association shall as an Owner have the right and non-exclusive easement to use and enjoy the Common Area. Such right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following restrictions:

- (1) The right of the Association to limit the number of guests and residents;
- (2) The right of the Association to suspend the voting privilege; and
- (3) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for the purpose of providing utilities and similar or related purposes. During the Developer's period of development of the Project, any such dedication or transfer shall be effective only if approved in writing by the Declarant.

e) Rules and Regulations. The Management Committee, shall have the power and authority to adopt, amend or repeal administrative rules and regulations from time to time.

f) Restrictions and Limitations of Use. The use of the Lots, of whatever kind, is subject to the following guidelines, limitations and restrictions:

- (1) Parties Bound. The Project Documents shall be binding upon all Owners and

residents their family members, guests, and invitees.

(2) Nuisance. It shall be the responsibility of each Owner and resident to prevent the creation or maintenance of a nuisance in, on or about the Project. For purposes of this section a "nuisance" includes but is not limited to the following:

a. The development of any unclean, unhealthy, unsightly, or unkept condition on, in or about a Lot or the Common Areas;

b. The storage of any item, property or thing that will cause any Lot or the Common Area to appear to be in an unclean or untidy condition or that will be noxious to the senses;

c. The storage of any substance, thing or material upon any Lot or in the Common Areas that will emit any foul, unpleasant or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;

d. The creation or maintenance of any noxious or offensive condition or activity in or about any Lot or the Common Areas;

e. Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, their guests or invitees, particularly if the police or sheriff must be called to restore order;

f. Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community by other residents, their guests or invitees;

g. Too much noise in, on, or about any Lot or the Common Area, especially after 10:00 p.m. and before 7:00 a.m.;

h. Too much traffic in, on, or about any Lot or the Common Area, especially after 10:00 p.m. and before 7:00 a.m.

(3) Unsightly Work, Hobbies or Unkept Condition. The pursuit of hobbies or other activities, including but not limited to the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkept conditions, shall not be pursued or undertaken on any part of the Project.

(4) Removing Garbage, Dust & Debris. All rubbish, trash, refuse, waste, dust, debris and garbage shall be regularly removed from the Lot and shall not be allowed to

accumulate thereon.

(5) Subdivision of a Lot. No Lot shall be subdivided or partitioned.

(6) Firearms, Incendiary Devices and Graffiti. The use of firearms and incendiary devices, or the painting of graffiti, within the Project is prohibited. The term firearms includes but is not limited to all guns, pistols, handguns, rifles, automatic weapons, semi-automatic weapons, BB guns, pellet guns, sling shots, wrist-rockets, blow-dart guns, and other firearms of all types, regardless of size.

(7) Temporary Structures. No Owner or resident shall place upon any part of the Project any temporary structures including but not limited to tents, trailers, or sheds, without the prior written consent of the Committee. Anything to the contrary notwithstanding and until the occurrence of the Events referred to herein, the Developer may install and use temporary structures in the development of the Project and marketing of the Lots or Units.

(8) Trees, Shrubs and Bushes; Maintenance of Proper Sight Distance at Intersections. All Property located at or near driveways, entrances, exits, walkways, paths and street intersections or corners shall be landscaped so as to remove any obstructions and to permit safe sight. No fence, wall, hedge, shrub, bush, tree or monument, real or artificial, shall be planted or placed by an Owner or resident in, on or about the Common Areas without the prior written consent of the Committee. The Management Committee may alter or remove any objects planted or placed in violation of this subsection.

(9) Energy Conservation Equipment. No solar energy collector panels, other energy conservation equipment or attendant hardware shall be constructed or installed on the Project without the prior written consent of the Committee.

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

(11) Storage and Parking of Vehicles. The driving, parking, standing and storing of motor vehicles in, on, or about the Project shall be subject to the following:

a. The parking rules and regulations adopted by the Committee from time to time;

b. Except for purposes of loading or unloading passengers or supplies (for a period of time up to twenty-four (24) hours), no recreational, commercial or oversized vehicle parking is allowed in the Project;

c. No overnight parking on the street is allowed in the Project, no parking is allowed on the sidewalk side of the street at all;

d. No motor vehicle or trailer, including but not limited to any car, automobile, truck, van, or any other transportation device of any kind may be parked or stationed in such a manner so as to block access to any Lot, Building or parking space, or to create an obstacle or potentially dangerous situation.

e. Residents may only park their motor vehicles within their garages and driveways.

f. No resident shall repair or restore any vehicle of any kind in, on, or about any Lot or the Common Area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

g. No garage may be altered in such a manner that the number of motor vehicles which may reasonably be parked therein after the alteration is less than the number of motor vehicles that could have been reasonably parked in the garage as originally designed and constructed.

h. All parking areas shall be used solely for the parking and storage of vehicles.

i. Garage doors shall remain closed except when the garage is in use.

j. Vehicles parked in violation of this Declaration may be impounded or towed without further notice, and at the Owner's sole expense.

(12) Aerials, Antennas, and Satellite Systems. No aerials or antennas shall be erected, maintained or used in, on, or about any Lot, the Common Areas, outdoors and above ground, whether attached to or on top of any Building, structure or Unit without written consent of the Management Committee, which shall not be unreasonably withheld. All policies and procedures shall be consistent with the FCC Guidelines on electronic reception devices..

(13) Windows and Window Coverings. No-aluminum foil, newspapers, reflective film coatings, or any other similar materials may be used to cover the exterior windows of any Dwelling Unit or garage. Sun shades and tinted windows are allowed. All windows and window panes in the Project shall be harmonious, and comparable in size, design and quality, so as not to detract from uniformity in appearance and construction.

(14) Pets. Up to two (2) domestic pets per Lot is allowed unless a variance is granted in writing by the Management Committee. Resident with pet(s) shall abide by the pet rules and regulations adopted by the Committee from time to time. No pets, animals, livestock or poultry of any kind shall be bred in, on, or about the Project. Pets which constitute a nuisance will not be tolerated in the Community. Owners and residents shall clean up after their pets. Pets outside the Dwelling Unit shall be in a fenced yard or kept on a leash at all times. All City ordinances concerning pets will also be followed by Owners and residents of the Community.

(15) Insurance. Nothing shall be done or kept in, on, or about any Lot or the Common Area which may result in the cancellation of the insurance on the Property or an increase in the rate of the insurance on the Project of what the Management Committee, but for such activity, would pay.

(16) Laws. Nothing shall be done or kept in, on, or about any Lot or Common Area, or any part thereof, which would be a violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.

(17) Damage or Waste. No damage to, or waste of, the Common Area shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Management Committee and the other Owners harmless against all loss resulting from any such damage or waste caused by that Owner or an invitee; provided, however, that any invitee of the Declarant shall not under any circumstances be deemed to be an invitee or any other Owner.

(18) Structural Alterations. No structural alterations to any Building, Unit or the Common Area and Facilities is allowed without the prior written consent of the Management Committee. In order to insure uniformity of appearance and quality of construction consistent with the architectural guidelines included in "EXHIBIT D" attached hereto and incorporated herein by this reference.

(19) Mail Boxes. The mail box must be the one approved and provided by the Declarant. Replacement mail boxes must be approved in writing by the Management Committee.

6. Leases. Any agreement for the leasing, rental, or occupancy of a Unit (hereinafter in this Section referred to as a "lease") shall be in writing and a copy thereof shall be delivered to the Association before the term of the Lease commences. Every lease shall provide that the terms of such lease shall be subject in all respects to the provisions of the Project Documents. Said lease shall further provide that any failure by the Resident thereunder to comply with the terms of the foregoing documents shall be a default under the lease. If any lease does not contain the foregoing provisions, such provisions shall nevertheless be deemed to be a part of the lease and binding on the Owner and Resident by virtue of their inclusion in this Declaration. No Owner shall be permitted to lease his Unit for short term, transient, hotel, seasonal, vacation or corporate/executive use purposes, which shall be deemed to be any occupancy or rental with an initial term or for an initial period of less than six (6) months. Daily or weekly rentals are

prohibited. No Owner may lease individual rooms to separate persons or less than his entire Unit. Any Owner who shall lease his Unit shall be responsible for assuring compliance by the Resident with the Project Documents. Failure by an Owner to take legal action, including the institution of an eviction proceeding against his Resident who is in violation of the Project Documents within ten (10) days after receipt of written demand so to do from the Committee, shall entitle the Association to take any and all such action including the institution of eviction proceedings. Neither the Association nor any agent retained by the Association to manage the Project shall be liable to the Owner or Resident for any eviction under this Section that is made in good faith. Any expenses incurred by the Association, including attorneys' fees and costs of suit, shall be repaid to it by such Owner. Failure by such Owner to make such repayment within ten (10) days after receipt of a written demand therefor shall entitle the Board to levy an Individual Assessment against such Owner and his Unit for all such expenses incurred by the Association. In the event such Assessment is not paid within thirty (30) days of its due date, the Management Committee may resort to all remedies of the Association for the collection thereof. Other than as stated in this Section, there is no restriction on the right of any Owner to lease or otherwise grant occupancy rights to a Unit.

7. Easements; Drainage, Support, Maintenance and Repair. There are hereby RESERVED and the Association is hereby GRANTED the following easements and rights of way:

a) A non-exclusive easement over, across, through, above and under the Lots and the Common Area for the operation, maintenance and regulation of the Common Area, amenities and facilities, and landscaping and maintenance.

b) A reciprocal easement on, over, under, through and across all Lots and Common Area for the drainage of surface waters on, over, under, through and across the Project. The Declarant shall establish a subdrain and storm drainage system designed to serve the entire Project (the "Master Subdrain and Storm Drain System"). No Lot Owner shall interfere with the Master Subdrain and Storm Drain System established by the Declarant, or its successors or assigns. Each Lot Owner shall be responsible to develop his Lot in a manner consistent with the Master Subdrain and Storm Drain System, and so as not to detract therefrom or interfere therewith, or the Established Drainage Pattern on any other Lot in the Project. No changes to the Established Drainage Pattern on any Lot shall be permitted without the prior written consent of the Management Committee. For purposes of this Section, the term "Established Drainage Pattern" is defined as the approved drainage pattern, facilities and improvements in existence at the time such Lot is conveyed to a home purchaser by the Declarant, its successor or assign. The cost of all improvements, maintenance, repairs and replacements of the subdrain or storm drainage system located within the boundaries of any Lot shall be the responsibility of the Lot Owner. The cost of all improvements, maintenance, repairs and replacements of the subdrain and storm drainage system located in the Common Area shall be the responsibility of the Association. If the Association or the Lot Owners fail to properly manage, maintain or replace the subdrain and storm drainage system, Salt Lake County shall have the right, but not the obligation to maintain the systems, and to charge the cost thereby incurred to the Association. The Association shall not

have the authority to change, by vote, alienation, alteration, transfer, sale, or otherwise, the use of the currently existing areas and structures designed to control storm water runoff unless the consent of the Development Services Division of Salt Lake County, or its successor, has first been obtained in writing. Salt Lake County is hereby made a party to the covenants established by this Declaration for the sole purpose of protecting and preserving the use of the common storm drainage system and structures that serve the Project. Salt Lake County shall not be a member of the Association and shall have no vote in the management, operation or regulations of its affairs. Salt Lake County is hereby granted a right of enforcement as set forth in Section 40 of this Declaration.

8. Liability of Owners and Residents For Damages. Any Owner or Resident who is negligent or careless and thereby causes damage to any person or property within the Project shall be strictly liable for said damage, loss or claim.

9. Encroachments. In the event that any portion of the Common Area or a Lot encroaches or comes to encroach upon other Common Area or a Lot as a result of construction, reconstruction, repair, shifting, settling, or movement, an easement for such encroachment is created hereby and shall exist so long as such encroachment exists.

10. Management Committee. The Association shall be managed by a Management Committee which shall be comprised of three (3) members. Until the happening of the Event (described below), the Declarant shall have the exclusive and irrevocable right to appoint all of the Members of the Committee and their successors or replacements. At the first Annual Homeowners Meeting after the occurrence of the Event, the Members of the Committee shall be elected by the Owners. Two (2) of the Members shall be elected for two (2) year terms and one (1) Member shall be elected for a one (1) year term. Thereafter, all Members shall be elected for two (two) year terms. This staggering feature will provide continuity to the management of the Association.

a) Qualify. To qualify, a member of the Committee must be an individual Owner, or the legal representative of an organizational Owner.

b) Vacancies. Any vacant seat on the Committee shall be filled with a member elected or appointed to serve a two (2) year term.

c) Dismissal. Any Committee member who fails on three (3) successive occasions to attend Committee meetings (whether regular or special) or who has failed to attend at least twenty-five percent (25%) of all Committee meetings (whether regular or special) held during any twelve (12) month period shall automatically forfeit his seat. In such cases, the remaining Committee Members shall elect a replacement to sit on the Committee until the next meeting of the Association.

d) Removal of Committee Member/Declarant's Rights. Except for Committee Members appointed by the Declarant before the occurrence of the Event, Committee Members

may be removed at any time by the affirmative vote of a majority of the members of the Association. A replacement to serve the remainder of the removed members unexpired term shall be elected at the same meeting.

e) Term. Unless he forfeits or otherwise loses his seat as herein provided, a member shall serve on the Committee until his successor qualifies and is properly elected by the Association.

f) No Compensation. Committee members shall not be compensated for their services but shall be reimbursed for all expenses reasonably incurred in connection with Committee business and approved by the Committee.

11. Committee Officers and Agents. The Committee shall perform its functions through those three (3) members who are elected as officers by the Committee and through such agents or employees as the Committee may appoint. There shall be a President, Vice-President and Secretary/Treasurer. Any Committee officer, agent, or employee may at any time be removed, with or without cause, by the vote of a majority of the Committee members. Provided, however, if a member of the Committee is removed as an officer, he shall continue to be a member of the Committee.

12. Committee Meetings. A regular meeting of the Committee shall be held immediately after the adjournment of each annual Owners meeting or at such other time as the members of the Committee may decide. Other regular meetings shall be held at periodic intervals (no longer than monthly) at such time and place as the Committee may determine. No notice need be given of regular Committee meetings. Special Committee meetings shall be held whenever called by the President or by any two (2) members of the Committee. Reasonable effort shall be made to give either oral or written notice of a special meeting to each Committee member at least twenty-four (24) hours before the time fixed for the meeting. The propriety of holding any meeting which is attended by all Committee members may not be challenged on grounds of inadequate notice. A quorum for the transaction of business at any committee meeting shall consist of a majority of all the members then in office.

13. Status and General Authority of Committee. Any instrument executed by the Management Committee that recites facts which, if true, would establish the Committee's power and authority to accomplish through such instrument what is purported to be accomplished thereby, shall conclusively establish said power and authority in favor of any person who in good faith and for value relies upon said instrument. The Association shall, in connection with its exercise of any of the powers delineated below, constitute a legal entity capable of dealing in its Committee name. The management Committee shall have, and is hereby granted, the following authority and powers:

a) To Enter. The power and authority to enter into or upon any Lot to make repairs and to do other work reasonably necessary for the proper maintenance and operation of the Project.

Except in the case of emergency, reasonable notice shall be given to the residents.

b) Grant Easements. The authority, without the vote or consent of the Owners, Mortgagees, insurers or guarantors of any Mortgage, or of any other person, to grant or create, on such terms as it deems advisable, reasonable permits, licenses, and non-exclusive easements over, under, across, and through the Common Areas for utilities, roads, and other purposes reasonably necessary or useful for the proper maintenance, operation or regulation of the Project.

c) Execute Documents. The authority to execute and record, on behalf of all Owners, any amendment to the Declaration of Plat Map which has been approved by the vote or consent necessary to authorize such amendment.

d) Standing. The power to sue and be sued.

e) Enter Into Contracts. The authority to enter into contracts which in any way concern the Project, so long as any vote or consent necessitated by the subject matter of the agreement has been obtained.

f) Transfer Interests in Real Property. The power and authority to exchange, convey or transfer any interest in real property, so long as it has been approved by at least seventy-five percent (75%) of the members in the Association.

g) To Purchase. The power and authority to purchase, otherwise acquire, and accept title to, any interest in real property so long as it has been approved by at least seventy five percent (75%) of the members in the Association.

h) To Add Property. The power and authority to add any real property, or interest therein, obtained pursuant to subparagraph (g) above to the Project, so long as it has been approved by at least Seventy five percent (75%) of the members in the Association.

i) Promulgate Rules. The authority to promulgate such reasonable administrative guidelines, rules, regulations, and procedures as may be necessary or desirable to aid the committee is maintained and used in a manner consistent with this Declaration.

j) Meetings. The authority to establish procedures for the conduct of its meetings, including but not limited to the power to decide what portion of the meeting shall be open or closed to Members of the Association or residents not on the Committee, to retire to executive session, to regulate record keeping, and to allow, control or prohibit the electronic reproduction (video or audio) of Committee meetings.

k) Assignment of Leasing of Open Common Area Parking Spaces. The authority to assign or lease open Common Area parking spaces to residents.

1) All other Acts. The power and authority to perform any and all other acts, and to enter into any other transactions which may be reasonably necessary for the Management Committee to perform its functions on behalf of the Owners.

14. Delegation of Management Responsibilities. The Committee may delegate some of its management responsibilities to either a professional management company, an experienced on-site manager, independent contractors, through service contracts, or any combination thereof. The termination provision of any such contract must not require a termination penalty or any advance notice of more than ninety (90) days, no such contract shall be for a term greater than one (1) year.

15. Owners Meetings. The Association members shall meet as follows:

a) Annual Meeting. The annual meeting of the Owners shall be held at 7:00 o'clock p.m. on the first tuesday in October of each year or on such other date or at such other time as the Management Committee may determine.. Whenever such day is a legal holiday, the meeting shall occur on the first business day thereafter. At least ten (10) but not more than thirty (30) days before the date of the annual meeting, a written notice thereof shall be personally delivered or mailed postage prepaid to each person who appears as an Owner, at his last known address. The notice shall state the time, place, and general purpose of the meeting.

b) Special Meeting. Special meetings of the Owners may be called by the President, by any two (2) members of the Committee, or by Members holding at least twenty five percent (25%) of the undivided ownership interest in the Common Area. At least two (2) but not more than thirty (30) days before the date set for a special meeting, written notice thereof shall be given in the manner decreed in the immediately preceding paragraph.

c) Waiver of Notice. No notice of any Owners meeting shall be required if a waiver of such notice is signed by all of the Owners. Whenever all of the Owners meet in person or by proxy such meeting may not be challenged on grounds of inadequate notice.

d) Quorum. The presence of a majority of the undivided ownership interest in the Project entitled to cast a vote shall constitute a quorum for the transaction of business at any Owner's meeting.

(1) Quorum Not Present. If a quorum is not present at any Owners meeting, whether regular or special, the meeting may be adjourned and rescheduled for a time no earlier than forty-eight (48) hours and not later than thirty (30) days, after the time set for the original meeting.

(2) Quorum at Rescheduled Meeting. Those members present at the rescheduled meeting and entitled to vote shall constitute a quorum at the rescheduled meeting.

(3) Percentage Approval Requirement. Notwithstanding the foregoing provisions of this Section, however, in any case in which this Declaration requires the affirmative vote of a certain percentage of Ownership interest for authorization or approval of a matter, their consent, in person, by proxy or in writing is required for authorization or approval of the item, regardless of the quorum requirements.

16. Classes of Membership & Voting Allocations. The Association shall have two (2) classes of membership -- Class A and Class B, described more particularly as follows:

a) Class A. Class A Members shall be all Owners with the exception of the Class B Members, if any. Class A Members shall be entitled to vote on all issues before the Association to, subject to the following:

(1) One Vote. Each Lot shall have (1) vote;

(2) Subject To Assessment. No vote shall be cast or counted for any Lot not subject to assessment;

(3) Multiple Owners. When more than one (1) person or entity holds such interest in a Lot, the vote for such Lot shall be exercised as those persons or entities themselves determine and advise the Secretary of the Association prior to any meeting. In the absence of such advice, the vote of the Lot shall be suspended in the event more than one (1) person or entity seeks to exercise it.

(4) Leased Lot. Any Owner of a Lot which has been leased may, in the lease or other written instrument, assign the voting right appurtenant to that Lot to the lessee, provided that a copy of such instrument is furnished to the Secretary at least three (3) days prior to any meeting.

b) Class B. Class B Member shall be the Declarant and any successor of Declarant who takes title for the purpose of development and sale of Lots, and who is designated as such in a recorded instrument executed by Declarant. The Class B Member shall originally be entitled to three (3) votes per Lot owned. The Class B membership and the Class B Control Period shall terminate, and Class B membership shall convert to Class A membership upon the happening of the earlier of the following (which is hereinafter referred to as the "Event" or "Events"):

(1) Lots Sold. Four (4) months after seventy five percent (75%) of the Units (constructed upon the Lots) have been sold; or

(2) Three Years. Three (3) years from the effective date of this Declaration; or

(3) Election. When, in its sole discretion, Declarant so determines.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Lot owned. At such time, the Declarant shall call a meeting, in the manner described in the By -Laws of the Association for special meetings, to advise the membership of the termination of Class B status and, if it has not already occurred, to schedule transition of the operation and management of the entire Project to the Association.

17. Lists of Lot Owners, Eligible Mortgagees, and Eligible Insurers or Guarantors. The Committee shall maintain up-to-date records showing: (a) the name of each person who is an Owner, the address of such person, and the Lot which is owned by him or her; (b) the name of each person or entity who is Eligible Mortgagee, the address of such person or entity, and the Lot which is encumbered by the Mortgage held by such person or entity; and the name of each person or entity who is an Eligible Insurer or Guarantor, the address of such person or entity, and the Lot which is encumbered by the Mortgage insured or guaranteed by such person or entity. In the event of any transfer of a fee or undivided fee interest in a Lot, either the transferor or transferee shall furnish the Committee with evidence establishing that the transfer has occurred and that the Deed or other instrument accomplishing the transfer is of record in the office of the County Recorder of Utah County, Utah. The Committee may for all purposes act and rely on the information concerning Lot ownership in its records or, at its option, the records of the county recorder. The address of any Owner shall be deemed to be the address of the Lot owned by such person unless the Committee is otherwise advised in writing.

18. Capital Improvement Table and Expenditures. The Management Committee shall prepare a Table of Capital Improvement, which shall contain a list of foreseeable expenditures for capital improvements within the Area of Common Responsibility. The Table shall be included in every annual budget, and it shall be reviewed and updated at least annually, and reasonable reserve accounts shall be established by the Committee for the replacement of capital assets as they age. Expenditures by the Association for capital improvements to the Project shall be subject to and governed by the following:

a) Committee Discretion/Expenditure Limit. Capital improvements to the Project which cost ten percent (10%) or less of the Total Annual Operations Budget and do not materially alter the nature of the Project, may be authorized by the Management Committee alone;

b) Homeowner Approval/Expenditure Limit. Any capital improvement, the cost of which will exceed such amount, must, prior to the commencement of construction, be authorized by at least a majority of the Owners; and

c) Homeowner Approval/Changing the Nature of the Project. Any capital improvement which would materially alter the nature of the Project must, regardless of its cost and prior to being constructed or accomplished, be authorized by at least sixty-seven percent (67%) of the undivided ownership interest in the Project.

19. Operation, Maintenance and Alterations. The Lots and Common Area and Facilities shall be maintained by the Lot Owners and the Association as follows:

a) Area of Common Responsibility. The Association shall maintain, repair and replace, as needed from time to time, the: (1) Common Area and Facilities or improvements constructed or installed thereon, all entrances to and exits from the Project, streets, roads, the bark chip path, parking areas, mail boxes, street lighting, common sidewalks, curbs and gutters; (2) central utility systems for power, light and water; (3) recreational amenities, swimming pool, sport court, picnic area and pavilion; (4) fencing, and (5) landscaping, green space, water distribution and sprinkler systems, grass edging, trimming and mowing, preparation, maintenance and planting of all flower beds as well as pruning and caring for all trees, shrubs and bushes within the Common Area and the Lots. The foregoing items are hereinafter referred to as the "Area of Common Responsibility". The cost of maintaining, repairing and replacing the landscaping, fencing, sprinkling system and related improvements on a Lot shall be deemed not to be a Common Expense and, therefore, shall be billed separately to each Owner as an "Individual Assessment for Landscaping Service".

b) Area of Personal Responsibility. Each Owner shall maintain his Lot and shall also maintain, replace and repair, as needed from time to time, his (1) Dwelling Unit, fixtures, windows, doors and all of the other physical improvements constructed or installed in, on, under or above the Lot; (2) the roof, foundation, footings, columns, girders, beams, supports and main walls of his Unit and garage; (3) garage door and garage door system; (4) all individual utility services to his Unit such as power, light, gas, hot and cold water, heating, refrigeration and air conditioning systems; (5) patio, balcony and deck; and (6) any item located in, on, under or above a Lot, if it is not expressly and specifically included in the Area of Common Responsibility then it shall be the responsibility of the Lot Owner, unless otherwise determined in writing by the Committee. The foregoing items are hereinafter referred to as the "Area of Personal Responsibility". Provided, however, and in lieu of paying the Individual Assessment for Landscaping Services, in whole or in part, an Owner may petition the Management Committee for leave to include in his Area of Personal Responsibility, Item No. (4) and/or Item No. (5) of the Area of Common Responsibility, consent to which shall not be unreasonably withheld but shall be expressly conditioned upon the Owner's maintenance of the items in accordance with Community Standards.

c) Landscaping Restrictions and Vegetable Gardens. Lot Owners shall not modify the landscaping, green space, sod, plant beds, bark chip path, sprinkling system, stream bed, or drainage in, on, or about the Common Area without the prior written consent of the Management Committee. Lot Owners shall have the right to plant flowers in approved and planned flower beds, and remove up to twenty-five percent (25%) of the sod in the fenced portion of the back yard of a Lot to create a vegetable garden, which shall be properly maintained. If in the opinion of the Committee, a resident has created a vegetable garden but has ceased to use the area for its intended purpose or to properly maintain it, the area shall be restored to its original condition.

d) Snow and Ice Accumulations. The Association shall remove all ice and snow accumulations from the common roads and walkways. Each Lot Owner shall remove all ice and snow accumulations from his Lot, including but not limited to all sidewalks, porches, entryways, landings and driveways.

e) Garbage Removal. Each Owner shall be responsible to remove all garbage, debris and refuse from his Lot.

f) Utilities. The Association shall provide those utility services not separately metered and billed to the individual Owners by the provider; provided, however, the Declarant may elect to provide electricity to certain Common Area lamp posts from an individual Lot in which case the Lot owner shall be entitled to a monthly credit in an amount equal to the greater of:

(1) \$2.00 or

(2) The sum equal to the number or watts in the light bulb, multiplied by the Utah Power and Light Kilowatt rate, multiplied by 4,000, divided by 1,000, divided by 12.

g) Standard of Care/General. The property shall be maintained in a usable, clean, functional, attractive and good condition, consistent with Community Standards.

h) Standard of Care/Landscaping. All landscaping in the Project shall be maintained and cared for in manner consistent with Community Standards and the quality of design and construction originally established by Declarant. Specific guidelines and restrictions on landscaping may be established by the Management Committee from time to time. All landscaping shall be maintained in a neat and orderly condition. Any weeds or diseased or dead lawn, trees, ground cover or shrubbery shall be removed and replaced. All lawn area shall be neatly mowed and trees, shrubs and bushes shall be properly pruned and trimmed. In a word, all landscaping shall be tasteful, so as not to affect adversely the value or use of any other Lot, or to detract from the uniform design and appearance of the Project. Unless the replacement of capital landscaping improvements is made necessary by the negligence of the Association, the cost of replacing or restoring the asset shall be the Lot Owner's responsibility.

i) Neglect. If the Committee determines that any Owner has failed or refused to discharge properly his obligation with regard to the maintenance, repair, or replacement of items for which is responsible hereunder; or that the need for maintenance, repair or replacement of the Common Area is caused through the willful or negligent act of any Owner, his family, guests, lessees, or invitees, and it is not covered or paid by insurance, in whole or in part, then the Association may, but is not obligated to, provide such maintenance, repair or replacement at the Owner's sole cost and expense, subject to the following:

(1) Costs of Remedying Neglect. Costs as are incurred by the Association in the performance of an item included in the Area of Personal Responsibility is a debt of the Owner at

the time the cost is incurred and is collectible as such. If any Owner fails or refuses to make any payment of the Common Expenses when due, that amount constitutes a lien on the interest of the Owner in the Property. Suit to recover a money judgment for unpaid costs is maintainable without foreclosing or waiving the lien securing it.

(2) Notice of Intent to Repair. Except in an emergency situation, the Association shall give the Owner written notice of the Association's intent to provide necessary maintenance, repair, or replacement at Owner's cost and expense. The notice shall set forth with reasonable particularity the maintenance, repair, or replacement deemed necessary by the Committee. The Owner shall have ten (10) days after receipt of notice within which to completed maintenance or repair, or if the maintenance or repair is not capable of completion within such time period, to commence replacement or repair within ten (10) days.

(3) Emergency Situation. If the Committee determines that an emergency exists, then notice and the opportunity to cure the default is not necessary.

(4) Optional Repairs. The Association may, but is not obligated to, provide any such maintenance, repair, or replacement in the manner above.

(5) Right of Entry. The Association or its agents or employees shall have a right to entry upon or into any Lot or Common Area necessary to perform such work and shall not be liable for trespass for such entry or work.

j) Changes to Areas of Personal or Common Responsibility. The Management Committee may, in its sole discretion, add items to or subtract items from the Areas of Personal or Common Responsibility upon at least thirty (30) days prior written notice to the Lot Owners.

k) Alterations to the Common Area. Anything to the contrary notwithstanding and until the occurrence of the Events, the Declarant may make changes to the Common Area without the consent of either the Association or the Management Committee; provided, however, no Owner or resident may make any structural alterations, modifications, changes or improvements to a Building, Unit or the Common Area, including but not limited to any additions, extensions, enclosures, fencing, decks, patios, walkways, structures or sheds not shown on the approved plans and specifications, without the prior written consent of the Committee. All materials and standards, including those for fencing, shall be those identified in the Design Guidelines attached hereto as EXHIBIT "D".

l) Preservation Area. That portion of the Common Area designated as the "Park" or "Preservation Area" on the Map shall be maintained by the City. The Management Committee and/or the City shall establish certain rules, regulations and use restrictions to govern, control and regulate said Area.

20. Common Expenses. Each Owner, upon receipt of a deed or other document of conveyance

or transfer to a Lot, agrees to and shall pay his share of the Common Expenses and Assessments against him or his Lot; provided, however, anything to the contrary notwithstanding, the Developer shall not be obligated to pay Assessments until such time as any residential structure, building or dwelling unit is substantially complete and a permanent certificate of occupancy has been issued or, in the alternative, the Developer elects in writing to commence payment, whichever first occurs.

a) Purpose of Common Expenses. The Assessments provided for herein shall be used for the general purpose of operating the Project, promoting the recreation, health, safety, welfare, common benefit and enjoyment of the Owners and residents, including the maintenance of any real and personal property owned by the Association, and regulating the Community, all as may be more specifically authorized from time to time by the Management Committee.

b) Creation of Assessments. The Management Committee shall establish and determine the Assessments.

c) Budget. At least thirty (30) days prior to the annual meeting of the Association, the Management Committee shall prepare and deliver to the Owners a proposed Budget which:

(1) Itemization. Shall set forth an itemization of the anticipated Common Expenses and the Individual Assessment for Landscaping Services for the twelve (12) month calendar year, commencing with the following January 1.

(2) Basis. Shall be based upon advance estimates of cash requirements by the Management Committee to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Areas, which estimates shall include but are not limited to expenses of management, grounds maintenance, taxes and special assessments, premiums for all insurance which the Committee is required or permitted to maintain, common lighting and heating, water charges, carpeting, painting, repairs and maintenance of the Common Areas and replacement of those elements of the Common Areas that must be replaced on a periodic basis, wages for Management Committee employees, legal and accounting Assessments, any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus or sinking fund, capital improvement reserve, and other expenses and liabilities which may be incurred by the Association for the benefit of the Owners under and by reason of this Declaration.

d) Apportionment. The common profits of the property shall be distributed among, the common expenses shall be charged and voting rights shall be allocated to the Lot Owners equally pursuant to Exhibit "B" attached.

e) Approval of Budget and Assessments. The proposed Budget and the Assessments shall become effective unless disapproved at the annual meeting of the Association by a vote of at least a majority of the Owners. Notwithstanding the foregoing, however, if the membership

disapproves the proposed budget and Assessments or the Management Committee fails for any reason to establish the Budget and Assessments for the succeeding year, then and until such time as a new Budget and Assessment schedule shall have been established, the Budget and the Assessments in affect for the then current year shall continue for the succeeding year.

f) Payment of Assessments. The Management Committee has the sole authority and discretion to determine how and when the annual Assessments are paid.

g) Personal Obligation of Owner. Each Owner is liable to pay his portion of the Common Expenses and all Assessments against him or his Lot, accruing interest, late Assessments and collection costs, including attorneys Assessments. Provided, however, no first mortgagee or beneficiary under a first deed of trust (but not the Seller under an executory contract of sale such as a uniform real estate contract, land sales contract, or other similar instrument), who obtains title to a Lot pursuant to the remedies provided in the mortgage or trust deed shall be liable for unpaid Assessments which accrued prior to the acquisition of title. For purposes of this Section, the term "Owner" shall mean and refer jointly and severally to: (i) the Owner of both the legal and equitable interest in any Lot, (ii) the owner of record in the offices of the County Recorder of Salt Lake County, Utah, and (iii) both the Buyer and Seller under any executory sales contract or other similar instrument.

h) Equitable Changes. If the aggregate of all monthly payments on all of the Lots is too large or too small as a result of unanticipated income or expenses, the Committee may from time to time effect an equitable change in the amount of said payments. Owners shall be given at least thirty (30) days written notice of any changes.

i) Dates and Manner of Payments. The dates and manner of payment shall be determined by the Committee.

j) Reserve Accounts. The Committee shall establish and maintain at least two (2) reserve accounts: one to pay for unexpected operating expenses and the other to pay for capital improvements. The reserve accounts shall be funded out of regular Assessments.

k) Acceleration. Assessments shall be paid in the manner and on dates fixed by the Committee who may, at its option and in its sole discretion, elect to accelerate the entire annual Common Area Fee for delinquent Owners. If, however, the Common Area Fee is accelerated and an Owner subsequently files in its best interest, the committee, at its option and in its sole discretion, may elect to decelerate the obligation.

l) Statement of Assessments Due. Upon written request, the Committee shall furnish to any Owner a statement of Assessments due, if any, on his Lot. Failure to provide the certificate within ten (10) days after a written request, shall be deemed conclusive evidence that all Assessments are paid current. The Association may require the advance payment of a processing charge not to exceed \$15.00 for the issuance of such certificate.

m) Superiority of Assessments. All Assessments and liens created to secure the obligation to pay Assessments are superior to any homestead exemptions to which an Owner may be entitled, which, by acceptance of a deed or other document of conveyance or transfer of a Lot, each Owners agrees to subordinate or waive.

n) Termination of Utility Service. At the discretion of the Committee, the utility service to any Owner paid for by Assessments may be terminated if the Owner is in arrears on his obligation to pay Assessments and has failed to cure or make satisfactory arrangements to cure the default after reasonable notice of at least ten (10) days.

o) Suspension of Right to Vote for Non-Payment. At the discretion of the Committee, the right of an Owner to vote on issues concerning the Association may be suspended if the Owner is delinquent in the payment of his Assessments, and has failed to cure or make satisfactory arrangements to cure the default after reasonable notice of at least ten (10) days.

21. Special Assessments. In addition to the other Assessments authorized herein, the Association may levy special assessments in any year, subject to the following:

a) Committee Based Assessment. So long as the special assessment does not exceed the sum of Five Hundred and 00/100s Dollars (\$500.00) (the "Special Assessment Limit") per Lot in any one fiscal year, the Committee may impose the special assessment without any additional approval.

b) Association Approval. Any special assessment which would exceed the Special Assessment Limit shall be effective only if approved by a majority of the members of the Association. The Committee in its discretion may allow any special assessment to be paid in installments.

22. Specific Assessments. The Committee may specifically assess an Owner in a particular area in the manner set forth below; provided the specific assessment is not for any maintenance, repair or replacement ordinarily required by the Declaration and the Owner has the choice to accept or reject the benefit:

a) Benefit only To Specific Lot. If the expense benefits less than all of the Lots, then those Lots benefitted may be specifically assessed, and the specific assessment shall be equitably apportioned among those Lots according to the benefit received.

b) Unequal or Disproportionate Benefit. If the expense benefits all Lots, but does not provide an equal benefit to all Lots, then all Lots shall be specifically assessed, but the specific assessment shall be equitably apportioned among all Lots according to the benefit received. Failure of the Committee to exercise its authority under this Section shall not be grounds for any action against the Association or the Committee and shall not constitute a waiver of the Committee's right to exercise its authority under this Section in the future with respect to any

expenses, including an expense for which the Committee has not previously exercised its authority under this Section.

23. Individual Assessments. Individual Assessments may be levied by the Association against an Owner or Lot for:

- a) fines levied and costs incurred in enforcing the Project Documents;
- b) costs associated with the maintenance, repair or replacement of Common Area for which the Lot Owner is responsible;
- c) any other charge, fee, due, expense, or cost designated as an Individual Assessment in the Project Documents; and
- d) attorneys' fees, interest, and other charges relating thereto as provided in this Declaration.

24. Collection of Assessments. Assessments must be paid in a timely manner and shall be collected as follows:

- a) Time is of the Essence. Time is of the essence and all Assessments shall be paid promptly when due.
- b) Debt & Lien. Each Owner's portion of the Common Expenses and all Assessments or fines levied against each Lot or Owner is a debt of the Owner at the time the Assessment or fine is made and is collectible as such. Suit to recover a money judgment for unpaid Common Expenses, Assessments or fines is maintainable without foreclosing or waiving the lien securing it. If any Owner fails or refuses to make any payment of his portion of the Common Expenses or an Assessment or fine when due, that amount constitutes a lien on the interest of the Owner in the Property, and upon the recording of notice of lien, it is a lien upon the Owner's interest in the Property prior to all other liens and encumbrances, recorded or unrecorded, except:
 - 1) tax and special assessment liens on the Lot in favor of any assessing unit or special improvement district; and
 - 2) encumbrances on the interest of the Lot Owner recorded prior to the date such notice is recorded which by law would be a lien prior to subsequently recorded encumbrances.
- c) Late Assessments and Accruing Interest. Any Assessments delinquent for a period of more than ten (10) days shall incur a late charge of twenty five Dollars (\$25.00) or five percent

(5%) of the delinquent amount, whichever is greater. Interest at the rate of One and ½ percent (1.5%) per month shall accrue on all delinquent accounts. The Committee may, in its sole discretion, change the amount of the late fee or waive late fees and default interest but is not required to do so.

d) Foreclosure of Lien and/or Collection Action. If any Assessments remain unpaid, the Association may, as determined by the Committee, institute suit to collect the amounts due and/or to foreclose the lien.

e) Personal Obligation. Each Owner, by acceptance of a deed or other document of conveyance or transfer, vests in the Association or its agents the right and power to bring all actions against him or her personally for the collection of the charges as a debt or to foreclose the lien in the same manner as mechanics liens, mortgages, trust deeds or encumbrances may be foreclosed.

f) No Waiver. No Owner may waive or otherwise exempt himself or herself from liability for the Assessments provided for herein, including but not limited to the non-use of Common Areas or the abandonment of his Lot.

g) Duty to Pay Independent. No reduction or abatement of Assessments shall be claimed or allowed by reason of any alleged failure of the Association or Committee to take some action or perform some function required to be taken or performed by the Association or committee under this Declaration or the By- Laws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority, the obligation to pay Assessments being a separate and independent covenant on the part of each Owner.

h) Application of Payments. All payments shall be applied as follows: Additional Charges, delinquent Assessments and current Assessments.

i) Foreclosure of Lien as Mortgage or Trust Deed. The lien for nonpayment of Assessments may be enforced by sale or foreclosure of the Owner's interest therein by the Committee. The sale or foreclosure shall be conducted in the same manner as foreclosures in deeds of trust or mortgages or in any other manner permitted by law. In any foreclosure or sale, the Owner shall pay the costs and expenses of such proceedings, including but not limited to the cost of a foreclosure report, reasonable attorney's Assessments, and a reasonable rental for the Lot during the pendency of the foreclosure action. The Association in the foreclosure action may require the appointment of a receiver to collect the rental without regard to the value of the mortgage security. The Committee may bid for the Lot at foreclosure or other sale and hold, lease, mortgage, or convey the same.

j) Appointment of Trustee. If the Committee elects to foreclose the lien in the same

manner as foreclosures in deeds of trust, then the Owner by accepting a deed to the Lot hereby irrevocably appoints the attorney of the Association, provided he is a member of the Utah State Bar, as Trustee, and hereby confers upon said Trustee the power of sale set forth with particularity in Utah Code Annotated, Section 57-1-23 (1953), as amended. In addition, Owner hereby transfers in trust to said Trustee all of his right, title and interest in and to the real property for the purpose of securing his performance of the obligations set forth herein.

k) Attorney in Fact. Each Owner by accepting a deed to a Lot hereby irrevocably appoints the Association as his attorney in fact to collect rent from any person renting his Lot, if the Lot is rented and Owner is delinquent in his Assessments. Rent due shall be paid directly to the Association, upon written demand, until such time as the Owner's Assessments are current; and the Owner shall credit the Renter, against rent due, for the amount of money paid to the Association.

25. Liability of Management Committee. The Association shall indemnify every officer and member of the Committee against any and all expenses, including but not limited to attorney's Assessments reasonably incurred by or imposed upon any officer or member of the Committee in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Committee) to which he may be a party by reason of being or having been an officer or member of the Committee. The officers and members of the Committee shall not be liable for any mistake of judgement, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct or bad faith. The officers and members of the Committee shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or members of the Committee may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and member of the Committee free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall be exclusive of any other rights to which any officer or member of the Committee, or former officer or member of the Committee, may be entitled. The Association shall, as a common expense, maintain adequate general liability and officer's and director's insurance coverage to fund this obligation, if such insurance is reasonably available.

26. Insurance. The Management Committee shall at all times purchase, maintain in force, and pay the premiums for, if reasonably available, insurance on the Common Areas satisfying at least the following requirements:

a) Property Insurance. Blanket property insurance using the standard "Special" or "All Risk" building form. Loss adjustment shall be based upon replacement cost. For purposes of this sub-section, the term "casualty insurance" shall not mean or refer to "earthquake" or other special risks not included in the standard planned residential development casualty policy. This additional coverage may be added by the Committee as it deems necessary in its best judgement and in its sole discretion.

b) Flood Insurance. If any part of the Project's improvements are in a Special Flood Hazard Area -- which is designated as A, AE, AH, AO, A1-30, A-99, V, VE, or V1-30 on a Flood Insurance Rate Map (FIRM) -- the Association shall obtain a "master" or "blanket" policy of flood insurance and provide for the premiums to be paid as a common expense. The policy should cover any common element buildings and any other common property. The Unit Owner may also be required to purchase an individual policy. The amount of flood insurance should be at least equal to the lesser of 100% of the insurable value of the facilities or the maximum coverage available under the appropriate National Flood Insurance Administration program.

c) Liability Insurance. Liability insurance with adequate limits of liability for bodily injury and property damage, consistent with that of similarly situated first class subdivisions in the county. If possible, the policy should be written on the comprehensive form and shall include not-owned and hired automobile protection.

d) Director's and Officers's Insurance. Adequate director's and officer's liability insurance aka "D & O," "Errors and Omissions" or "E & O" coverage.

e) Fidelity Bond. A separate fidelity bond in a reasonable amount to be determined by the Management Committee to cover all non-compensated officers as well as all employees for theft of Association funds, subject to the following:

(1) Agents. Furthermore, where the Committee or the Association has delegated some or all of the responsibility for the handling of funds to a management agent, such bonds are required for the management agent's officers, employees and agents handling or responsible for funds of, or administered on behalf of, the Committee or the Association.

(2) Amount of Coverage. The total amount of fidelity bond coverage required shall be based upon the Committee's best business judgement, but shall not be less than the estimated maximum amount of funds, including reserve funds, in the custody of the Committee, the Association, or the management agent as the case may be, at any given time during the term of each bond. Nevertheless, in no event may the amount of such bonds be less than a sum equal to three (3) months' aggregate assessments on all Lots, plus reserve funds.

(3) Quality of Coverage. The bonds required shall meet the following additional requirements:

a. they shall name the Committee, the Owners Association, and the Property Manager as obligee;

b. if the insurance contract or bond excludes coverage for damages caused by persons serving without compensation, and may use that exclusion as a defense or reason not to pay a claim, the insurance company shall, if possible, be required to waive that exclusion or defense;

c. the premiums on all bonds required herein for the Committee and the Association (except for premiums on fidelity bonds maintained by a management agent for its officers, employees and agents) shall be paid by the Committee or the Association as part of the Common Expenses; and

d. the bonds shall provide that they may not be canceled or substantially modified, including cancellation for nonpayment of premium, without at least ten days' prior written notice to the Committee and the Association, to any Insurance Trustee, and to each service of loans on behalf of any Mortgagee, and FNMA.

f) Earthquake Insurance shall not be required unless requested by at least Seventy five percent (75%) of the Members of the Association.

g) Miscellaneous Items. The following provisions shall apply to all insurance coverage:

(1) Quality of Carrier. A "B" or better general policyholder's rating or a "6" or better financial performance index rating in Best's Insurance Reports, an "A" or better general policyholder's rating and a financial size category of "VIII" or better in Best's Insurance reports -- International Edition, an "A" or better rating in Demotech's Hazard Insurance Financial Stability Ratings, a "BBBq" qualified solvency ratio or a "BBB" or better claims-paying ability rating in Standard and Poor's International Confidential Rating Service -- if the carrier is issuing a master policy or an insurance policy for the common elements in the Project.

(2) The Insured. The name of the insured under each policy required to be maintained hereby shall be set forth therein substantially as follows: "Association of Lot Owners of the SUNSET PONDS P.U.D., a planned residential development for the use and benefit of the individual Owners."

(3) Designated Representative. The Association may designate an authorized representative of the Association, including any Insurance Trustee with whom the Association has entered into an Insurance Trust Agreement, or any successor to such Trustee, for the use and benefit of the individual Owners.

(4) Beneficiary. In any policy covering the entire Project, each owner and his Mortgagee, if any, shall be beneficiaries of the policy in an amount equal to the Owner's percentage of undivided Ownership interest in the Common Areas and Facilities.

(5) Certificate of Insurance. Evidence of insurance shall be issued to each Owner and Mortgagee upon request.

(6) Mortgage Provisions. Each policy shall contain a standard mortgage clause or

its equivalent and shall provide that the policy may not be canceled or substantially modified without at least ten (10) days prior written notice to the Association and to each Mortgagee.

(7) Prohibited Provisions. Each insurance policy shall contain at least the following additional miscellaneous items:

a. Waiver of Subrogation. A waiver of the right of a subrogation against Owners individually;

b. Individual Neglect. A provision that the insurance is not prejudiced by any act or neglect of any individual Owner; and

(8) Deductible. The deductible on a claim made against the Association's Property Insurance Policy shall be paid for by the Association.

(9) Individual Insurance. Each Owner and resident shall purchase and maintain adequate liability and property insurance on his Lot, Dwelling Unit, personal property and contents; provided, however, no Owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount which the Association, on behalf of all the Owners and their mortgagees, may realize under any insurance policy which the Association may have in force on the Property at any particular time.

(10) Primary Coverage. The insurance coverage of an Owner shall, in the event the Association also has insurance covering the loss, be primary and the insurance of the Association shall be secondary.

(11) Prompt Repair. Each Owner further covenants and agrees that in the event of any partial loss, damage or destruction of his Lot, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction.

(12) Disbursement of Proceeds. Proceeds of insurance policies shall be disbursed to repair promptly and reasonably the damages. Any proceeds remaining thereafter shall be placed in the Capital Improvement Reserve Account and retained by and for the benefit of the Association. This is a covenant for the benefit of the Association and any Mortgagee of a Lot, and may be enforced by them.

(13) Special Endorsements. Each policy shall also contain or provide those endorsements commonly purchased by other Associations in similarly situated first class subdivisions in the county, including but not limited to a guaranteed replacement cost endorsement under which the insurer agrees to replace the insurable property regardless of the cost and,; or a Replacement Cost Endorsement under which the insurer agrees to pay up to 100% of the property's insurable replacement cost, but no more, and, if the policy includes a coinsurance clause, an Agreed Amount Endorsement which waives the requirement for coinsurance; an

Inflation Guard Endorsement when it can be obtained, a Building Ordinance or Law Endorsement, if the enforcement of any building, zoning or land-use law will result in loss or damage, increased cost of repairs or reconstruction, or additional demolition and removal costs, and increased costs of reconstruction; Steam Boiler and Machinery Coverage Endorsement if the Project has any central heating or cooling.

(14) Restrictions on Policies. No insurance policy shall be maintained where:

a. Individual Assessments Prohibited. Under the term of the carrier's charter, By-Laws, or policy, contributions may be required from, or assessments may be made against, an Owner, a borrower, a Mortgagee, the Management Committee, the Association, FNMA, or the designee of FNMA.

b. Payments Contingent. By the terms of the Declaration, By- Laws, or policy, payments are contingent upon action by the carrier's board of directors, policyholder, or member; or

c. Mortgagee Limitation Provisions. The policy includes any limited clauses (other than insurance conditions) which could prevent the party entitled (including, without limitation, the Committee, the Association, an Owner, FNMA, or the borrowers) from collecting insurance proceeds.

(15) Intent. The foregoing provisions shall not be construed to limit the power or authority of the Association, Committee or Owners to obtain and maintain insurance coverage, in amounts and in such forms as the Management Committee or Association may deem appropriate from time to time.

27. Destruction, Condemnation, and Obsolescence. The following provisions shall apply with respect to the destruction, condemnation, or obsolescence of the Project.

a) Definitions. Each of the following terms shall have the meaning indicated:

(1) "Substantial Destruction" shall exist whenever as a result of any damage or destruction to the Project or any part thereof, the excess of the estimated cost of restoration over the funds available is Twenty five percent (25%) or more of the estimated restored value of the Project.

(2) "Partial Destruction" shall mean any other damage or destruction to the Project or any part thereof.

(3) "Substantial Condemnation" shall exist whenever a complete taking of the Project or a taking of part of the Project has occurred under eminent domain or by grant or conveyance in lieu of condemnation, and the excess of the estimated cost of restoration over the

funds available is Twenty five (25%) percent or more of the estimated restored value of the Project.

(4) "Partial Condemnation" shall mean any other such taken by eminent domain or grant or conveyance in lieu thereof.

(5) "Substantial Obsolescence" shall exist whenever the Project or any part thereof has reached such a state of obsolescence or disrepair that the excess of the estimated cost of restoration over the funds available is Twenty five percent (25%) or more of the estimated restored value of the Project.

(6) "Partial Obsolescence" shall mean any state of obsolescence or disrepair which does not constitute Substantial Obsolescence.

(7) "Restored Value" shall mean the fair market value of the Project after Restoration as determined by an MAI or other qualified appraisal.

(8) "Estimated Cost of Restoration" shall mean the estimated costs of restoring the Project to its former condition.

(9) "Available Funds" shall mean any proceeds of insurance, condemnation awards, payments in lieu of condemnation, and any uncommitted funds of the Management Committee or Association. Available Funds shall not include that portion of insurance proceeds legally required to be paid to any party other than the Association, including a mortgagee, or that portion of any condemnation award or payment in lieu of condemnation payable to the Owner or Mortgagee for the condemnation or taking of the Lot in which they are interested.

b) Determination by Committee. Upon the occurrence of any damage or destruction to the Project or any part thereof, or upon a complete or partial taking of the Project under eminent domain or by grant or conveyance in lieu thereof, the Committee shall make a determination as to whether the excess of Estimated Costs of Restoration over Available Funds is twenty-five percent (25%) or more of the estimated Restored Value of the Project. In addition, the Committee shall, from time to time, review the condition of the Project to determine whether Substantial Obsolescence exists. In making such determinations the Committee may retain and rely upon one or more qualified appraisers or other professionals.

c) Restoration of the Project. Restoration of the Project shall be undertaken by the Committee promptly without a vote of the Owners in the event of Partial Destruction, Partial Condemnation, or Partial Obsolescence and shall also be undertaken in the event of Substantial Destruction, Substantial Condemnation, or Substantial Obsolescence unless the failure to make Restoration is consented to by Owners collectively holding at least sixty-seven percent of the Project's undivided Ownership interest and is further consented to by Eligible Mortgagees holding Mortgages on Lots which have appurtenant at least fifty-one (51%) percent of the undivided

ownership interest in the Common Areas and Facilities which is then subject to Mortgages held by Eligible Mortgagees.

d) Notices of Destruction or Obsolescence. Within thirty (30) days after the Committee has determined that Substantial Destruction, Substantial Condemnation, or Substantial Obsolescence exists, it shall send to each Owner and Eligible Mortgagee a written description of the destruction, condemnation, or state of obsolescence involved, shall take appropriate steps to ascertain the preferences of the Eligible Mortgagees concerning Restoration, and shall, with or without a meeting of the Owners (but in any event in accordance with the applicable provisions of this Declaration), take appropriate steps to determine the preferences of the Owners regarding Restoration.

e) Excess Insurance. If the insurance proceeds, condemnation awards, or payments in lieu of condemnation actually received by the Committee or Association exceed the cost of Restoration when Restoration is undertaken, then the excess funds shall be placed in the Capital Improvement Reserve Account and retained by and for the benefit of the Association and any Mortgagee, and, therefore, may also be enforced upon them. Payment to any Owner whose Lot is the subject of a Mortgage shall be made jointly to such Owner and the interested Mortgagee.

f) Inadequate Insurance. In the event the cost of Restoration exceeds Available Funds, all of the Lots shall be assessed for the deficiency on the basis of their respective percentages of undivided Ownership interest in the Common Areas.

g) Reallocation in Event of Partial Restoration. In the event that all or any portion of one or more Lots will not be the subject of Restoration (even though the Project will continue as a planned unit development) or is taken in a condemnation proceeding or pursuant to any agreement in lieu thereof, the undivided Ownership interest in the Common Areas and Facilities shall be immediately reallocated to the remaining Lots.

h) Sale of Project. Unless Restoration is accomplished as set forth above, the Project shall be sold in the event of Substantial Destruction, Substantial Condemnation, or Substantial Obsolescence. In the event of such sale, ownership under this Declaration and the Plat Map shall terminate and the proceeds of sale and any Available Funds shall be distributed by the Committee to the Owners in proportion to their respective undivided interests in the Common Areas. Payment to any Owner whose Lot is then the subject of a Mortgage shall be made jointly to such Owner and the interested Mortgagee.

i) Authority of Committee to Represent Owners in Condemnation or to Restore or Sell. The Committee, as attorney-in-fact for each Owner, shall represent all of the Owners and the Association in any condemnation proceeding or in negotiations, settlements, and agreements with the condemning authority for the acquisition of all or any part of the Common Areas and Facilities.

j) Settlement Proceeds. The award in any condemnation proceeding and the process of any settlement related thereto shall be payable to the Association for the use and benefit of the Owners and their mortgagees as their interests may appear.

k) Restoration Power. The Committee, as attorney-in-fact for each Owner, shall have and is hereby granted full power and authority to restore or to sell the Project and each Lot therein whenever Restoration or sale, as the case may be, is undertaken as hereinabove provided.

l) Right of Entry. Such authority shall include the right and power to enter into any contracts, deeds or other instruments which may be necessary or appropriate for Restoration or sale, as the case may be.

28. Consent in Lieu of Vote. In any case in which this Declaration requires the vote of an Owner for authorization or approval of an act or a transaction, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Owners who collectively hold the required percentages, subject to the following conditions:

a) Ninety-Day Limit. All necessary consents must be obtained prior to the expiration of ninety (90) days from the time the first written consent is obtained; and

b) Change in Ownership. Any change in Ownership of a Lot which occurs after consent has been obtained from the Owner having an interest therein shall not be considered or taken into account for any purpose.

29. Mortgagee Protection. The lien or claim against a Lot for unpaid Assessments levied by the Management Committee or by the Association pursuant to this Declaration shall be subordinate to any Mortgage recorded on or before the date such Assessments become due, subject to the following:

a) Effects of Voluntary and Involuntary Sale. The lien or claim against a Lot for such unpaid Assessments shall not be affected by any sale or transfer of such Lot, except that a sale or transfer pursuant to a foreclosure of the Mortgage affecting such Lot or the exercise of a power of sale available thereunder shall extinguish any debt payable prior to such sale or transfer. Nevertheless, any such unpaid Assessments which are extinguished in accordance with the foreclosure or power of sale shall not relieve the purchaser or transferee of such Lot from liability for, nor such Lot the lien of any Assessments becoming due thereafter.

b) Books and Records Available for Inspection. The Committee or the Association shall make available to the Owners, to Mortgagees, lenders, and to holders, insurers, or guarantors of any Mortgage current copies of the Declaration, By-Laws, Articles of Incorporation, and administrative rules and regulations concerning the Project, as well as the books, records, and financial statements of the Committee and the Association. The term "Available", as used in the Paragraph, shall mean available for reasonable inspection upon request during normal business

hours or under other reasonable circumstances. The Association shall have the right to recover its photocopying and service charges incurred in making the inspection and photocopying available.

c) Right to Financial Statement. The holder, insurer or guarantor of any Mortgage shall be entitled, upon written request, to a financial statement for the immediately preceding fiscal year. Any financial statement requested pursuant hereto shall be furnished to the requesting party within a reasonable time following such request.

d) Management Contracts. Any agreement for professional management of the Project, and any contract for goods or services, or any lease which is entered into by the Management Committee or the Association shall provide or be deemed to provide hereby that either party may terminate the contract with or without cause upon at least sixty (60) days prior written notice to the other party thereto.

e) Eligible Mortgagee Designation. Upon written request to the Committee or the Association by the holder, insurer, or guarantor of a Mortgage (which request identifies the name and address of such holder, insurer or guarantor and the Lot Number or address of the property encumbered by the Mortgage held or insured by such holder, insurer, or guarantor), such holder, insurer, or guarantor shall be deemed thereafter to be an "Eligible Mortgagee" or "Eligible Insurer" or "Eligible Guarantor", as the case may be, shall be included on the appropriate lists maintained by the Association, and shall be entitled to timely written notice of any of the following:

(1) Condemnation Loss or Award. Any condemnation loss or any casualty loss which affects a material portion of the Project or any Lot on which there is a Mortgage held, insured, or guaranteed by such Eligible Insurer or Guarantor.

(2) Delinquency. Any delinquency in the payment of Assessments owed by an Owner of a Lot subject to a Mortgage held, insured or guaranteed by such Eligible Insurer or Guarantor, which delinquency remains uncured for a period of sixty days.

(3) Lapse of Insurance. Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Committee or the Association.

(4) Consent Required. Any proposed action which would require the consent of a specified percentage of Eligible Mortgagees.

f) No Right of First Refusal. The right of an Owner to sell, transfer, or otherwise convey his Lot shall not be subject to any right of first refusal or similar restriction.

30. Amendment. This Declaration may be amended as follows:

a) Consent of the Owners. The affirmative vote of at least Sixty seven percent (67%) of

the Owners shall be required and shall be sufficient to amend the Declaration or the Plat Map. Any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Management Committee. In such instrument the Committee shall certify that the vote required by this Section for amendment has occurred, and, if approval of a specified percentage of Eligible Mortgagees is obtained; and

b) Consent of Eligible Mortgagee. The consent of at least sixty-seven percent (67%) of the Eligible Mortgagees shall be required to any amendment which would terminate the legal status of the Project; and the consent of Eligible Mortgagees holding at least fifty-one percent (51%) of the undivided Ownership interest in the Common Areas shall be required to add to or amend any material provision of this Declaration or the Plat Map which establishes, provides for, governs, or regulates any of the following: (1) voting rights; (2) increases in assessments that raise the previously assessed amount by more than twenty-five (25%), assessment liens, or the priority of assessment liens; (3) reductions in reserves for maintenance, repair, and replacement of the Common elements; (4) insurance or fidelity bonds; (5) limitations and restrictions on the right to use of the Common Areas; (6) responsibility for maintenance and repairs; (7) expansion or contraction of the Project or the addition, annexation or withdrawal of property to or from the Project; (8) the boundaries of any Lot; (9) the percentages of Ownership interest in the Common Areas; (10) convertibility of a Lot into Common Areas or Common Area into a Lot; (11) the imposition of any right of first refusal or similar restriction on the right of an Owner to sell, transfer, or otherwise convey his Lot; (12) express benefits or rights of Mortgagees, Eligible Mortgagees, or Eligible Guarantors; and (13) the requirement that the Project be professionally managed rather than self managed. Any addition or amendment shall not be considered material for purposes of this Paragraph b) if it is for the clarification only or to correct a clerical error. Notice of any proposed amendment to any Eligible Mortgagee to whom a written request to approve an addition or amendment to this Declaration or the Plat Map is required shall be mailed postage prepaid to the address for such Mortgagee shown on the list maintained by the Association. Any Eligible Mortgagee who does not deliver to the Committee or the Association a negative response to the notice of the proposed amendment within thirty (30) days from the date of such mailing shall be deemed to have approved the proposal. The foregoing consent requirements shall not be applicable to amendments to this Declaration and the Plat Map or the termination of the legal status of the Project as a planned residential development if such amendments or such termination are made or accomplished in accordance with the provisions of this Declaration regarding Condemnation or Substantial Obsolescence.

31. Notice and Hearing. In the event of a claimed violation of the Declaration, By-Laws or administrative rules and regulations governing the Project, a Member or resident shall be entitled to the following:

a) Notice. Written notice specifying the nature of the violation (and providing any other appropriate information) and stating the time, date and place that the member will have an opportunity to be heard by the Management Committee. Written notice shall be given at least fifteen (15) days prior to the date set for the hearing and may be delivered either personally or by

mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after it has been deposited in the United States mail, first class postage prepaid, addressed to the member at the address given by the member to the Management Committee for the purpose of service or notice or to the address of the member's Lot if no other address has been provided. Any address may be changed from time to time by giving written notice to the Management Committee.

b) Costs and Assessments. If the violation, or the failure to correct or remedy a violation, results or may result in the expenditure of funds, the notice shall also state that the Management Committee may vote to assess the adverse party, levy a fine, or impose other sanctions if the Committee finds that a violation has occurred.

c) Final Determination. After the hearing has taken place, the Management Committee shall (1) determine whether a violation has occurred and, if so, may impose a fine or issue sanctions which shall become effective not less than five (5) days after the date of the hearing; or (2) take such other action as may be appropriate. The determination of the Management Committee shall be final. However, nothing herein shall be construed to prevent the Management Committee from making any emergency repairs or taking any other emergency action it deems necessary and subsequently providing Notice and Hearing.

32. Declarant's Sales Program. Notwithstanding anything to the contrary, until Declarant (i.e. Sunset Ponds L.L.C. and the home builder) has sold all the Lots and Units owned by it in the Project or the expiration of a reasonable sales period following three (3) years after the date on which this Declaration is filed for record in the office of the County Recorder, whichever first occurs (hereinafter referred to as the "Occurrence"), neither the Owners, the Association nor the Committee shall interfere with the completion of improvements and sale of all remaining Lots, and Declarant shall have the following rights in furtherance of any sales, promotions or other activities designed to accomplish or facilitate the sale of all Lots owned by Declarant:

a) Sales Office and Model Lots. Declarant shall have the right to maintain one (1) or more sales offices and one (1) or more model Lots, homes or Units at any one time. Such offices and/or models may be one or more of the Lots owned by it, or one or more of any separate structures or facilities placed on the Property for the purpose of aiding Declarant's sales effort, or any combination of the foregoing;

b) Promotional. Declarant shall have the right to maintain a reasonable number of promotional, advertising and/or directional signs, banners or similar devices at any place or places on the Property.

c) Common Area Use. Declarant shall have the right to use the Common Areas of the Project to facilitate sales.

d) Relocation and Removal. Declarant shall have the right from time to time to locate or

relocate any of its sales offices, models, or signs, banners or similar devices, but in connection with each such location or relocation shall observe the limitations imposed by the preceding portion of this Section. Within a reasonable period of time after the happening of the occurrence, Declarant shall have the right to remove from the Project any signs, banners or similar devices and any separate structure or facility which was placed on the Property for the purpose of aiding Declarant's sales effort.

33. Limitation on Improvements by Association. Until the occurrence described above, neither the Association nor the Committee shall, without the written consent of Declarant, make any improvement to or alteration in any of the Common Areas and Facilities created or constructed by Declarant, other than such repairs, replacements, or similar matters as may be necessary to properly maintain the Common Areas as originally created or constructed by Declarant.

34. Declarant's Rights Assignable. All of the rights of Declarant under this Declaration may be assigned or transferred either by operation of law or through a voluntary conveyance, transfer or assignment. Any Mortgage covering all Lots or Buildings in the Project title to which is vested in Declarant shall, at any given point in time and whether or not such Mortgage does so by its terms, automatically cover, encumber, and include all of the then unexercised or then unused rights, powers, authority, privileges, protection and controls which are accorded to Declarant (in its capacity as Declarant) herein.

35. Working Capital Fund. A working capital fund shall be established by the Declarant to meet unforeseen expenditures or to purchase any additional equipment or services. The initial working capital fund shall be in an amount equal to two (2) months of estimated common assessments for each Lot. Each Lot's share of the working capital fund shall be collected either at the time of the sale of any Lot or Unit is closed or when control of the Project is transferred to the Lot Owners, whichever first occurs. Any amounts paid into the working capital fund shall not be considered as advance payments of regular monthly assessments. The working capital fund shall be transferred to the Association for deposit to a segregated fund when control of the Association is transferred to the Lot Owners. The Declarant is prohibited from using the working capital fund to defray any of its expenses, reserve contributions, or construction costs or to make up any budget deficits while it is in control of the Association. When a Lot or Unit is sold, however, the Declarant may reimburse itself for monies it has paid the Association for an unsold Lot's or Unit's share of the working capital fund by using funds collected at closing when the Lot or Unit is sold.

36. Transfer of Management. Anything to the contrary notwithstanding, Declarant may at any time relinquish its reserved right to select members of the Committee, and to transfer management of the Project to the Association. If and when Declarant elects to do so, Declarant shall send written notification to each Owner of the effective date of the transfer (the "transfer or Transition Date") at least forty five (45) days prior thereto. Thereupon, the Owners shall call a meeting to elect the members of their own Management Committee to take office as of the Transfer Date. Declarant covenants to cooperate with the Owners in effecting an orderly transition of management. Moreover, Declarant shall cause all obligations for Common Area expenses of the

Committee incurred prior to the Transfer Date to be paid in full on or before such date.

37. Certain Provisions Applicable to Declarant. Notwithstanding any other provision herein contained, for so long as Declarant continues to own any of the Lots, the following provisions shall be deemed to be in full force and effect, none of which shall be construed so as to relieve the Declarant from any obligations of an Owner to pay Assessments, except as herein otherwise provided, as to each Lot owned by Declarant in accordance with the Declaration.

a) Disclaimer. Declarant specifically disclaims any intent to have made any warranty or representation in connection with the Project or the Declaration except as specifically set forth herein or in any agreement for sale of a Lot, and no person shall rely upon any warranty or representation not so specifically made therein.

b) Declarant's Consent to Amendment. No amendment may be made to the Declaration without the written consent of Declarant so long as Declarant retains the Ownership of five (5) or more Lots; provided, however, that the obligation to acquire said written consent of Declarant shall cease on a date two (2) years from the date of recording of the Declaration.

38. Interpretation. To the extent Utah Law is consistent with this Declaration, such provisions shall supplement the terms hereof and are incorporated herein. 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 part thereof, and any gender shall include both other genders. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

39. Covenants to Run with Land. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitude, as the case may be, and shall be binding upon and shall inure to the benefit of Association, all other signatories hereto, all parties who hereafter acquire any interest in a Lot or in the Project, and their respective grantees, transferees, heirs, devisee, personal representative, successors, and assigns. Each Owner or resident of a Lot shall comply with, and all interests in all Lots shall be subject to, the terms of this Declaration and the provisions of any rules, regulations, agreements, instruments, supplements, amendments, and determinations contemplated by this Declaration. By acquiring any interest in a Lot in the Project, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

40. Enforcement and Right to Recover Attorney's Assessments. The Association, Management Committee, or any Unit Owner may take action, at law or in equity, to enforce the terms, covenant or conditions of the Project Documents. Should the Association, Management Committee or a Unit Owner be required to take action to enforce or construe the Project Documents, or to pursue any remedy provided hereunder or by applicable law, whether such

remedy is pursued by filing suit or otherwise, they may recover all Additional Charges, including a reasonable attorney's fee, which may arise or accrue.

41. Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Project designed to make the Project safer than it otherwise might be. However, neither the Association nor the Committee shall in any way be considered insurers or guarantors of security within the Project. Neither the Association nor the Management Committee shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness or security measures undertaken. All Owners and residents, their guests and invitees, as applicable, acknowledge that neither the Association nor the Committee represent or warrant that any security measures undertaken will ensure their safety. All Owners and residents, their guests and invitees, acknowledge and understand that the Association and Committee are not insurers of their safety and they hereby assume all risks for loss or damage to their person or property and further acknowledge that the Association and Committee have made no representations or warranties, expressed or implied, including any warranty or merchantability or fitness for any particular purpose, relative to any security measures undertaken within the Project.

42. Mechanics Liens. Mechanics liens shall be filed in the office of the County Recorder as follows:

a) Association/Goods or Services. Mechanics liens for labor, materials or supplies purchased by the Association shall be filed against all Lot Owners in the Project and their appurtenant interest in the Common Area, and shall be indexed in the public records under the name of the Association and Community. If the Association has encumbered the Common Areas and thereafter defaults on its obligations, the lienholder must exercise its rights against the Common Areas before it may proceed against any Lot. Any Owner wishing to release that lien as to his Lot may pay the pro rata share of the total amount of the lien and that shall be sufficient to release the lien against his Lot.

b) Lot Owner/Goods or Services. Mechanics liens filed for labor, materials or supplies benefitting a particular Lot shall be filed against that Lot and its appurtenant interest in the Common Area.

c) Constructive Consent. Any person or entity who elects to perform labor or provide materials at this Project agrees to be bound by and subject to the terms of this Section.

43. Agent for Service of Process. The initial Registered Agent shall be Ellis R. Ivory, and the office of the Registered Agent shall be 970 East Woodoak Lane, Salt Lake City, UT 84117. After the occurrence of the Event, the President of the Association shall be the person to receive service of process in the cases authorized by Utah law.

44. Effective Date. This Declaration, any amendment or supplement hereto, and any

amendment or supplement to the Plat Map shall take effect upon its being filed for record in the office of the County Recorder of Salt Lake County, Utah.

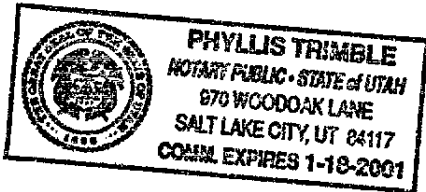
EXECUTED the day and year first above written.

DECLARANT: IVORY HOMES,
a Utah Limited Partnership

By: Ellis R. Ivory
Title: Ellis R. Ivory, General Partner

STATE OF UTAH)
)SS:
COUNTY OF SALT LAKE)

On the 31 day of December, 1997, personally appeared before me ELLIS R. IVORY, who by me being duly sworn, did say that he is the General Partner of IVORY HOMES, a Utah Limited Partnership, and that the within and foregoing instrument was signed in behalf of said partnership and said ELLIS R. IVORY, duly acknowledged to me that said partnership executed the same.



Phyllis Trimble
NOTARY PUBLIC
Residing at: Salt, UT

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

BEGINNING AT A POINT WHICH IS S89°36'19"E, 363.61 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N0°54'25"E, 93.48 FEET; THENCE 106.2525 FEET ALONG THE ARC OF A 5708.11 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N0°22'21"E, 106.524 FEET); THENCE S89°36'19"E, 519.188 FEET; THENCE N0°23'41"E, 0.55 FEET; THENCE S89°36'19"E, 436.20 FEET; THENCE S0°23'41"W, 1132.25 FEET; THENCE N89°36'19"W, 316.090 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE N0°23'41"E, ALONG SAID FENCE LINE 338.25 FEET; THENCE N89°36'19"W, 354.134 FEET; THENCE N0°23'41"E, 338.25 FEET; THENCE N89°36'49"W, 297.000 FEET; THENCE N0°54'25"E, 255.21 FEET; THENCE S89°36'19"E, 8.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

<u>Lot No.</u>	<u>Percentage of Ownership Inter</u>
1	1/62
2	1/62
3	1/62
4	1/62
5	1/62
6	1/62
7	1/62
8	1/62
9	1/62
10	1/62
11	1/62
12	1/62
13	1/62
14	1/62
15	1/62
16	1/62
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52	1/62
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54	1/62
55	1/62
56	1/62
57	1/62
58	1/62
59	1/62
60	1/62
61	1/62
62	1/62

EXHIBIT "C"
AMENDED AND RESTATED BY-LAWS OF SUNSET PONDS P.U.D.
A PLANNED RESIDENTIAL DEVELOPMENT

The following is the Amended and Restated By Laws of the Association who is obligated to operate, manage and regulate the Project.

ARTICLE I

PLAN OF LOT OWNERSHIP AND INCORPORATION

1. Submission. These By-Laws are referred to and incorporated by reference in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the SUNSET PONDS P.U.D., a Planned Residential Development (the "Declaration"), which is located in Salt Lake County, State of Utah. These By-Laws shall govern the administration of the SUNSET PONDS P.U.D. Planned Residential Development and the Association of Lot Owners.

2. Organizational Form. If the Association forms a corporation under the laws of the State of Utah, then these By-Laws shall also function and operate as the By-Laws of the corporation.

3. Office and Registered Agent. The initial Registered Agent shall be Ellis R. Ivory, and the office of the Registered Agent shall be 970 East Woodoak Lane, Salt Lake City, UT 84117. However, after transfer of management and control of the Association is made by the Developer to the Association, the Registered Agent of the Association shall be the President of the Association and the Registered Office of the Association shall be the home of the President or such other place as shall be designated by him.

4. By-Laws Applicability. All present and future Owners, residents, tenants, renters, lessees, and their guests, licensees, invitees, servants, agents or employees, and other person or persons who shall be permitted entrance at SUNSET PONDS P.U.D. shall be subject to and abide by these By-Laws.

ARTICLE II

ASSOCIATION

1. Composition. The association of lot owners is a mandatory association consisting of all Lot Owners at SUNSET PONDS P.U.D.

2. Voting. Each Lot shall have one vote. Multiple owners must elect a representative to cast their vote. A vote cast, without objection, by an apparent representative of multiple owners shall be binding upon the parties. Entities may vote by means of an authorized agent.

3. Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place as may be designated by the Committee from time to time and stated in the notice of meeting.

4. Notice of Meeting. It shall be the duty of the Secretary to hand deliver or mail, by regular U.S. mail postage prepaid, a notice of (a) each annual meeting of the Owners not less than ten and not more than thirty days in advance of such meeting, stating the purpose thereof as well as the time and place where it is to be held to each Owner of record, at the address of his respective Lot or such other address as each Owner may have designated by notice in writing to the Secretary. The mailing of a notice of meeting in the manner provided in this Section shall be considered service of notice.

5. Voting Requirements. An Owner shall be deemed to be in "good standing" and "entitled to vote" at any annual meeting or at any special meeting of the Association if, and only if, he shall be in full compliance with all of the terms, covenants, and conditions of the Declaration, By-Laws, Rules and Regulations, and shall have fully paid all Assessments and/or Additional Charges due.

6. Proxies. The votes appertaining to any Lot may be cast pursuant to a proxy or proxies duly executed by or on behalf of the Lot Owner, or in cases where the Lot Owner is more than one person, by or on behalf of all such persons. No such proxy shall be revocable by actual written notice to the person presiding over the meeting, by the Lot Owner or by any of such persons, that it be revoked. Any proxy shall be void if it is not dated, if it purports to be revocable without notice, or if it is not signed by a person having authority, at the time of the execution thereof, to execute deeds on behalf of that person. Unless it expressly states otherwise, a proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of that proxy. Each proxy must be filed with the Secretary of the Committee not less than 48 hours before the meeting. Only individual Lot Owners or the legal representative of an Organizational Lot Owner may be proxies.

7. Quorum Voting. A majority of the members of the Association shall constitute a quorum for the adoption of decisions. If however, such quorum shall not be present or represented at any meeting, the Owners entitled to vote thereat, present in person or represented by proxy, shall have power to adjourn the meeting and reschedule for a time no earlier than two days after the set time for the original meeting. No notice of such rescheduled meeting shall be required except an oral announcement at the meeting to be rescheduled. Those Owners present, either in person or by proxy, at the rescheduled meeting shall constitute a quorum for the adoption of decisions. When a quorum is present at any meeting, the vote of the Lot Owners

representing a majority of the members of the Association in person or by proxy, shall decide any question brought before the meeting. If the Declaration requires a fixed percentage of Lot Owners to approve any action, however, that percentage shall be required notwithstanding the contrary notwithstanding.

8. Order of Business. The order of business at all meetings of the Association shall be as follows:

- a. roll call;
- b. proof of notice of meeting;
- c. reading of minutes of preceding meeting;
- d. reports of officers;
- e. report of special committees, if any;
- f. election of inspectors of election, if applicable;
- g. election of Committee Members, if applicable;
- h. unfinished business; and
- i. new business.

9. Conduct of Meeting. The President shall, or in his absence the Vice-President, preside over all meetings of the Association; and the Secretary shall keep the minutes of the meeting as well as record of all transactions occurring thereat.

a) Open Meetings. A portion of each meeting of the Committee shall be open to all members of the Association, but members other than members of the Committee may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Committee. The Committee shall establish procedures, policies and guidelines for the conducting of its meetings, retiring to executive session, and prohibiting photographs and/or any electronic (video or audio) recordation of the meetings, or any part thereof.

b) Executive Session. The Committee may, with approval of a majority of a quorum, adjourn a meeting and reconvene in an Executive Session to discuss and vote upon private, confidential, sensitive or personnel matters, litigation, and orders of business of a similar nature. The nature of any and all business to be considered in an Executive Session shall first be announced in open session.

c) Action Without A Formal Meeting. Any action to be taken at a meeting of the Committee may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all members of the Committee.

ARTICLE III

MANAGEMENT COMMITTEE

1. Powers and Duties. The affairs and business of the Association shall be managed by

the Management Committee. The Management Committee shall have all of the powers and duties necessary for the administration of the affairs of the Association in accordance with the provisions of the Declaration and may do all such acts and things necessary to operate and maintain the Project. The Committee shall have the power from time to time to adopt any Rules and Regulations deemed proper for the exercise of its management powers. The Committee may delegate its authority to a manager or managers. Subject to any limitations or provisions contained in the Declaration, the Committee shall be responsible for at least the following:

- a) Preparation of an annual budget, in which there shall be established the contribution of each Owner to pay the Common Expenses.
- b) Establishing Assessments against Owners to defray the costs and expenses of the Project, establishing the means and methods of collecting such Assessments from the Owners, and establishing the period and method of the installment payment of the annual assessment for Assessments subject to these guidelines. Unless otherwise determined by the Committee, each Owner's common area fee may be payable in equal monthly installments, due and payable in advance on the first day of each month of each year. However, in the event a Lot Owner fails to make an installment payment in a timely manner, then the entire annual assessment may be accelerated by the Committee and shall thereafter be automatically due and payable without further notice, although the Committee may subsequently elect to decelerate the obligation.
- c) Providing for the operation, care, upkeep, replacement, maintenance, and surveillance of all the Common Areas and services of the Project.
- d) Designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Common Areas, and providing services for the property, and, where appropriate, providing the compensation of such personnel in the performance of their duties, which supplies and equipment shall be deemed the common property of the Owners.
- e) Collecting the Assessments against the Owners, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to carry out the administration of the Property.
- f) Making, amending, and enforcing Rules and Regulations respecting the Declaration, these By-Laws, and the use of the Property.
- g) Opening of bank accounts on behalf of the Association and designating the signatories required therefor.
- h) Making, or contracting for the making of, repairs, additions, and improvements to, or alterations of, the Property and repairs to, and restoration of, the Property, in accordance with the Declaration and other provisions of the By-Laws, after damage or destruction by fire or

other casualty.

i) Enforcing by legal means the provisions of the Declaration, these By-Laws, and

Rules and Regulations for the use of the Property adopted by it, and bringing any proceedings which may be instituted on behalf of the Owners.

j) Obtaining and carrying insurance against the risks, casualties and liabilities, as provided in the Declaration and paying the premium cost thereof.

k) Paying the cost of all services rendered to the Project and not billed directly to Owners or individual Lots.

l) Keeping a copy of all Project Documents and the Association's books and records with detailed accounts of the receipts and expenditures affecting the Property, and the administration of the Project, specifying the maintenance and repair expenses of the Common Areas and any other expenses incurred. The said documents, books, financial statements, and vouchers accrediting the entries thereupon shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Committee for the general knowledge of the Owners. All books and records shall be kept in accordance with generally accepted accounting practices, and the same, upon a resolution approved by a majority of the Members of the Association, shall be audited by an outside auditor employed by the Committee who shall not be a resident of the Project, or an Owner therein. The cost of such audit shall be a Common Expense. A copy of the annual audit report shall be supplied to any first mortgagee of any Lot in the Project who requests the same in writing from the Secretary. A mortgage holder, at its expense, may have an audited statement prepared at any time.

m) Providing where necessary all water, electricity, and other necessary utility services for the Common Areas and such services to the Lots, including but not limited to heating, as are not separately metered or charged to the Lot Owners thereof.

n) Paying any amount necessary to discharge any mechanic's or materialmen's lien or other encumbrance levied against the Property, or any part thereof, which may in the opinion of the Committee constitute a lien against the Property or against the Common Areas, rather than merely against the particular Lot. When one or more Lot Owners are responsible for the existence of such a lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by the Committee by reason of said lien or liens shall be specially assessed to said Lot Owners and shall, until paid by said Lot Owners, constitute a lien on the interest of said Lot Owners in the Property which lien may be perfected and foreclosed in the manner provided in the Declaration.

o) Giving notice of and conducting hearings for alleged infractions of the

Declaration, By-Laws or administrative rules and regulations, issue citations and/or levy fines for violations of the Declaration, By-Laws, or Rules and Regulations.

p) Making emergency repairs.

q) At the expense of the Owner, or Resident, impounding, towing or otherwise removing any motor vehicle parked, stored or standing in violation of the parking rules and regulations or in an unauthorized area.

r) Evicting non-Owner residents in material violation of the Project Documents.

s) Assigning or leasing available open Common Area parking spaces to residents.

t) Doing such other things and acts necessary to accomplish the foregoing and not inconsistent with the Declaration, the By-Laws, or to do anything required by a proper resolution of the Management Committee or Association.

2. Composition of Management Committee. The Management Committee shall be composed of three members. Only individual Lot Owners or officers or agents of Organizational Owners other than individuals shall be eligible for Committee Membership.

3. Election and Term of Office of the Committee. The term of office of membership on the Committee shall be two years. At the expiration of the member's term, a successor shall be elected.

4. First Meeting. The first meeting of the members of the Committee shall be immediately following the annual meeting of the Association or at such other time and place designated by the Committee.

5. Regular Meetings. Regular meetings of the Committee shall be held from time to time and at such time and place as shall be determined by a majority of the members of the Committee, but no less often than monthly.

6. Special Meetings. Special meetings of the Committee may be called by the President, Vice President or a majority of the members on at least forty-eight hours prior notice to each member. Such notice shall be given personally, by regular U.S. Mail postage prepaid, or by telephone, and such notice shall state the time, place and purpose of the meeting. Any meeting attended by all members of the Committee shall be valid for any and all purposes.

7. Waiver of Notice. Before or at any meeting of the Committee, any member may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the Committee shall constitute a waiver of notice. If all the members are present at any meeting of the Committee, no notice shall be

required and any business may be transacted at such meeting.

8. Committee's Quorum. At all meetings of the Committee, a majority of the members then in office shall constitute a quorum for the transaction of business, and the acts of the majority of all the Committee members present at a meeting at which a quorum is present shall be deemed

to be the acts of the Committee. If, at any meeting of the Committee, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time but for no longer than two days. At any such rescheduled meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

9. Vacancies. Vacancies in the Committee caused by any reason other than removal of a member by a vote of the Association shall be filled by vote of the majority of the remaining members of the Committee at a special meeting of the Committee held for that purpose promptly after the occurrence of any such vacancy, even though the total members remaining may constitute less than a quorum of the committee; and each person so elected shall be a member for the remainder of the term of the member so replaced and until a successor is elected at the next annual meeting of the Association. A vacancy created by the removal of a member by a vote of the Association shall be filled by the election and vote of the Association.

10. Removal of Committee Member. A member may be removed with or without cause, and his successor elected, at any duly called regular or special meeting of the Association at which a quorum of the Association is present, by an affirmative vote of a majority of the members of the Association. Any member whose removal has been proposed by the Owners shall be given at least thirty days notice of the calling of the meeting and the purpose thereof and an opportunity to be heard at the meeting. Any Committee Member who misses 25% or more of the Committee Meetings or who misses three consecutive meetings, in any calendar year, shall be automatically removed from the Committee.

11. Conduct of Meetings. The President shall preside over all meetings of the Committee and the Secretary shall keep a Minute Book of the Committee recording therein all resolutions adopted by the Committee and a record of all transactions and proceedings occurring at such meetings.

12. Report of Committee. The Committee shall present at each annual meeting, and when called for by vote of the Association at any special meeting of the Association, a full and clear statement of the business and condition of the Association.

ARTICLE IV

OFFICERS

1. Designation. The principal officers of the Association shall be a President, a Vice-

President, a Secretary and a Treasurer, all of whom shall be elected by the Committee. The Committee may appoint assistant secretaries and such other officers as in its judgment may be necessary. All officers shall also be members of the Committee. Two or more offices may be held by the same person, except that the President shall not hold any other office.

2. Election of Officers. The officers of the Association shall be elected annually by the Committee at the Corporation meeting of each Committee and shall hold office at the pleasure of the Committee. Any vacancy in an office shall be filled by the Committee at a regular meeting or special meeting called for such purpose.

3. Removal of Officers. The officers shall hold office until their respective successors are chosen and qualify in their stead. Any officer elected or appointed by the Committee may be removed at any time by the affirmative vote of a majority of the Committee, and his successor may be elected at any regular meeting of the Committee, or at any special meeting of the Committee called for such purposes.

4. President. The President shall be the chief executive officer; he shall preside at meetings of the Association and the Committee shall be an ex officio member of all committees; he shall have general and active management of the business of the Committee and shall see that all orders and resolutions of the Committee are carried into effect. He shall have all of the general powers and duties which are usually vested in or incident to the use of president of a stock corporation organized under the laws of the State of Utah.

5. Vice-President. The Vice-President shall, in the absence or disability of the President, perform the duties and exercise the powers of the President, and shall perform such other duties as the Committee or the President shall prescribe. If neither the President nor the Vice President is able to act, the Committee shall appoint a member of the Committee to do so on an interim basis.

6. Secretary. The secretary shall attend all meetings of the Committee and all meetings of the Association and record all votes and the minutes of all proceedings in a book to be kept by him or her for that purpose and shall perform like duties for committees when required. He shall give, or cause to be given, notices for all meetings of the Association and the Committee and shall perform such other duties as may be prescribed by the Committee. The Secretary shall compile and keep current at the principal office of the Association, a complete list of the Owners and their last known post office addresses. This list shall be open to inspection by all Owners and other persons lawfully entitled to inspect the same, at reasonable hours during regular business days. The Secretary shall also keep current and retain custody of the Minute Book of the Association, containing the minutes of all annual and special meetings of the Association and all sessions of the Committee including resolutions.

7. Treasurer. The Treasurer shall have custody of all funds and securities that are not

under the control of the Managing Agent, and with the assistance of the Managing Agent, shall keep full and accurate records of receipts and disbursements, shall prepare all required financial data, and shall deposit all monies and other valuable effects in such depositories as may be designated by the Committee. He shall disburse funds as ordered by the Committee, taking proper vouchers for such disbursements, and shall render to the President and members, at the regular meetings of the Committee, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Project.

ARTICLE V

FISCAL YEAR

The fiscal year of the Association shall be the calendar year consisting of the twelve month period commencing on January 1 of each year terminating on December 31 of the same year. The fiscal year herein established shall be subject to change by the Committee should it be deemed advisable or in the best interests of the Association.

ARTICLE VI

AMENDMENT TO BY-LAWS

1. Amendments. These By-Laws may be modified or amended either (I) by the affirmative vote of a majority of the members of the Association or (ii) pursuant to a written instrument of consent duly executed by a majority of the members of the Association provided all of the written consents are obtained within a ninety day period.

2. Recording. An amendment to these By-Laws shall become effective immediately upon recordation in the Office of the County Recorder of Salt Lake County, State of Utah.

ARTICLE VII

NOTICE

1. Manner of Notice. All notices, demands, bills, statements, or other communications provided for or required under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or sent by regular U.S. Mail postage pre-paid, a) if to an Owner, at the address of his Lot and at such other address as the Owner may have designated by notice in writing to the Secretary; or b) if to the Committee or the Manager, at the principal office of the Manager or at such other address as shall be designated by notice in writing to the Owners pursuant to this Section.

2. Waiver of Notice. Whenever any notice is required to be given under the provisions of the statutes, the Declaration, or of these By-Laws, a waiver thereof, in writing, signed by the

person or persons entitled to such notice, whether signed before or after the time stated therein, shall be deemed equivalent thereto, unless such waiver is ineffective under the provisions of the Declaration.

ARTICLE VIII

COMPLIANCE, CONFLICT, AND MISCELLANEOUS PROVISIONS

1. Conflict. These By-Laws are subordinate and subject to all provisions of the Declaration. All of the terms hereof, except where clearly repugnant to the context, shall have the same meaning as they are defined to have in the Declaration. In the event of any conflict between these By-Laws and the Declaration, the provision of the Declaration shall control.

2. Severability. If any provisions of these By-Laws or any section, sentence, clause, phrase, or work, or the application thereof in any circumstance is held invalid, the validity of the remainder of these By-Laws shall not be affected thereby and to this end, the provisions hereof are declared to be severable.

3. Waiver. No restriction, condition, obligation, or provision of these By-Laws shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

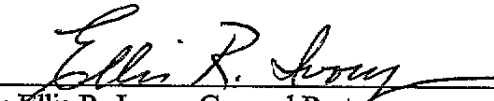
4. Captions. The captions contained in these By-Laws are for convenience only and are not part of these By-Laws and are not intended in any way to limit or enlarge the terms and provisions of these By-Laws.

5. Interpretation. Whenever in these By-Laws the context so requires, the singular number shall refer to the plural and the converse; and the use of any gender shall be deemed to include both masculine and feminine.

6. Persons Bound. All references herein to an Owner, Resident, Tenant, Renter, Lessee, Guest, or Invitee shall be deemed to include their respective executors, administrators, employees, representatives, legatees, distributees, successors and assigns; and the terms, covenants, and conditions herein contained shall apply to and be binding upon them.

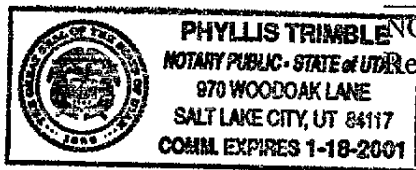
Dated this 4th day of December, 1997.

DECLARANT:
IVORY HOMES,
a Utah Limited Partnership

By: 
Title: Ellis R. Ivory, General Partner

STATE OF UTAH)
)SS:
COUNTY OF SALT LAKE)

On the 31 day of December, 1997, personally appeared before me ELLIS R. IVORY, who by me being duly sworn, did say that he is the General Partner of IVORY HOMES, a Utah Limited Partnership, and that the within and foregoing instrument was signed in behalf of said partnership and said ELLIS R. IVORY, duly acknowledged to me that said partnership executed the same.



Phyllis Trimble
Residing at: *SLC, UT*

EXHIBIT "D"
DESIGN GUIDELINES

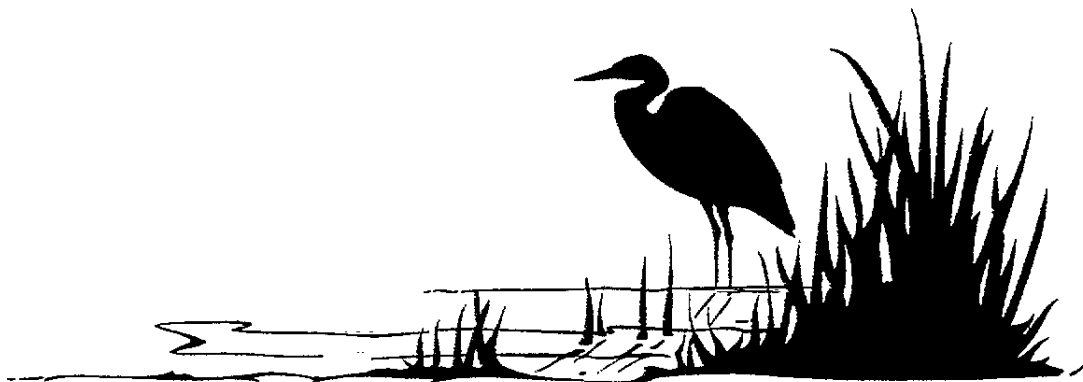
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EXHIBIT "D"
Declaration of Conditions, Covenants
and Restrictions for Sunset Ponds, P.U.D.

Sunset Ponds

A Master Planned Community
Draper, Utah

Design Guidelines



IVORY HOMES
Utah's Number One Home Builder.

BK7850PG3010

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Landscape Standards	9
Design Review Committee	10

ATTACHMENTS

Brick Element on all homes

Lot Planting Plan (typical)

Lot Irrigation Plan (typical)

Typical Home Elevations (various)

Note: The inclusion of typical home plan elevations does not necessarily limit the choice of plans to specifically those identified in this document. The purpose is to provide a visual aid in identifying the design style appropriate in this community.

Design Guidelines Sunset Ponds, P.U.D. Draper, Utah

These Design Guidelines have been promulgated pursuant to Section III, 19.e. of the Declaration of Conditions, Covenants and Restrictions for Sunset Ponds, P.U.D., (the "Declaration"), official records of Salt Lake County. The Design Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvements upon the Property. The Design Guidelines are administered and enforced by the Design Review Committee in accordance with the Declaration and the procedures herein and herein set forth. The Design Guidelines may be amended from time to time and it is the responsibility of each Owner or other Person to obtain and review a copy of the most recently revised Design Guidelines.

In establishing and developing these Design Guidelines, several important factors have been taken into consideration: the environmental conditions of the site including the level of the water table in the area; the overall slope and topography; and current real estate market conditions which will effect the type and style of the homes.

Environmental studies have been undertaken at Sunset Ponds and an extensive body of knowledge has evolved about its environmental factors, including slope, soils, geologic conditions, hydrology, vegetation, climate and wildlife. The approximately 18 acres of land on which Sunset Ponds is situated consists of wet meadows, a large pond, grazing fields and agricultural areas. Sunset Ponds is unique because of its rich and diverse plant and animal life.

As a result of this intensive study of the ecology and environment at Sunset Ponds, the philosophy of the project has evolved. Stated simply, it is a blending of people, homes and the existing environmental factors into a harmonious residential community that will grow in value over time.

Purpose

The purpose of the Design Guidelines is not to create look-alike Residences or other improvements or to suggest that they should all have the same colors and materials. Rather, the purpose is to create a harmonious architectural approach compatible with this site while at the same time providing each future home owner the maximum amount of flexibility in choosing exterior and interior features so as to avoid a monotony of design, exterior elevations and colors. The architectural standards and design guidelines should be viewed by each Lot Owner as his/her protection that the special type of development will be preserved and enhanced over time.

Architectural Standards

1. Height of Structures

The maximum height for any Residence shall not exceed a basement and two stories above ground and shall not exceed City of Draper building height standards for the zone.

2. No Reflective Finishes

No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including without limitation the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, equipment mailboxes, and newspaper tubes.

3. Roofs

All roofs shall be of a material, color, and texture approved by the Design Review Committee. The overall appearance of the Residence will be an important consideration. The color of roofs must conform to the color standards set forth in the Design Guidelines which include light to middle range values of "earth tones".

4. Materials - Exterior Surfaces

Exterior surfaces will consist of the following:
On all sides and rears of all homes, vinyl siding of a color conforming to the color standards set forth in the Design Guidelines

will be acceptable. All homes will be a combination of stucco and brick, whose colors shall be conforming to the color standards set forth in the Design Guidelines. All brick elements will be "Classic Traditional" brick chosen from the approved color standards. The color stucco and brick will be chosen to complement and match as closely as possible.

5. Additional Construction and/or Exterior Changes

Any changes to the approved plans before, during, or after the construction of an Improvement must first be submitted to the Design Review Committee for approval.

6. No Two Homes Alike On Adjoining Lots

Due to the unique nature of this subdivision including the limited lot size, no two homes alike are allowed on adjoining lots, defined as lots which share common side yard property lines. This includes the same model with different exterior materials, however the same model with two front elevation details will be allowed on adjoining lots.

7. Additional Common Features

All homes at Sunset Ponds shall be constructed with matching brick elements on all homes, and various community features, which will include a specially designed brick wainscot and stucco front elevation (See Attachment I), two car garage minimum with brick soldier course surround, white vinyl energy efficient windows with grid pattern at

the front and side elevations, matching exterior lighting, entrance door lockset and kickplate, and engraved limestone address plates.

8. Setback and Side-yard requirements

All home front setback locations will be alternating between 20-25 feet for a unique overall subdivision appearance. The Design Review Committee will establish the setback locations. Minimum side yards are six (6) feet from side property line and minimum rear yard setback is 15 feet. Cantilevers for fire places, closets, bay windows, upper story cantilever will all be considered part of the structure and cannot encroach into the side yard setback. Corner lots will be considered normal two frontage lots with 20' set backs on the front and 20' on the side adjacent to the street.

Landscaping Standards

1. Guidelines

These guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify within and between homes. More specifically, the guidelines are intended to provide for a neat and well maintained appearance to preserve the existing site character. (See Attachments 3 & 4)

The primary landscape treatment shall consist of shade trees, a mix of deciduous and evergreens, ground covering and shrubs. At least one street tree and one lot tree must be maintained on each lot. Secondary landscape treatment should reflect the nature of the project. Annual planter beds are encouraged. Each homeowner should provide a variety of plants chosen from a recommended list, which include changing color, texture, height and density. A mixture of trees, ground covers, perennials, annuals and turf is suggested. The approved list of planting is included herein as attachments 3 & 4 and are identified as "Lot Planting Plan (typical)" and "Lot Irrigation Plan (typical)" respectively.

All landscaping installation, maintenance, repair and/or replacement will be consistent with the standards of paragraphs 19a, 19b & 19h, (page 30-31) of the "Declaration."

Design Review Committee Organization and Duties

I. Design Review Committee Membership Organization

The initial Design Review Committee will be made up of:

Trevor Sudweeks
9677 South 700 East, Suite D
Sandy, Utah 84070

Brian Apsley
970 East Woodoak Lane
Salt Lake City, Utah 84117

Chris P. Gamvroulas
970 East Woodoak Lane
Salt Lake City, Utah 84117

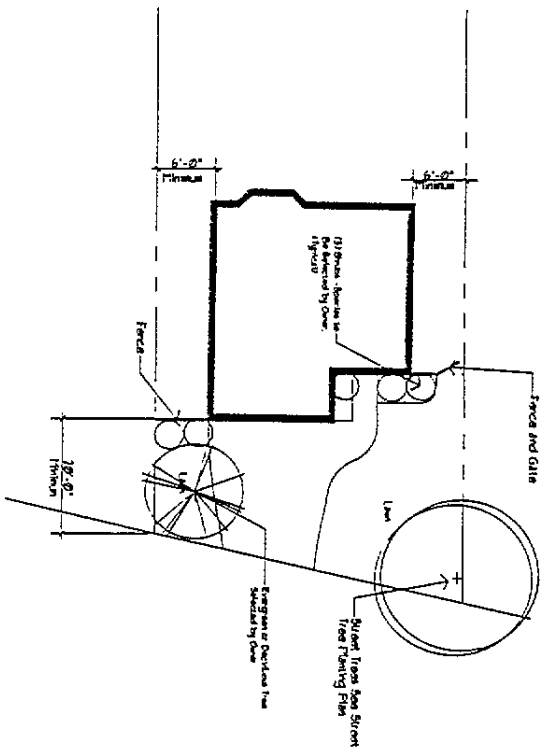
Except for the initial committee which consists of the Owner/Developer of record and his assigns, the Architectural Control Committee shall consist of three members, the majority of which shall constitute a quorum and the concurrence of the majority shall be necessary to carry out the provisions applicable to this Committee. The Committee may designate one member to act on its behalf. In the event of death or resignation of any of the members; the surviving members of the Committee shall have full authority to appoint another person to fill the said vacancy. Except for the initial members appointed to the Committee, all

- a. Plot plan to scale of entire site with buildings located and elevation of floors shown above or below a designated point on the street.
- b. Floor plans of each floor level to scale.
- c. Elevations to scale of all sides of the home.
- d. One major section through house.
- e. A perspective.
- f. Specifications of all outside materials to be used on the exterior of the residence.

The attached plans are the initial list approved by the Design Review Committee.

PLANT PALETTE

BOTANICAL NAME	COTTON NAME	SIZE
EVERGREEN TREES		
AGNES CONCOLOR	White Fir	1'-8"
PICEA PARSONS OLAUCA	Colorado Green Spruce	1'-8"
PRUNUS NIGRA	Amurite Pine	1'-6"
Deciduous Trees		
ACER RUBRUM	Red Sweet Tupelo	7' Caliper
ACER FRATERNITY	Flameleaf Maple	7' Caliper
CESTRUM ALBIFLORUM	Eastern Redbud	7' Caliper
FRAXINUS CALIFORNICA	California Redwood	7' Caliper
EVERGREEN SHRUBS		
JANERUS CHINENSIS SEA GREEN	Sea Green Juniper	1 Gallon
MAQUA ADONIAH COZY PACIA	Compact Oregon Grape	1 Gallon
PHYLLIS LAROCEROLANS OTTO LINDEN	Old Lady's Laurel	1 Gallon
LABURNUM VIREA DARK GREEN SPREADER	Dark Green Spreading Yew	1 Gallon
DECIDUOUS SHRUBS		
SHALL (Less than 4' high)		
BEBBERUS HANSENII ALIBONIFERA	Red Leaf Dogberry	1 Gallon
ERICHTHIS ALATA COZY PACIA	Compact Burning Bush	1 Gallon
RIBES ALPINA	Alpine Currant	1 Gallon
SPYRADA OVATA WINTER WATERER	Anthony Waterer Spirea	1 Gallon
SPYRADA VILLOSA WINTER WATERER	Miss Kim Livec	1 Gallon
Large (Five than 4')		
ACER GINNALA	Amur Tupelo	1 Gallon
CORNUS SERICEA BAILLETII	Baldy Red / Big Dogwood	1 Gallon
COLONASTER LUCIDUS	Peking Coralbeiler	1 Gallon
LEISLERIA VICKSTRI	Golden Pivotal	1 Gallon
HIBISCUS SYRIACUS	Rose of Sharon	1 Gallon
ROSA RUGOSA	Hardy Rose Rose	1 Gallon
VERBENUM DURELOOCCI	Dutchwood Verbena	1 Gallon



Lot Planting Plan (Typical)

SCALE 1"=40'-0"



NORTH

SUNSET PONDS P.U.D.
Sudweeks Development LLC

Project: 2104

ASWN
ALLRED SOFFE WILKINSON & NICHOLS
2245 SOUTH 2100 EAST SALT LAKE CITY UTAH 84117
P.O. BOX 232 801 277-4474 FAX (801) 277-6868

REVIEWS

DATE:
3/21/76
9:51 AM

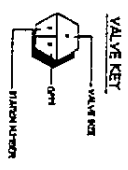
SD3

IRRIGATION SCHEDULE

SYMBOL DESCRIPTION MODEL # PSI PAID GPM

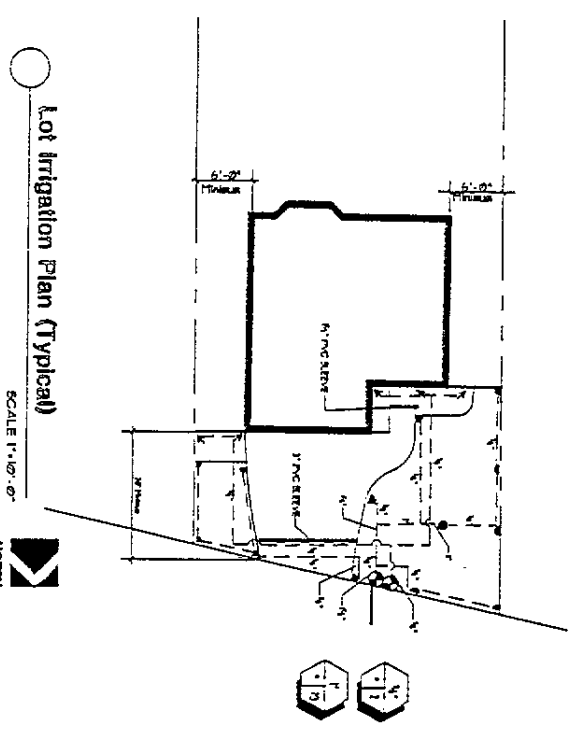
SYMBOL	DESCRIPTION	MODEL #	PSI	PAID	GPM
●	RAISED	100-100-100-100	30	15	3.125
○	RAISED	100-100-100-100	30	15	1.85
○	RAISED	100-100-100-100	30	15	1.25
○	RAISED	100-100-100-100	30	15	0.75
○	RAISED	100-100-100-100	30	15	0.5
○	RAISED	100-100-100-100	30	15	0.25
○	RAISED	100-100-100-100	30	15	0.125

- 1. RAISED PIPES SERIES CONTROL VALVE (SHOWN ON PLAN)
- 2. PVC BORED 40 LATERAL LINE (SIZE AS NOTED ON PLAN)
- 3. PVC SCHEDULE 40 TUBING (SIZE AS NOTED ON PLAN)
- 4. ALL MAINLINE FITTINGS TO BE SCHEDULE 40
- 5. PVC BORED 40 KEEPS

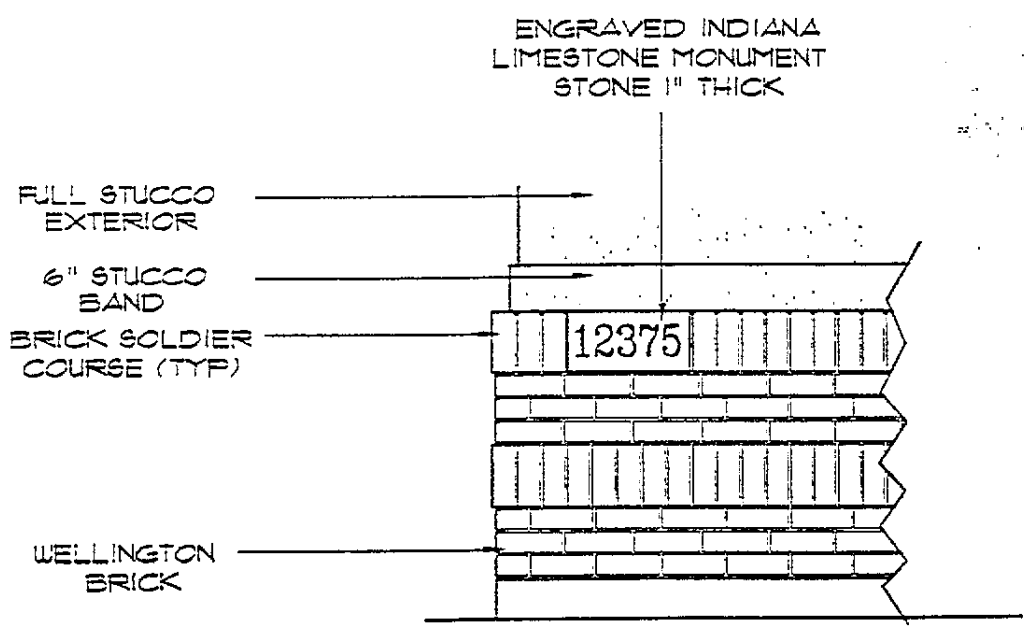


SPRINKLING SYSTEM NOTES

1. THIS SYSTEM WAS DESIGNED FOR 60 PSI STATIC WATER PRESSURE AND 40 GPM. UNLESS INDICATED OTHERWISE ON PLAN SHOULD THE PRESSURE AND THE GALLOWAGE BE LESS THAN THIS, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE INSTALLATION SO THAT ADJUSTMENTS CAN BE MADE IN PIPE SIZING. IF PRESSURE IS MUCH GREATER NOTIFY ARCHITECT. IT MAY REQUIRE A PRESSURE REDUCER.
2. THIS SPRINKLER IRRIGATION PLAN IS DRAIN FOR GRAPHIC CLARITY. WHERE PIPING AND VALVES ARE SHOWN IN CONCRETE AREAS, EXCEPT WHERE CROSSING, THE INTENT IS FOR THE PIPING AND VALVES TO BE PLACED IN THE ADJACENT PLANNING AREAS.
3. CONTRACTOR SHALL MAKE SITE CHECK TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BID. REFER ALL QUESTIONS TO LANDSCAPE ARCHITECT.
4. SEE SPECIFICATIONS FOR MAINLINE FITTINGS AND PIPE SPECIFICATIONS.
5. CONTRACTOR SHALL INSTALL CONTROL WIRE IN A SEPARATE PVC SLEEVE IN THE SAME TRENCH AS THE MAINLINE UNDER ALL CONCRETE AND ASPHALT.



-POOR COPY-
CO. RECORDER



BRICK ELEMENT OF ALL HOMES

SCALE: 1/2" = 1'-0"

ALL BUILDING FRONTS ARE TO BE STUCCO
W/ 34 1/2" HIGH BRICK WAINSCOT

BK 7850PG3023



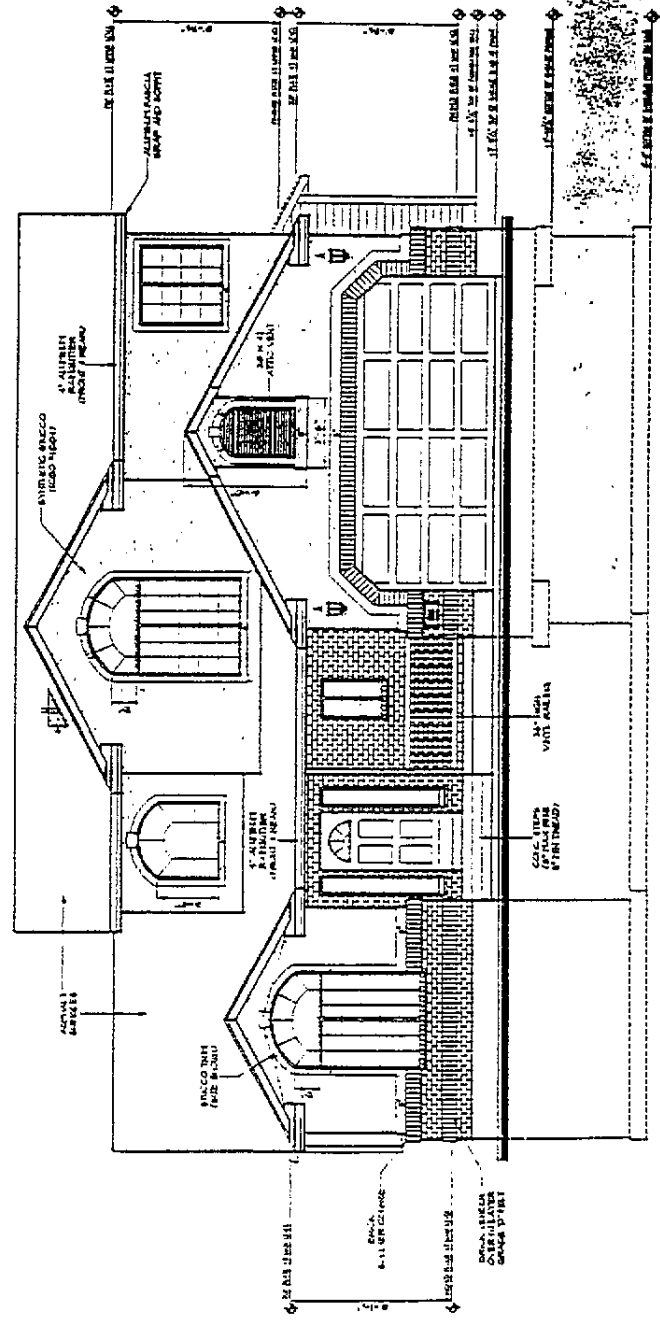
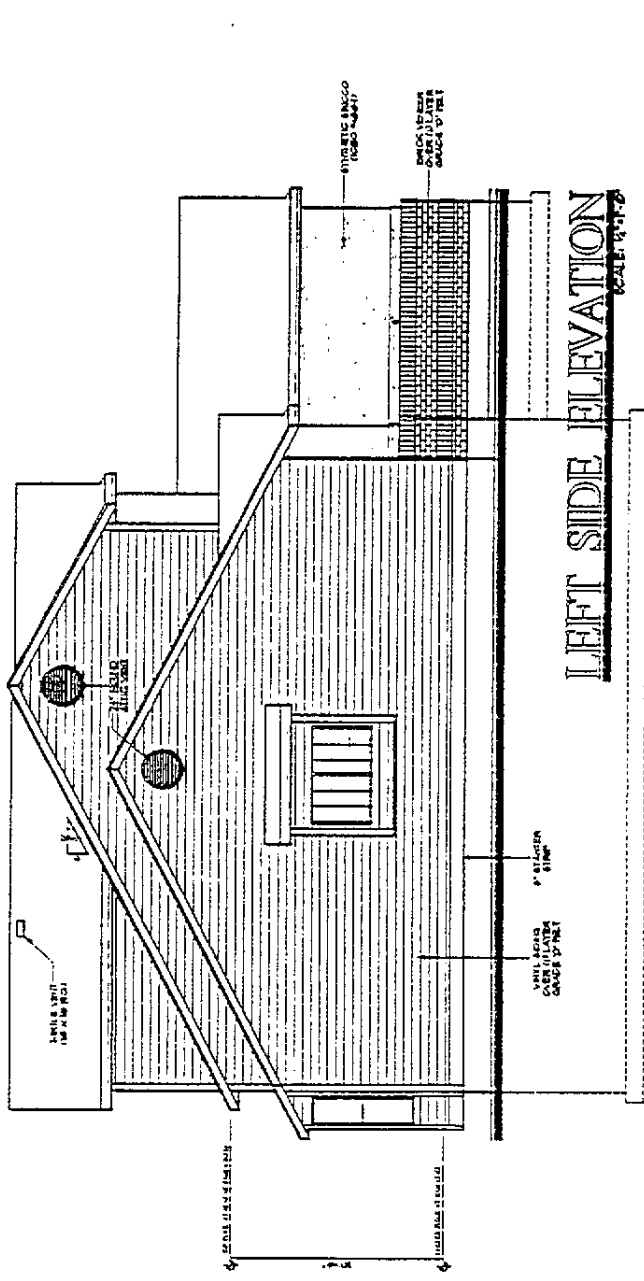
IVORY HOMES
 970 Wood Oak Lane
 8411 Lake City, Utah 84117
 (801) 244-0700

KEYNOTES

CONTRACT NO. 101-12-12
 DATE 12/12/12
 PROJECT NO. 101-12-12
 SHEET NO. 7
 OF 12

Alpino
 (Ranch Plan)

DATE	12/12/12
PROJECT NO.	101-12-12
SHEET NO.	7
OF	12



FRONT ELEVATION

101 LEGIBLE FOR MICROFILM
 CO. RECORDER

BK 7850 PG 3024



**IVORY
HOMES**

970 Wood Oak Lane
848 Lake City Blvd. #417
(801) 468-0700

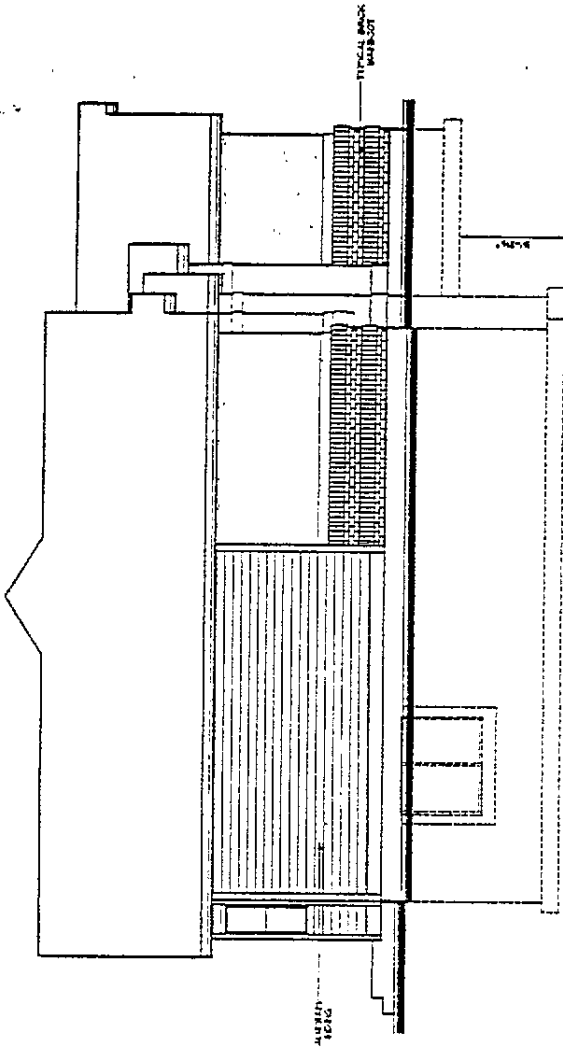
RESIDENTIAL ARCHITECTURE

KEYNOTES

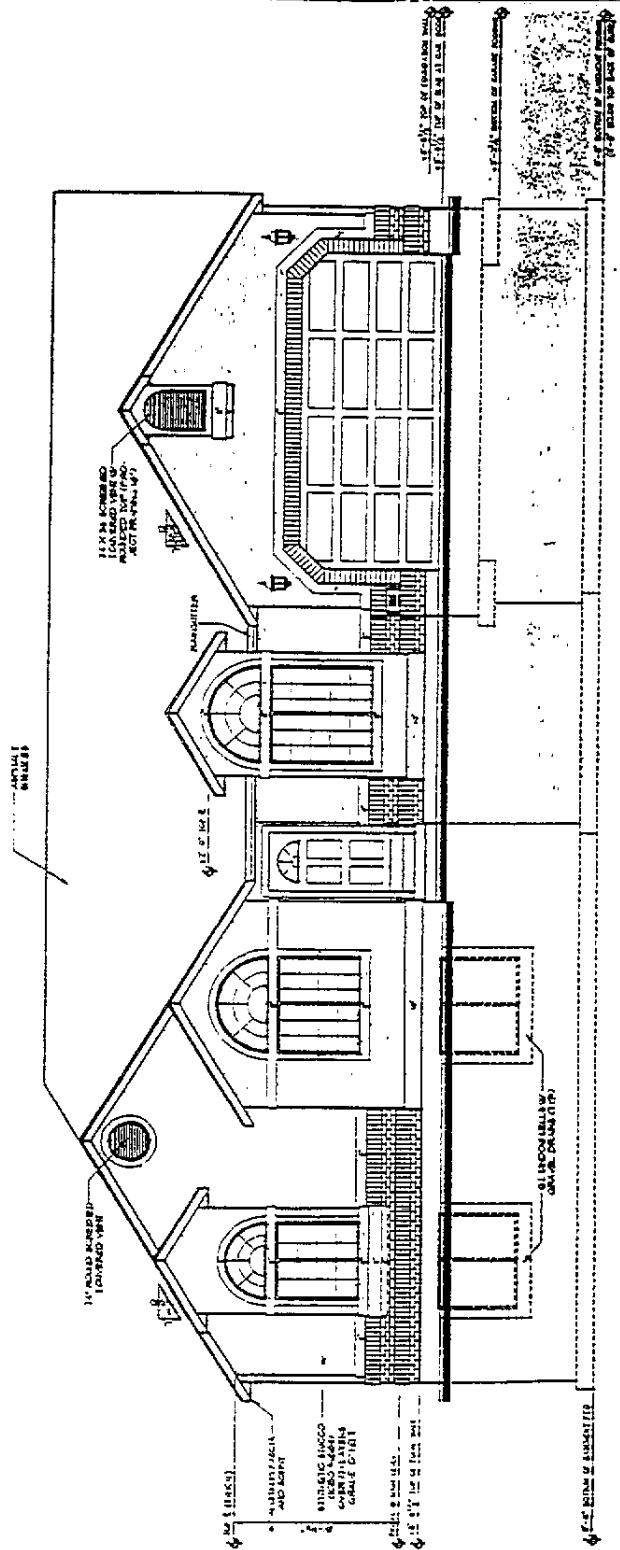
NOT TO SCALE
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
ALL FINISHES ARE TO BE SPECIFIED BY THE ARCHITECT

Ashford
(Please Print)

NO. 5	DATE	BY	REV.
5			



LEFT SIDE ELEVATION



FRONT ELEVATION

NOT LEGIBLE FOR MICROFILM
CO. RECORDER

BK 7850 PG 3025



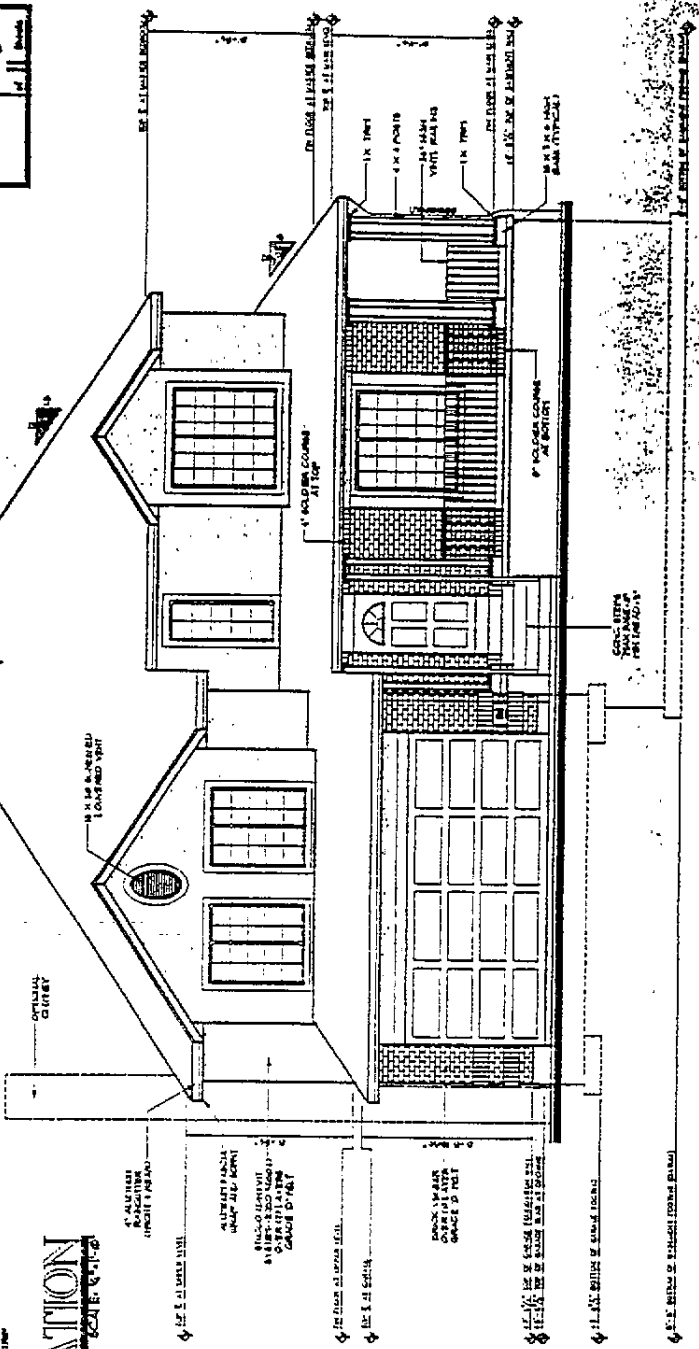
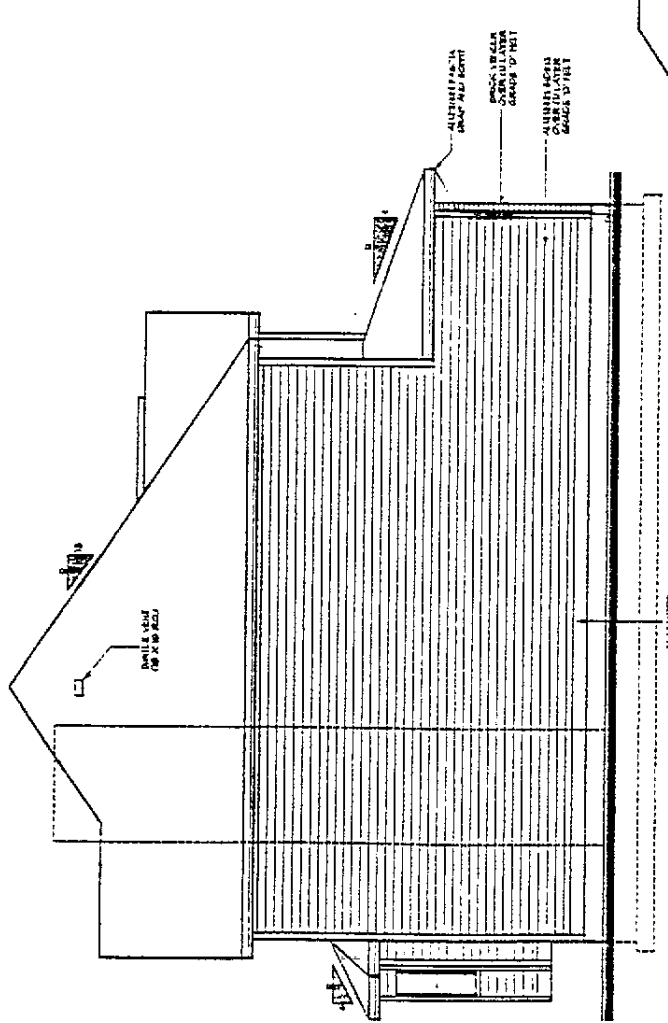
870 Wood Oak Lane
848 Lakes City, Utah 84147
(801) 288-0700

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Century
(Mobile Plans)

NUMBER	01	DATE	11/24/91
PROJECT	100	BY	DL
DATE	11/24/91	CHECKED	DL
SCALE	AS SHOWN	APPROVED	DL
DATE	11/24/91	DATE	11/24/91
BY	DL	DATE	11/24/91

6



LEFT SIDE ELEVATION

FRONT ELEVATION

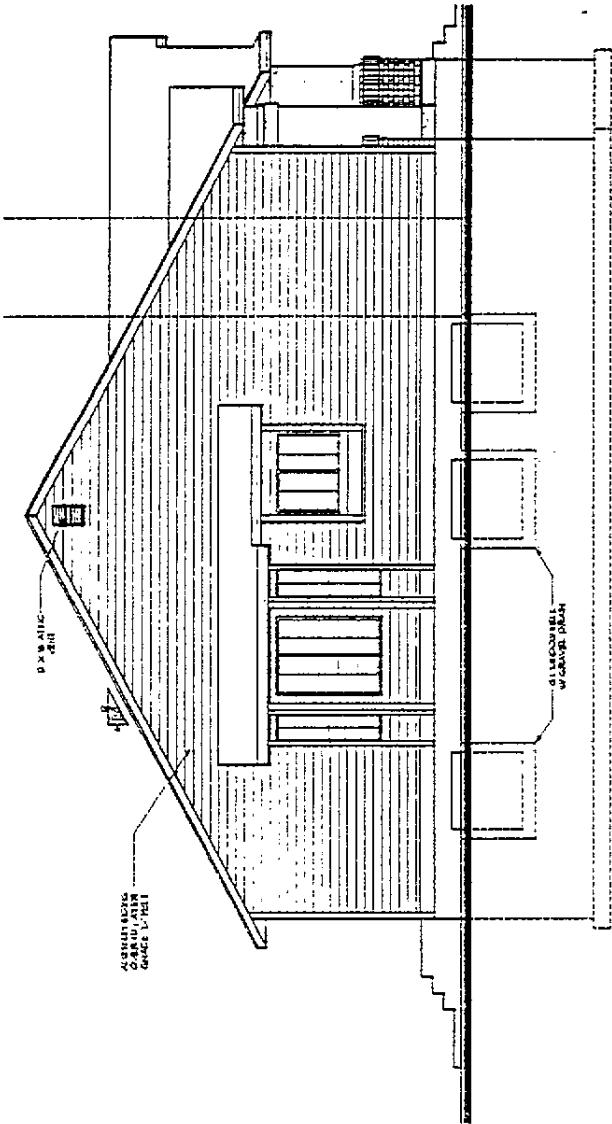
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CO. RECORDER



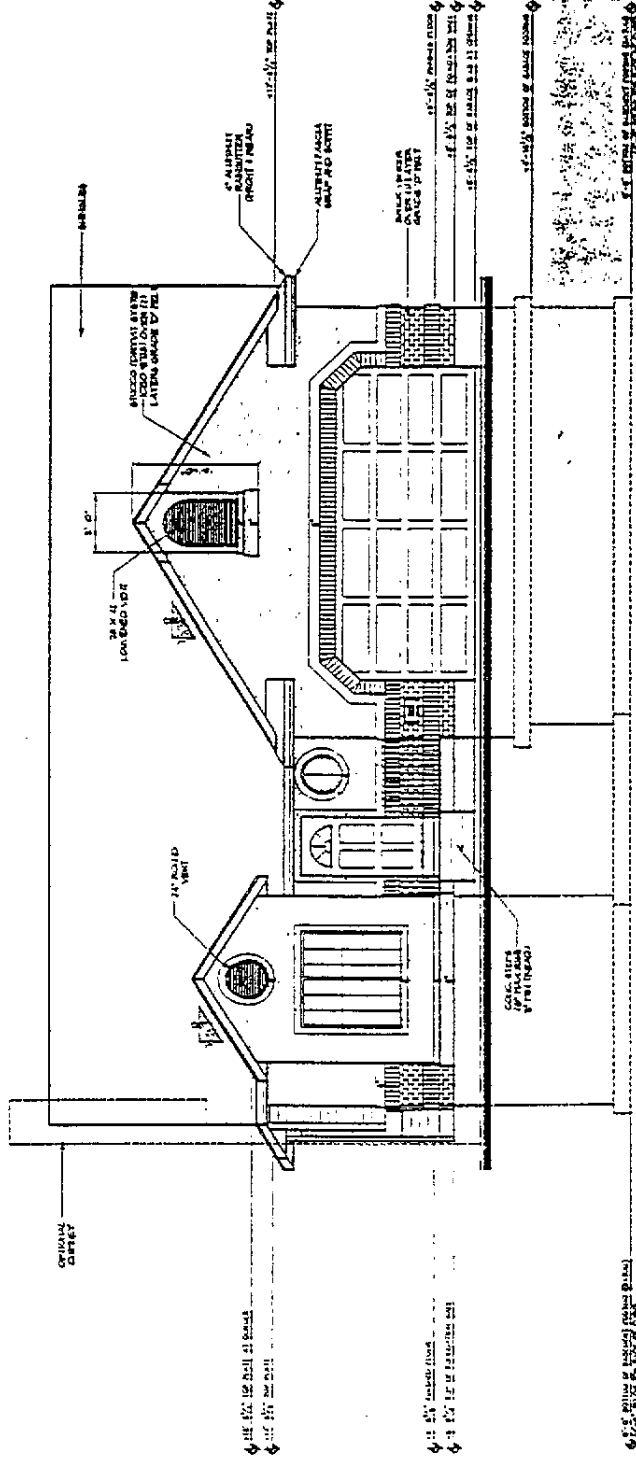
870 Wood Oak Lane
Bak Lake City, Mich 48117
(801) 268-0700

KEYNOTES

<p>CAUTION (Reverse Plans)</p>	
DATE	10/10
PROJECT NO.	5
NOTED	
BY	
CHECKED	
DATE	



LEFT SIDE ELEVATION
SCALE 3/8" = 1'-0"



FRONT ELEVATION
SCALE 3/8" = 1'-0"

NOT LEGIBLE FOR MICROFILM
CO RECORDER

BK 7850PG3027



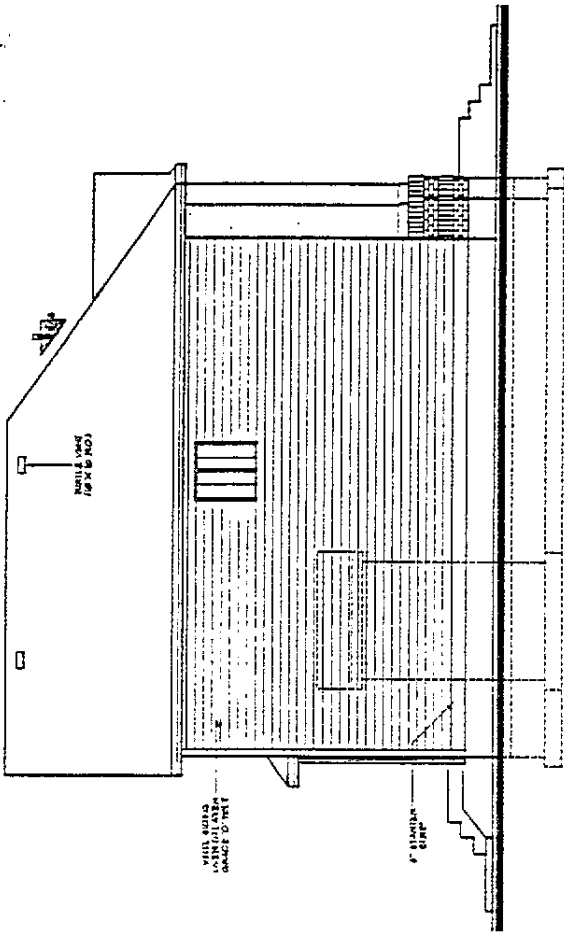
IVORY HOMES

970 Wood Oak Lane
 Salt Lake City, Utah 84117
 (801) 266-0700

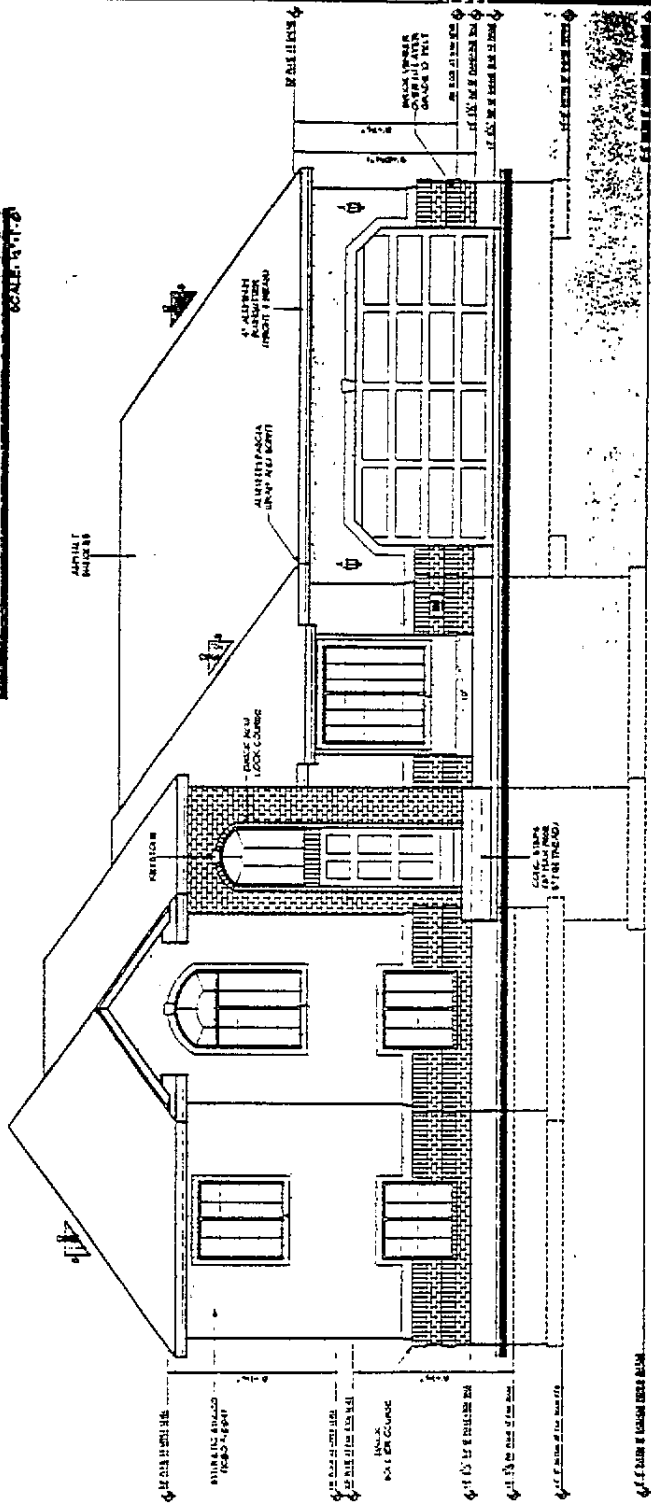
KEYNOTES

NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL FINISHES ARE TO BE SPECIFIED BY THE ARCHITECT

Carlington (Phase Plan)	
NO.	5
DATE	10/10/10
BY	
CHECKED BY	
SCALE	AS SHOWN



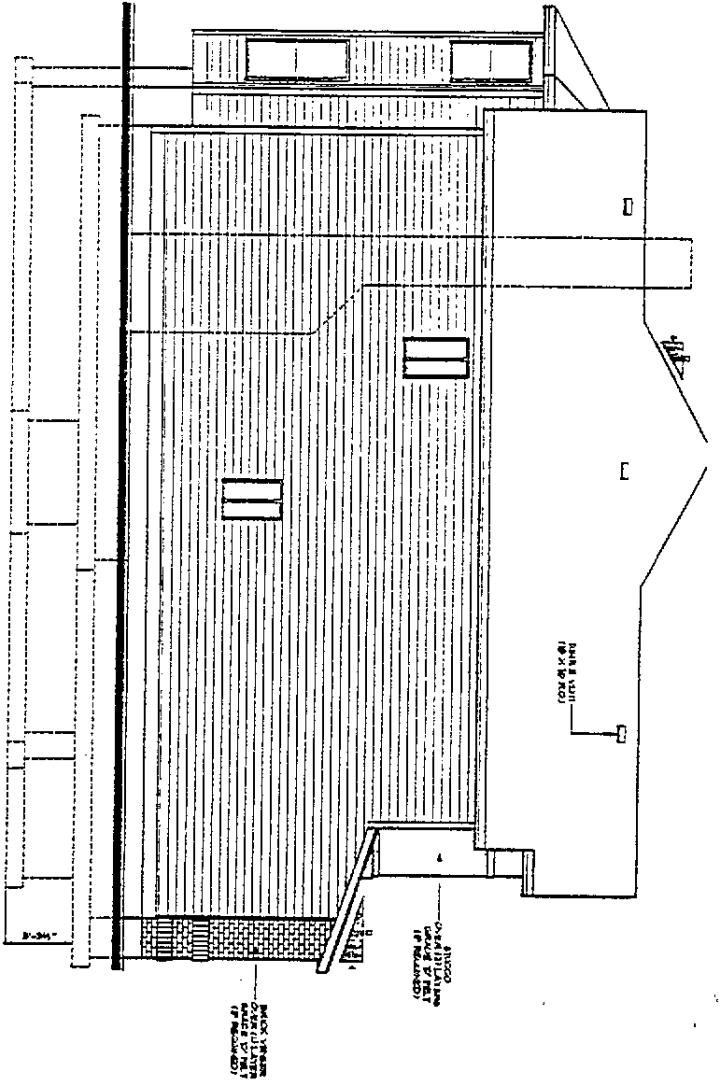
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION

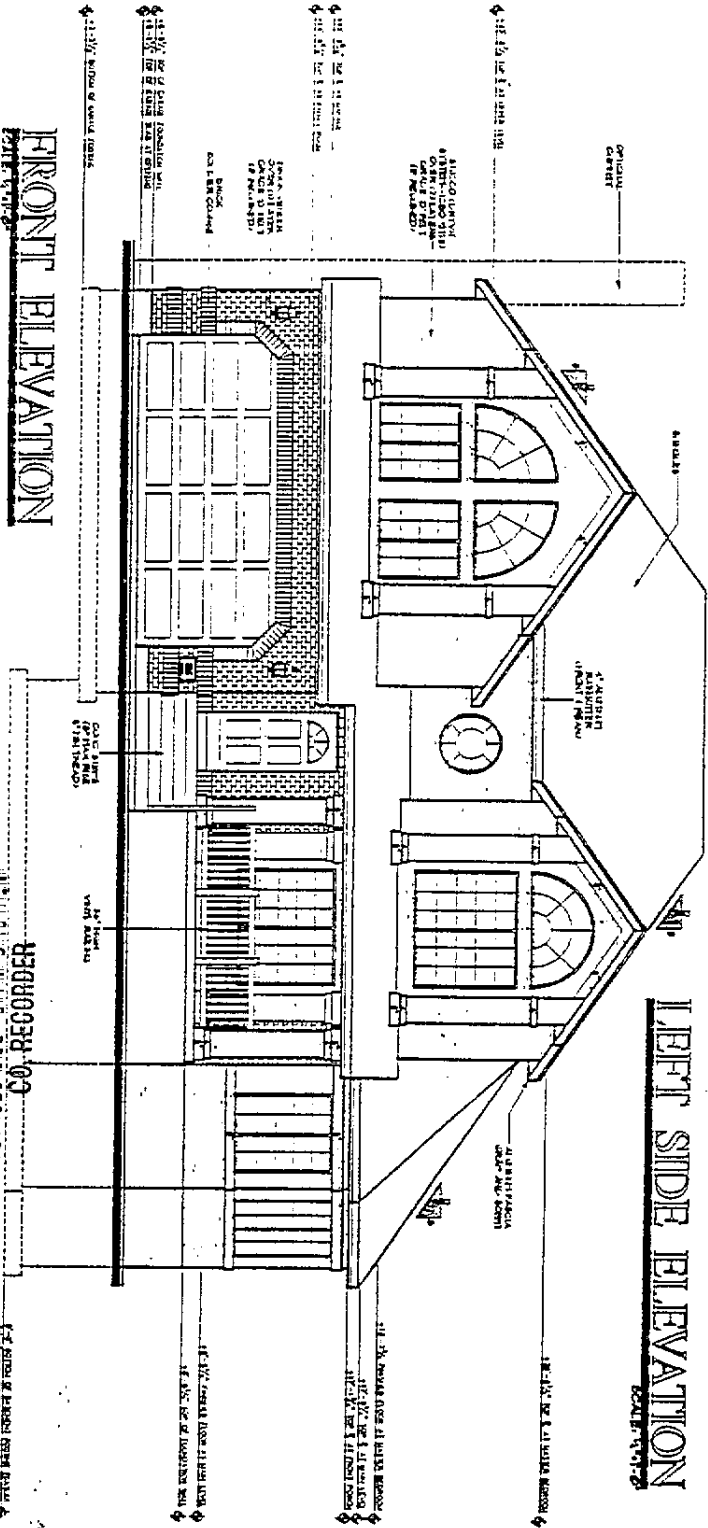
NOT LEGIBLE FOR MICROFILM
 CO. RECORDER

BK 7850 PG 3028



FRONT ELEVATION

FRONT ELEVATION



LEFT SIDE ELEVATION



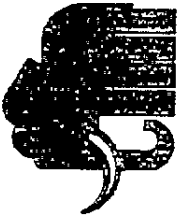
IVORY HOMES
 970 Wood Oak Lane
 Salt Lake City, Utah 84117
 (801) 208-0700

KEYNOTES

6/10/2010 10:00 AM

DATE	TIME	BY	REASON
6/10/2010	10:00 AM

6



**IVORY
HOMES**

970 Wood Oak Lane
Salt Lake City, Utah 84117
(801) 264-0700

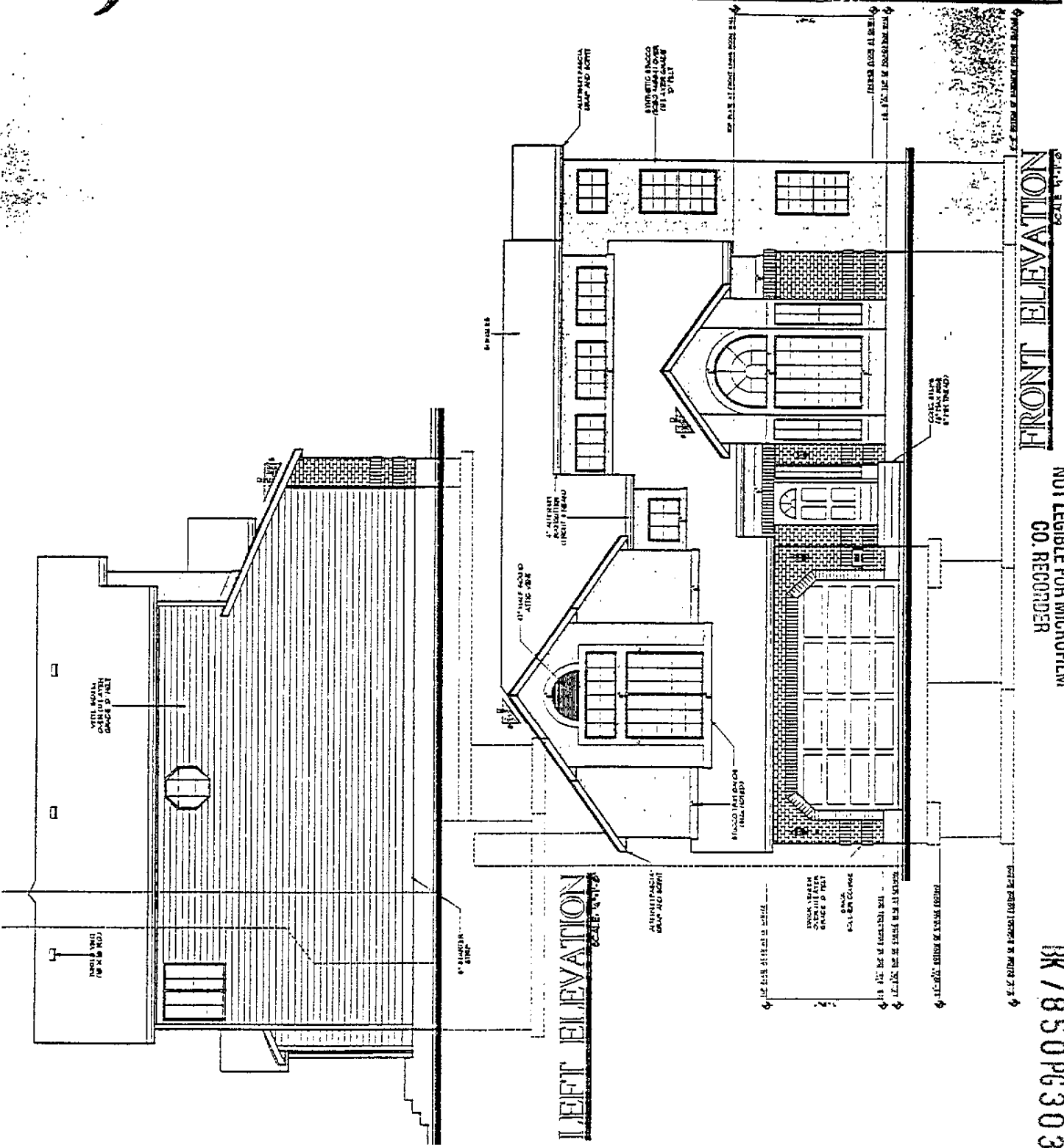
DATE: 05/21/03

KEYNOTES

THIS DRAWING IS THE PROPERTY OF
IVORY HOMES, INC. AND IS TO BE USED
FOR THE PROJECT SHOWN HEREON ONLY.
NO PART OF THIS DRAWING IS TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF IVORY HOMES,
INC.

Continued
(Main Plan)

DATE	05/21/03
PROJECT	1025 3RD ST W SALT LAKE CITY, UT 84143
CLIENT	IVORY HOMES, INC. 2520 S. STATE ST. SALT LAKE CITY, UT 84143
SCALE	1/4" = 1'-0"
SHEET NO.	6
TOTAL SHEETS	12

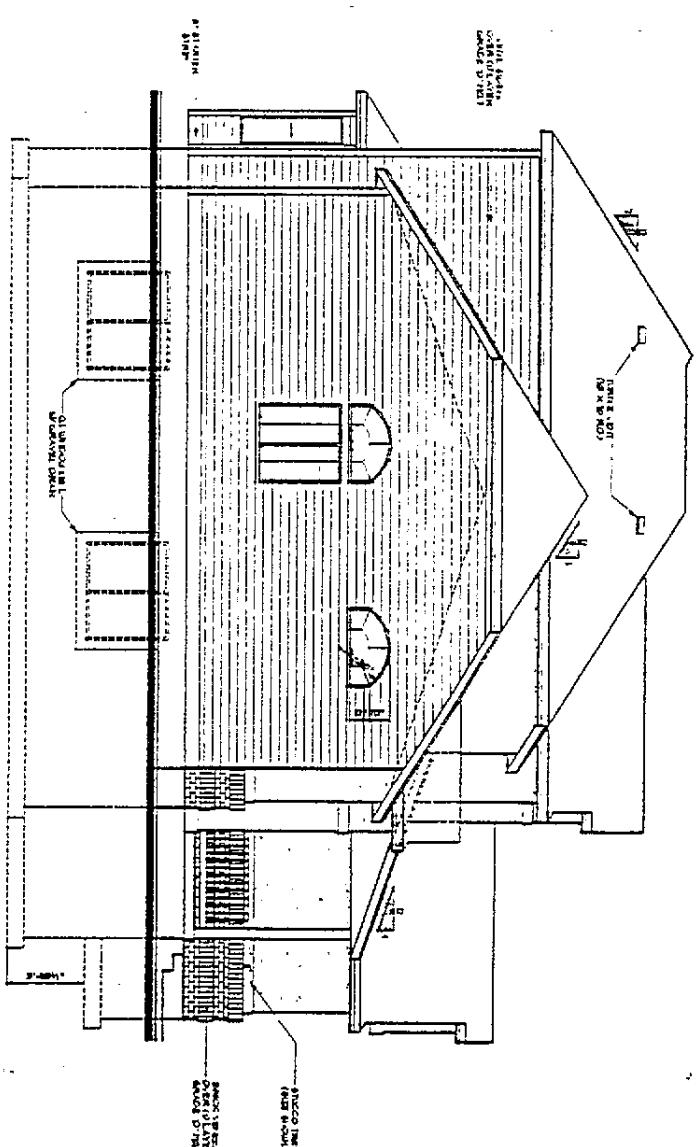


FRONT ELEVATION

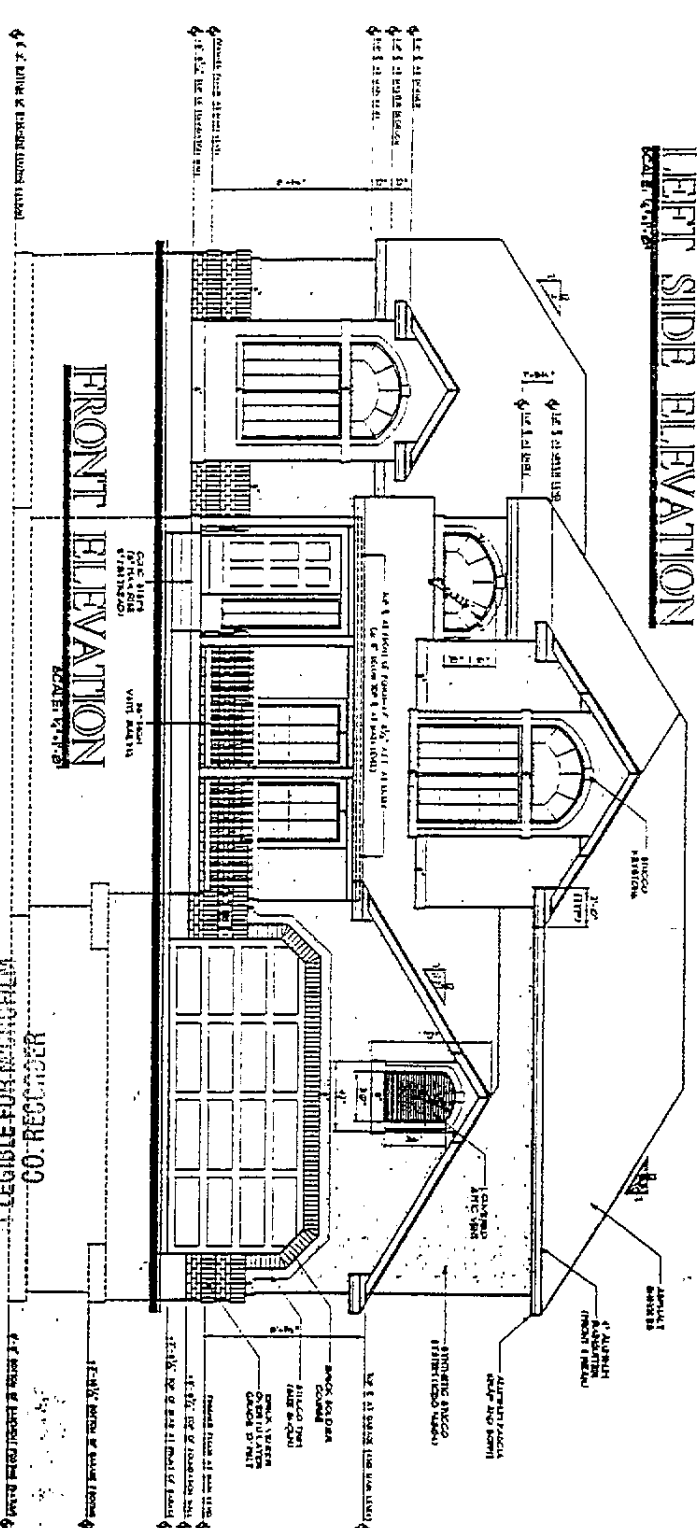
NOT LEGIBLE FOR MICROFILM
CO. RECORDER

LEFT ELEVATION

BK 7850 PG 3030

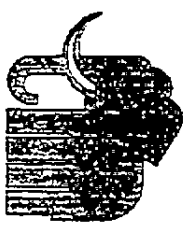


LEFT SIDE ELEVATION



FRONT ELEVATION

LEGIBLE FOR MICROFILM
CO. RECORDER



IVORY HOMES

970 Wood Oak Lane
841 Lake City Utah 84117
(801) 248-0700

KEYNOTES

NO. 100	NO. 01	WOOD SHINGLES
NO. 101	NO. 02	WOOD SHINGLES
NO. 102	NO. 03	WOOD SHINGLES
NO. 103	NO. 04	WOOD SHINGLES
NO. 104	NO. 05	WOOD SHINGLES
NO. 105	NO. 06	WOOD SHINGLES
NO. 106	NO. 07	WOOD SHINGLES
NO. 107	NO. 08	WOOD SHINGLES
NO. 108	NO. 09	WOOD SHINGLES
NO. 109	NO. 10	WOOD SHINGLES
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NO. 199	NO. 100	WOOD SHINGLES

Hammond
(Also Plans)



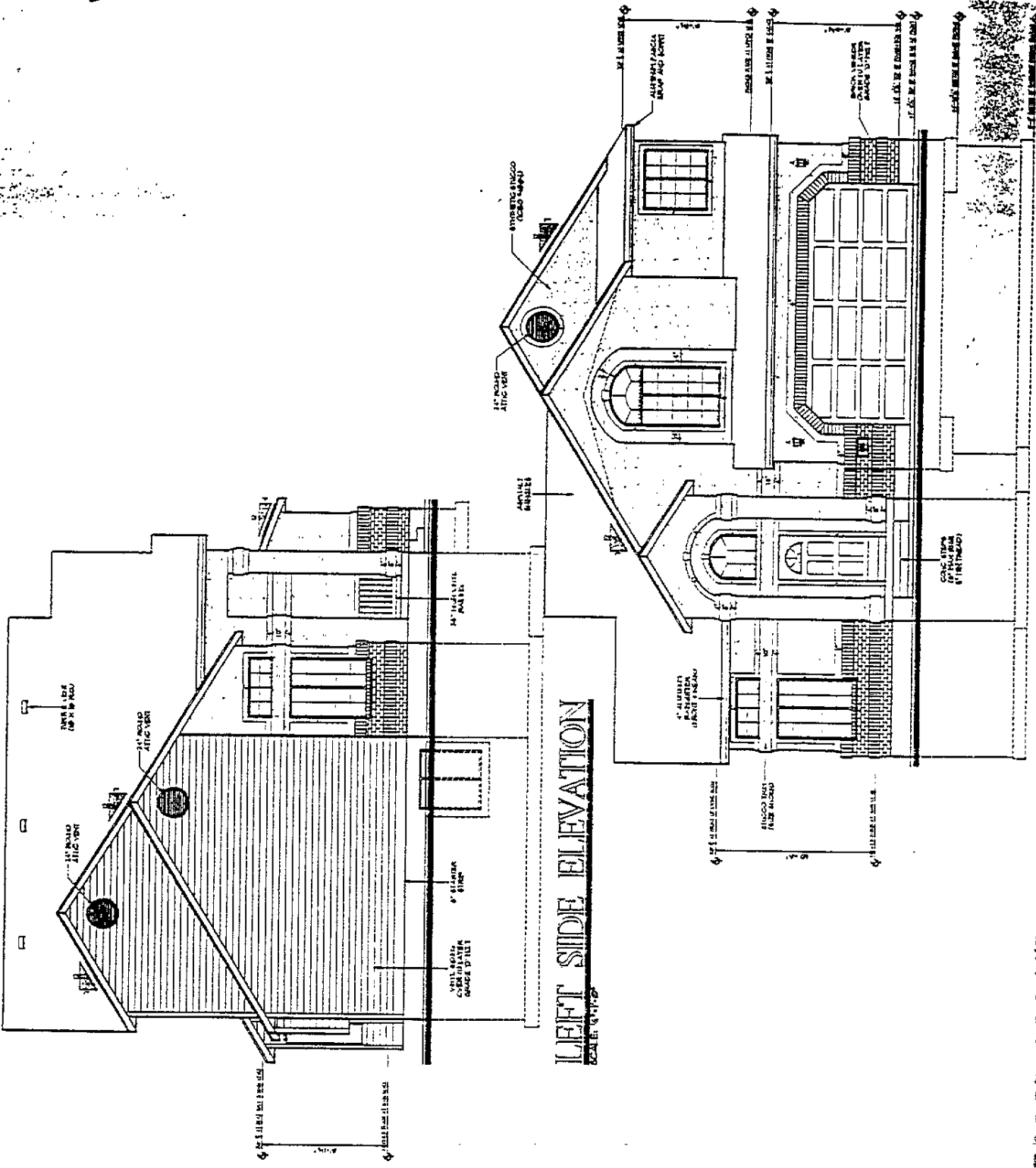
IVORY HOMES
 970 Wood Oak Lane
 Salt Lake City, Utah 84117
 (801) 245-0700

KEYNOTES

CONSTRUCTION NOTES: See also the notes on the other sheets of this set. All work shall be in accordance with the 2006 International Residential Code (IRC) and the 2006 International Building Code (IBC) unless otherwise specified. All materials shall be of standard quality and shall be installed in accordance with the manufacturer's instructions.

Holladay
 (Main Floor)

NO. 6	DATE	BY
6		
	REVISED	BY
	DATE	BY
	DATE	BY



LEFT SIDE ELEVATION

FRONT ELEVATION

NOT A SCALE
 CO. RECORDER

BK 7850 PG 3032

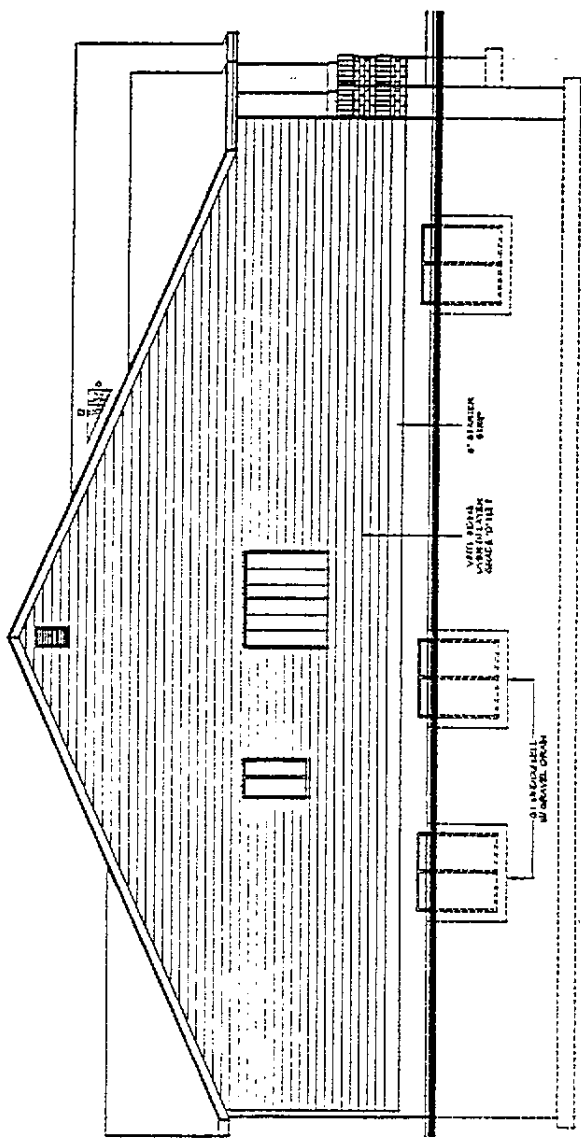


IVORY HOMES
 970 Wood Oak Lane
 84th Lake City, Utah 84117
 (801) 264-0700

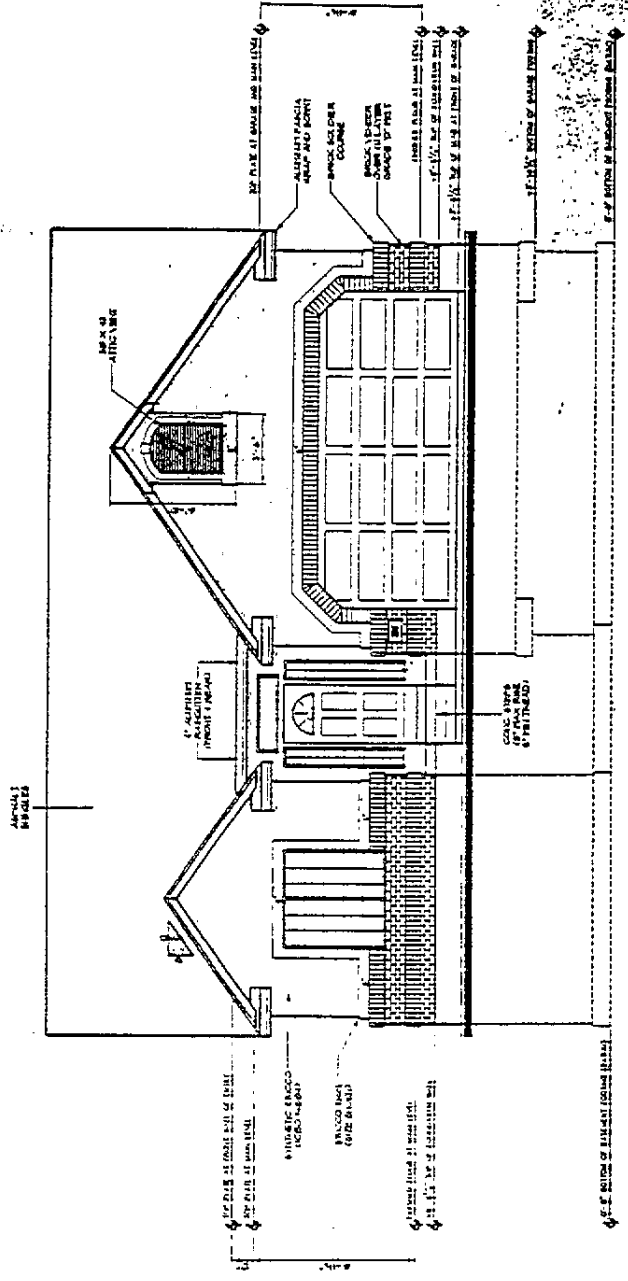
KEYNOTES

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH GRADE IS TO BE DETERMINED BY THE CONTRACTOR.
 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

JONSONSON		(Sheet 5 of 10)	
DATE	NO.	BY	SCALE
10/15/2023	1001	JM	AS SHOWN
PROJECT	NO.	DATE	BY
1001	1001	10/15/2023	JM
SHEET NO. 5		OF 10	

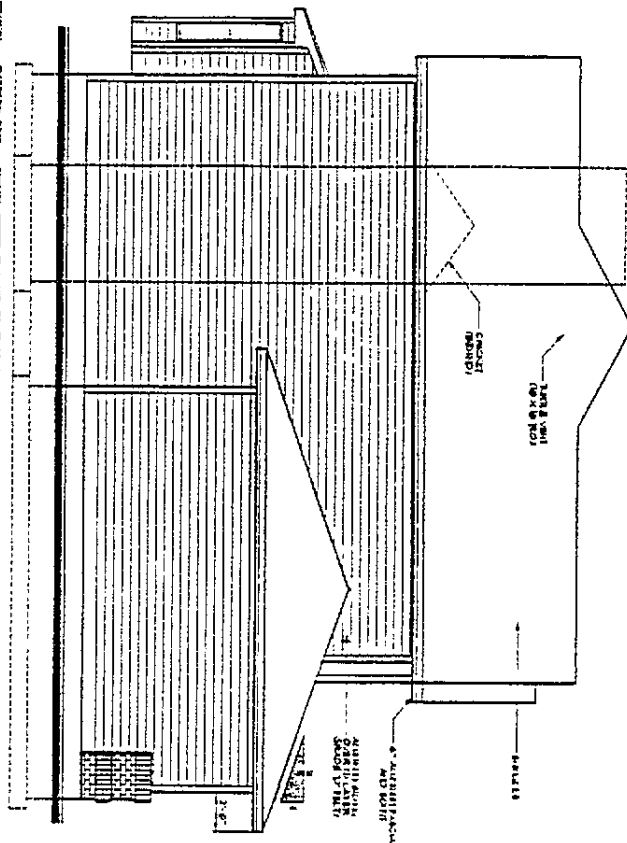


LEFT SIDE ELEVATION

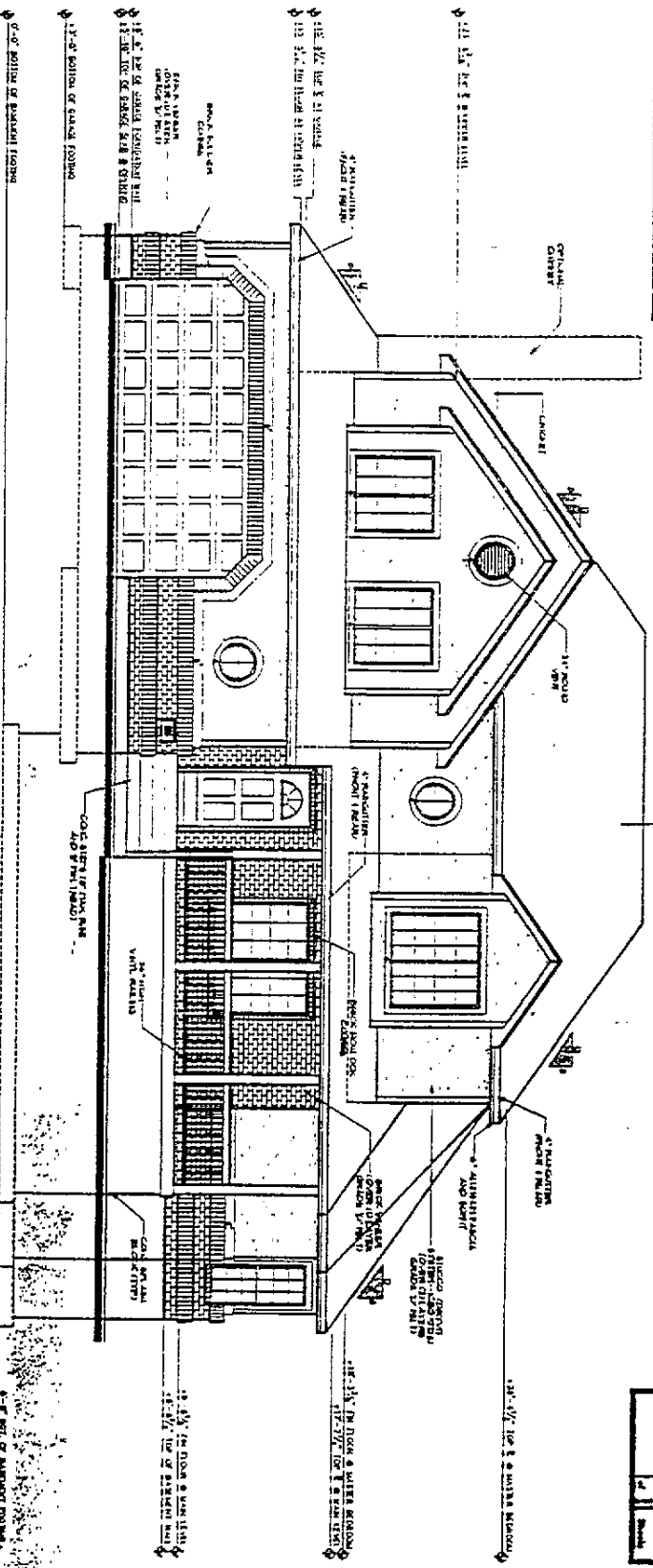


FRONT ELEVATION

BK 7850 PG 3033



LEFT SIDE ELEVATION



FRONT ELEVATION

IVORY HOMES
 970 Wood Oak Lane
 841 Lake City, Utah 84117
 (801) 266-0700

Lancestar
 (Home Plan)

DATE	NO.	TYPE	BY
01/11/00	001	PLAN	W.E.
01/11/00	002	SECTION	W.E.
01/11/00	003	SECTION	W.E.
01/11/00	004	SECTION	W.E.
01/11/00	005	SECTION	W.E.
01/11/00	006	SECTION	W.E.
01/11/00	007	SECTION	W.E.
01/11/00	008	SECTION	W.E.
01/11/00	009	SECTION	W.E.
01/11/00	010	SECTION	W.E.
01/11/00	011	SECTION	W.E.
01/11/00	012	SECTION	W.E.
01/11/00	013	SECTION	W.E.
01/11/00	014	SECTION	W.E.
01/11/00	015	SECTION	W.E.
01/11/00	016	SECTION	W.E.
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01/11/00	100	SECTION	W.E.



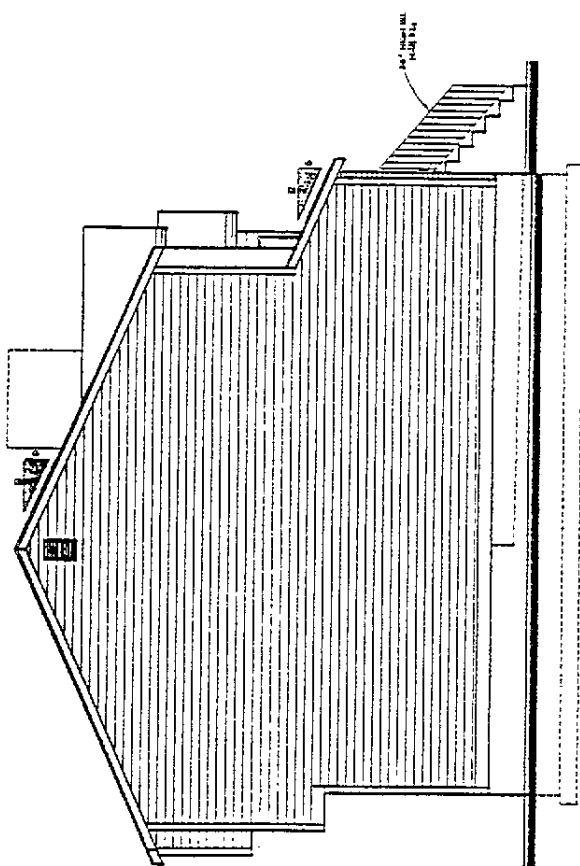
870 Wood Oak Lane
8th Lake City, Utah 84117
(801) 233-0700

KEYNOTES

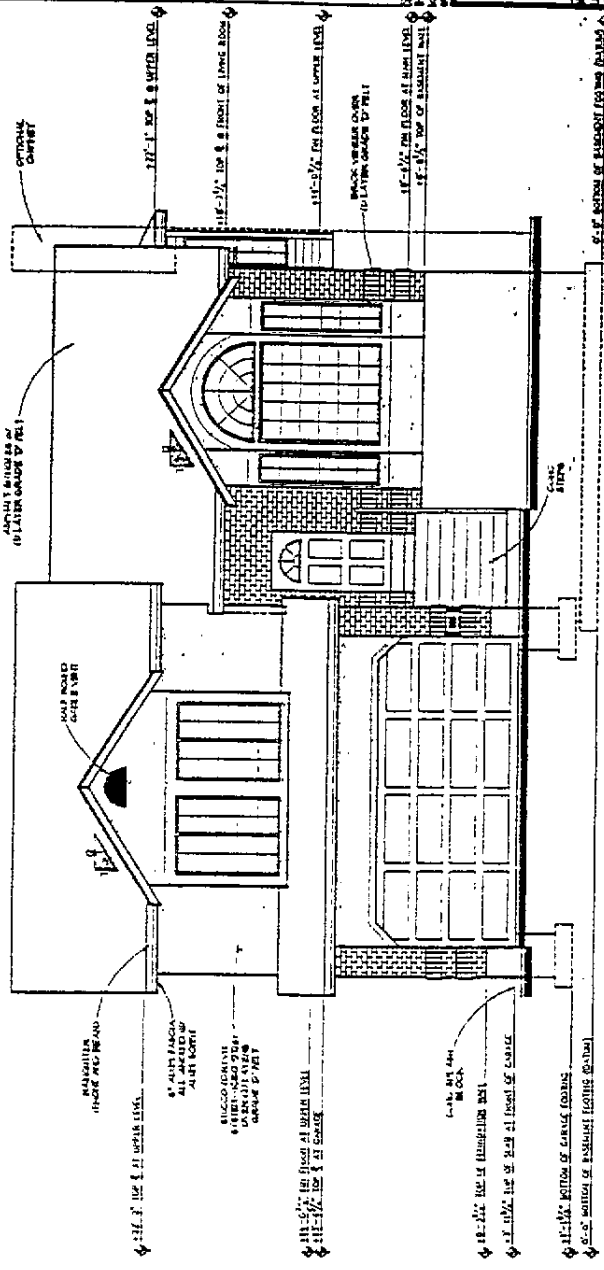
NOTES: 1. All elevations are shown as finished. 2. All materials are to be installed in accordance with manufacturer's instructions. 3. All dimensions are to be taken to the face of the material unless otherwise noted. 4. All elevations are to be shown as finished. 5. All elevations are to be shown as finished. 6. All elevations are to be shown as finished. 7. All elevations are to be shown as finished. 8. All elevations are to be shown as finished. 9. All elevations are to be shown as finished. 10. All elevations are to be shown as finished.

Livingston
(Model Name)

NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/10/10	J. W.	J. W.	ISSUED FOR PERMITS
2	10/10/10	J. W.	J. W.	ISSUED FOR PERMITS
3	10/10/10	J. W.	J. W.	ISSUED FOR PERMITS
4	10/10/10	J. W.	J. W.	ISSUED FOR PERMITS
5	10/10/10	J. W.	J. W.	ISSUED FOR PERMITS



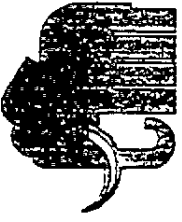
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

at Redwood City, California
CO. RECORDS

BK7850PG3035



**IVORY
HOMES**

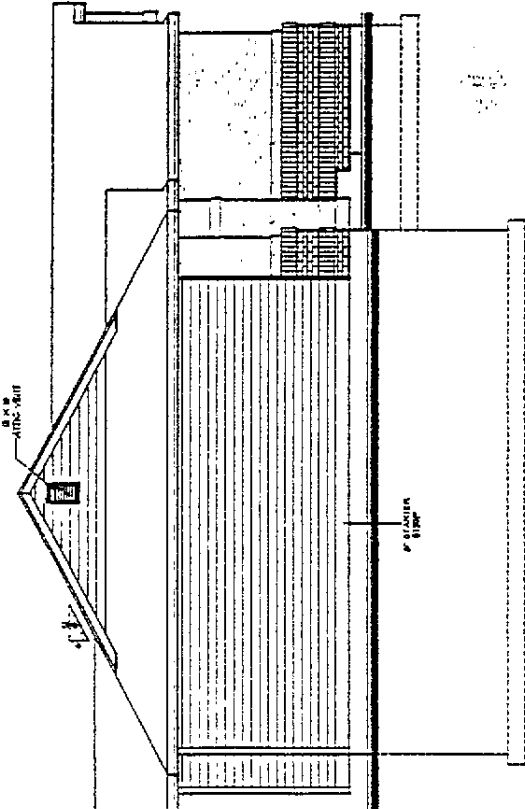
970 Wood Oak Lane
Ball Lake City, Utah 84107
(801) 268-0700

KEYNOTES

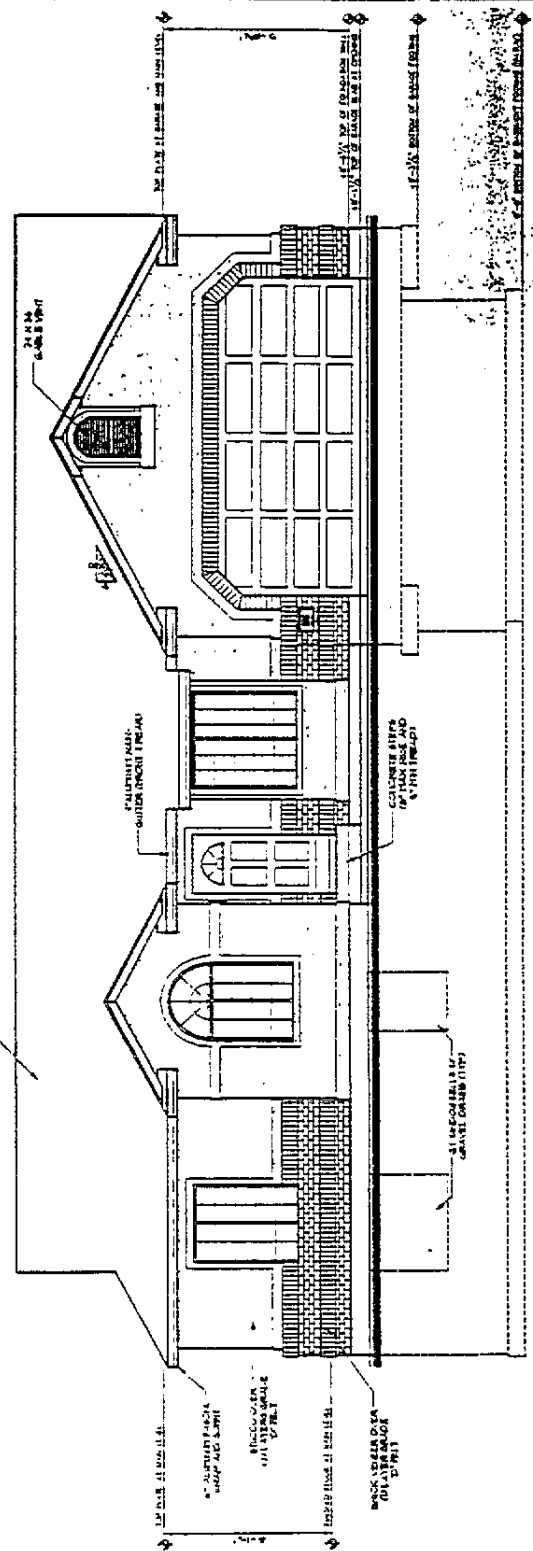
NOT TO SCALE
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED

Minneapolis
(Founded 1847)

DATE	NO.	BY
10/10/87	5	
REVISION	DATE	BY



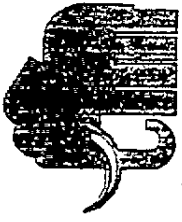
LEFT SIDE ELEVATION



FRONT ELEVATION

NOT LEGIBLE FOR MICROFILM
CO. RECORDER

NK 7850 PG 3037



IVORY HOMES

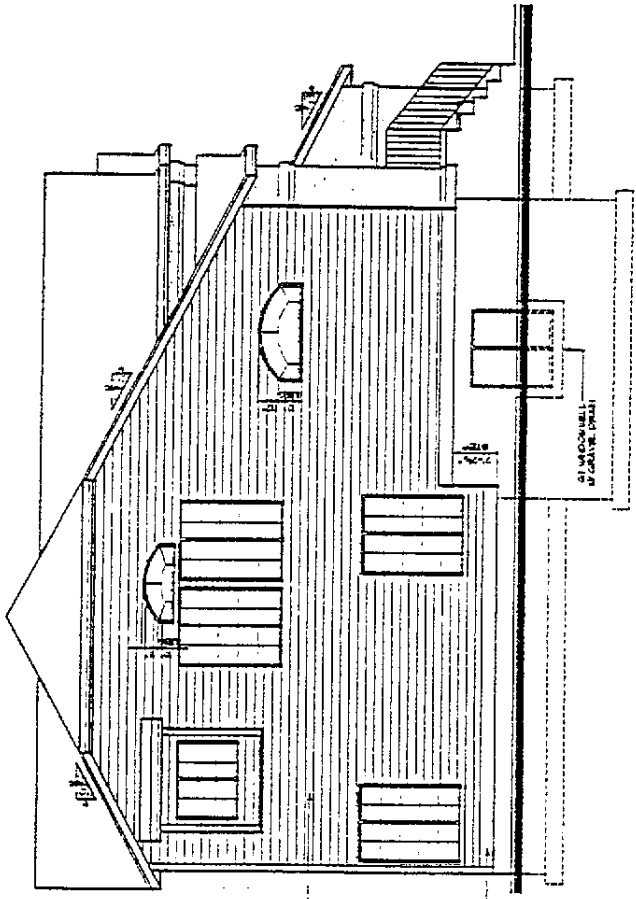
970 Wood Oak Lane
 Salt Lake City, Utah 84117
 (801) 268-0700

KEYNOTES

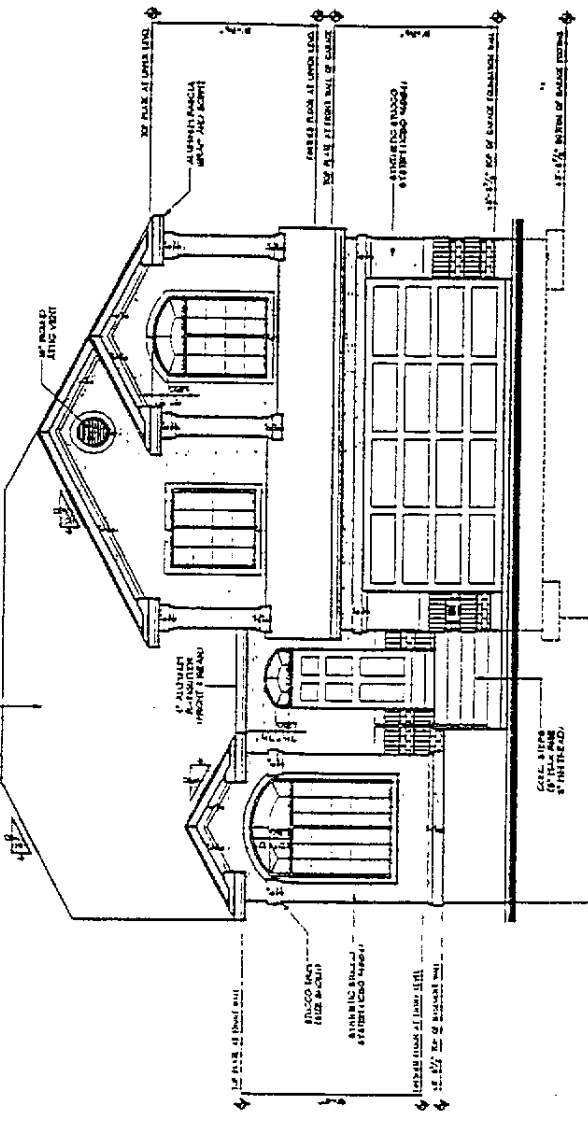
NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT

ARCHICORP
 (Black & White)

DATE	NO.	BY	REVISED	SCALE
10/10/00	5



LEFT SIDE ELEVATION



FRONT ELEVATION

101 LEGIBLE FOR MICROFILM
 CO. RECORDER

BK 7850 PG 3038

BK 7850PG3039

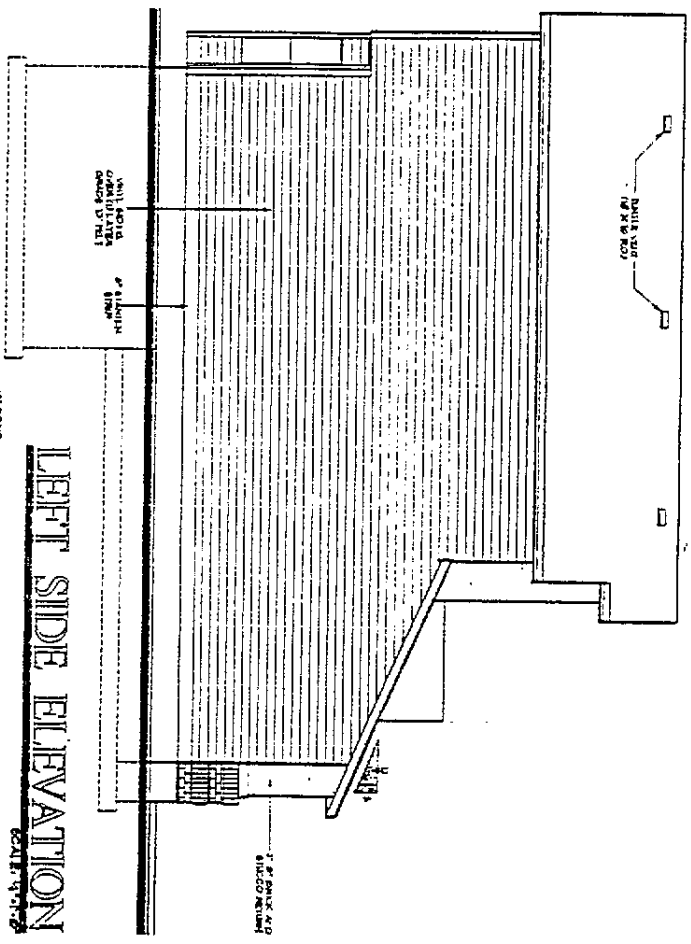


IVORY HOMES

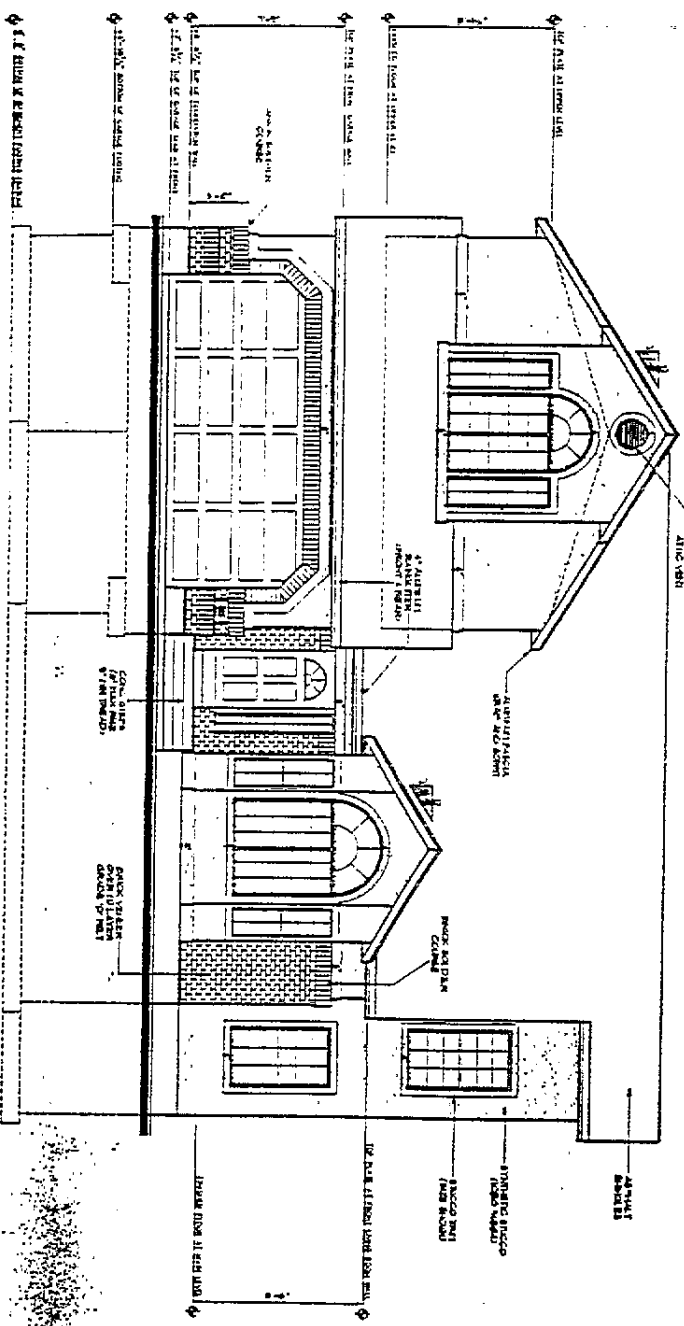
970 Wood Oak Lane
 Salt Lake City, Utah 84117
 (801) 264-0720

KEYNOTES

6



LEFT SIDE ELEVATION



CO. RECORDER



**IVORY
HOMES**

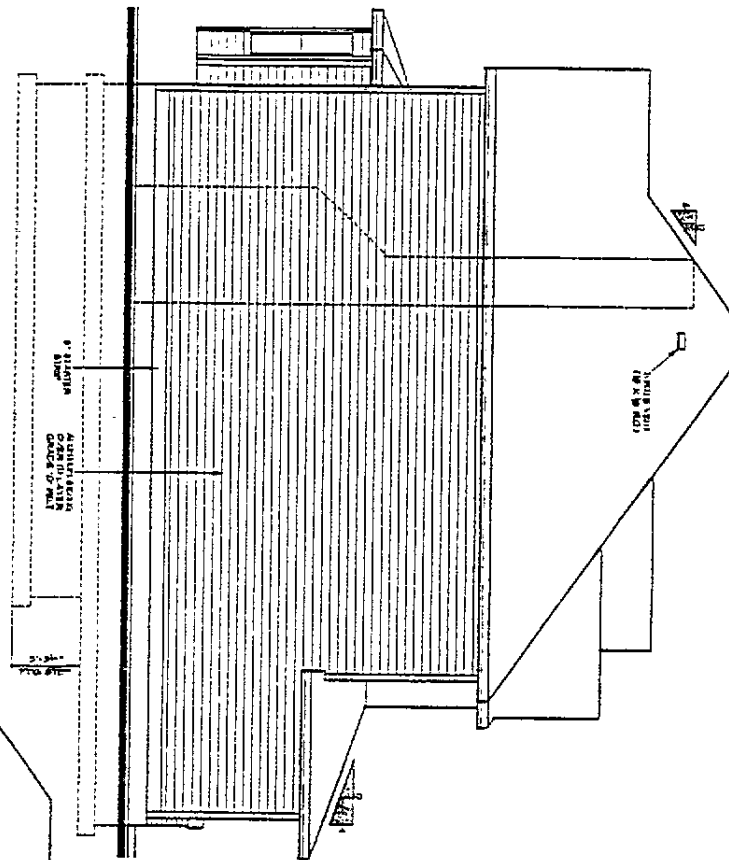
970 Wood Oak Lane
841 Lake City, Utah 84143
(801) 284-0700

KEYNOTES

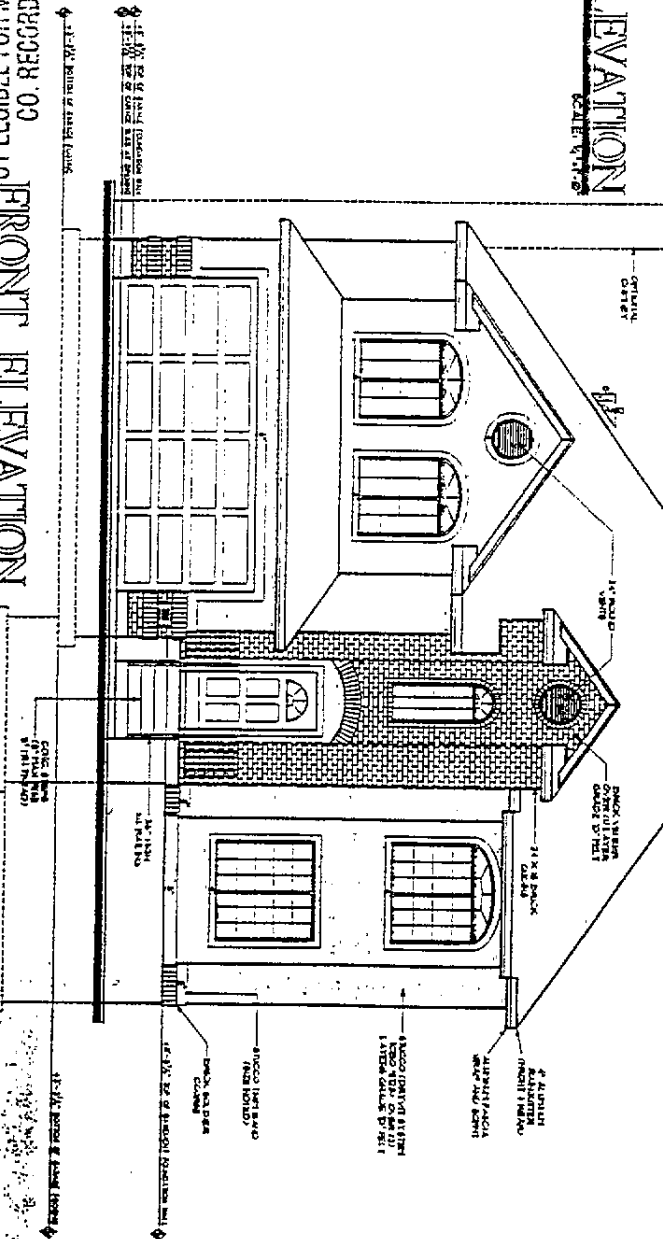
NOT TO SCALE
FOR INFORMATION ONLY
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE APPROVAL OF THE ARCHITECT
AND THE LOCAL BUILDING DEPARTMENT

Neighborhood
(Phase Plans)

NO.	DATE	BY	FOR
1			
2			
3			
4			
5			
6			

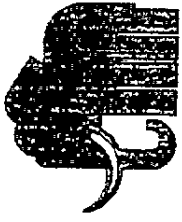


RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

NOT LEGIBLE FOR MICROFILM
CO. RECORDED



**IVORY
HOMES**

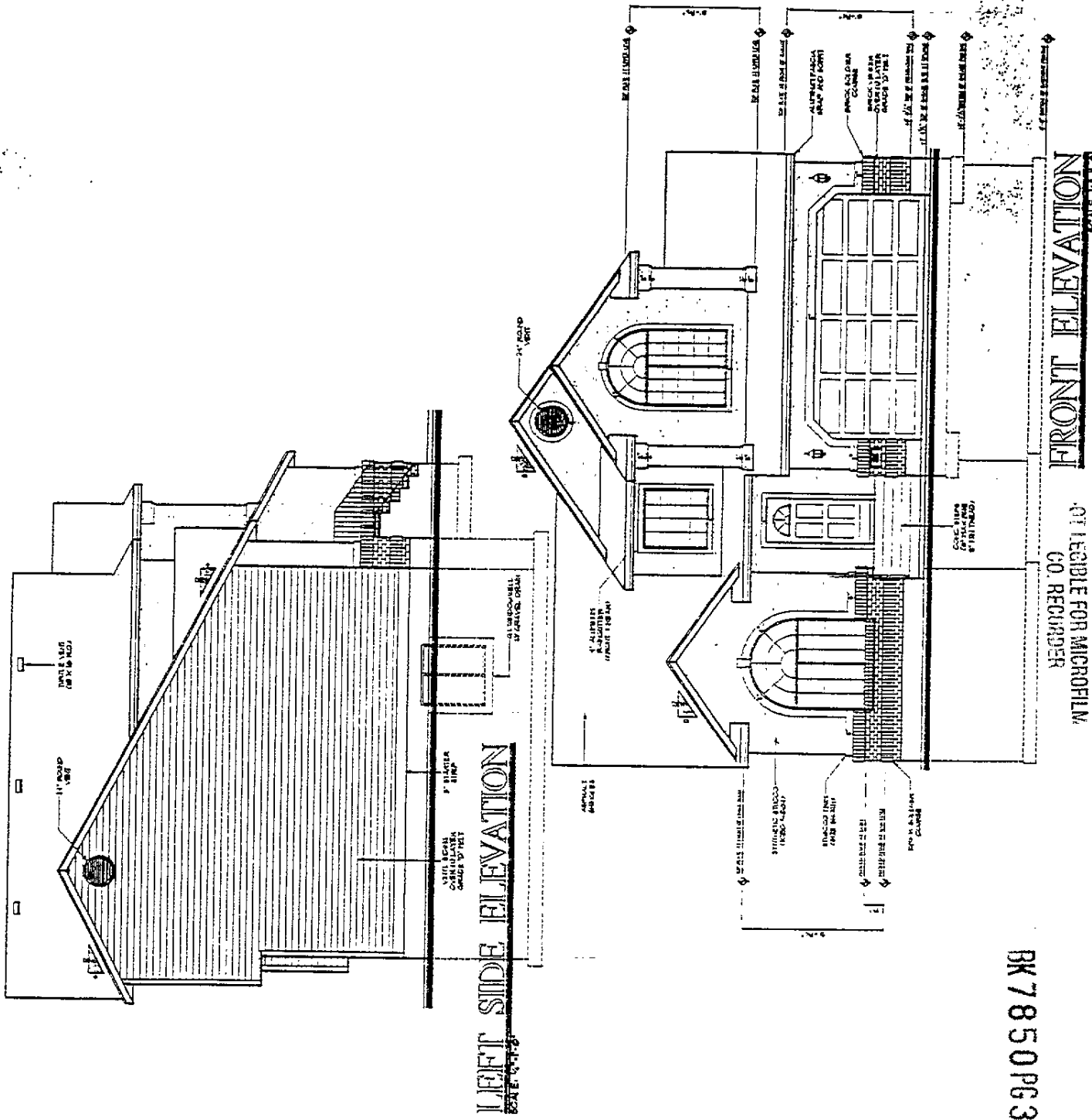
970 Wood Oak Lane
Salt Lake City, Utah 84117
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KEYNOTES

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Orion
(Ranch Plan)

DATE	7/1	BY	MM	NO.	6
REVISED		BY		NO.	
APPROVED		BY		NO.	
SCALE	AS SHOWN				



BK 7850 PG 304 1

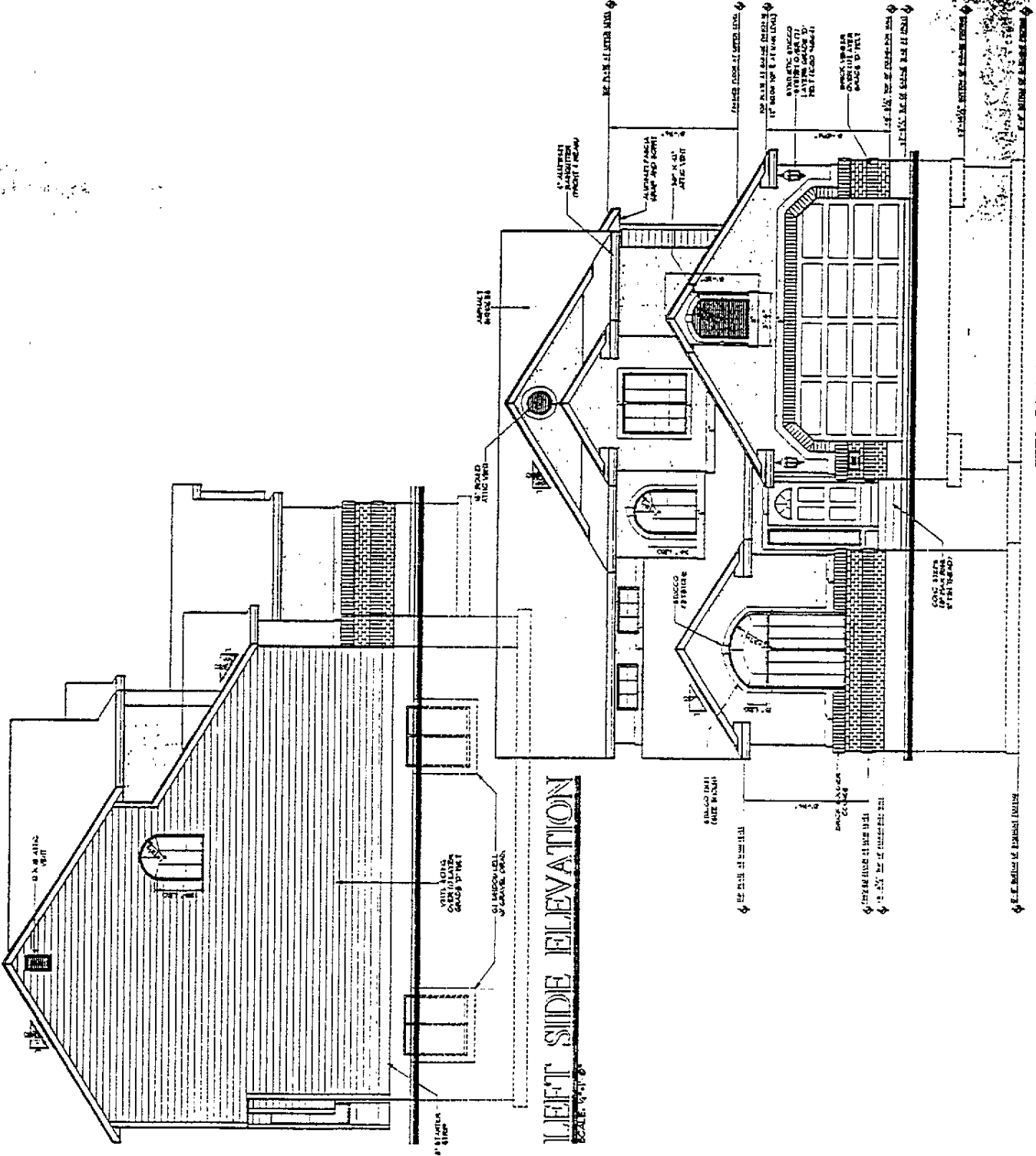


870 Wood Oak Lane
8th Lake City, Utah 84117
(801) 265-0700

KEYNOTES

REVISIONS (Based Plans)

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			



FRONT ELEVATION

LEFT SIDE ELEVATION

BK 7850 PG 3042



**IVORY
HOMES**

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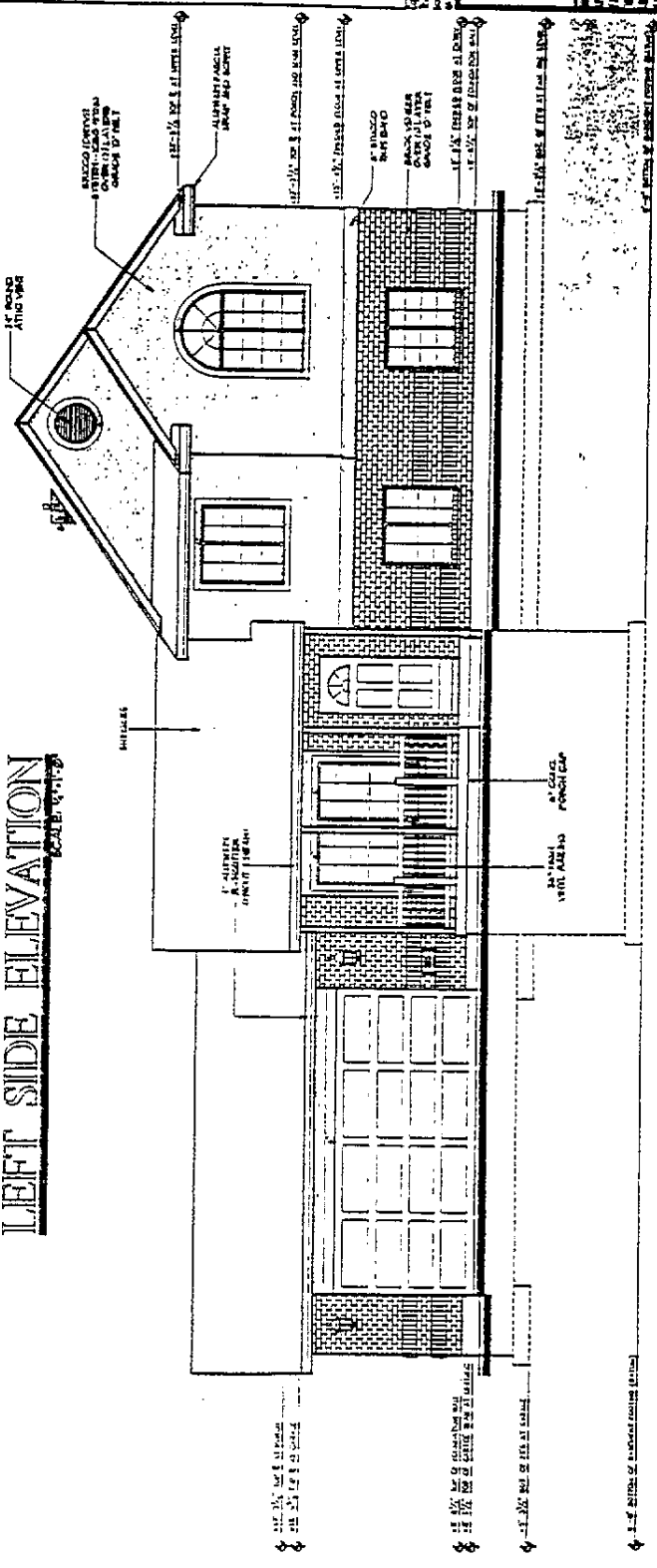
REVISIONS
(Please Print)

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

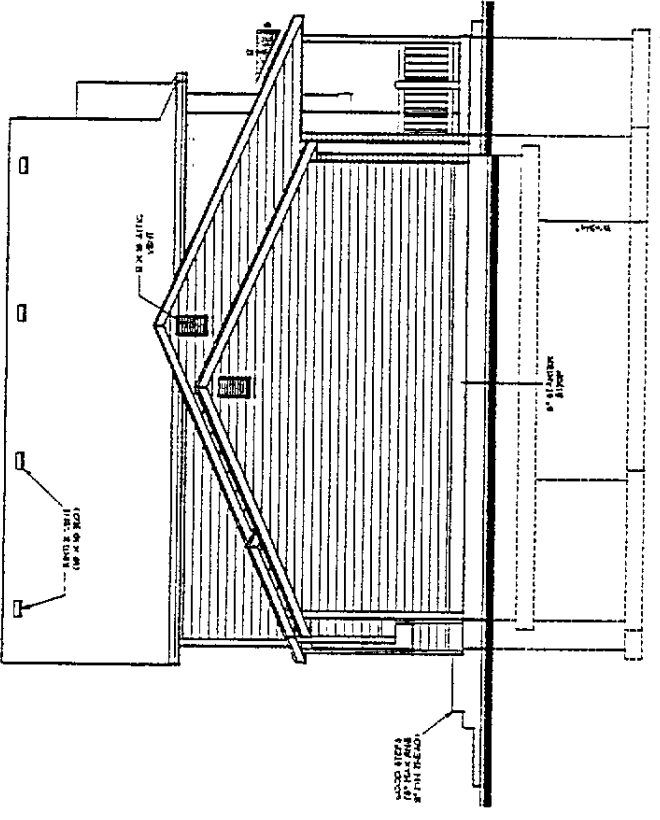
FRONT ELEVATION

NOT LEGIBLE FOR MICROFILM
CO. RECORDER

BK 7850 PG 3044



LEFT SIDE ELEVATION





**IVORY
HOMES**

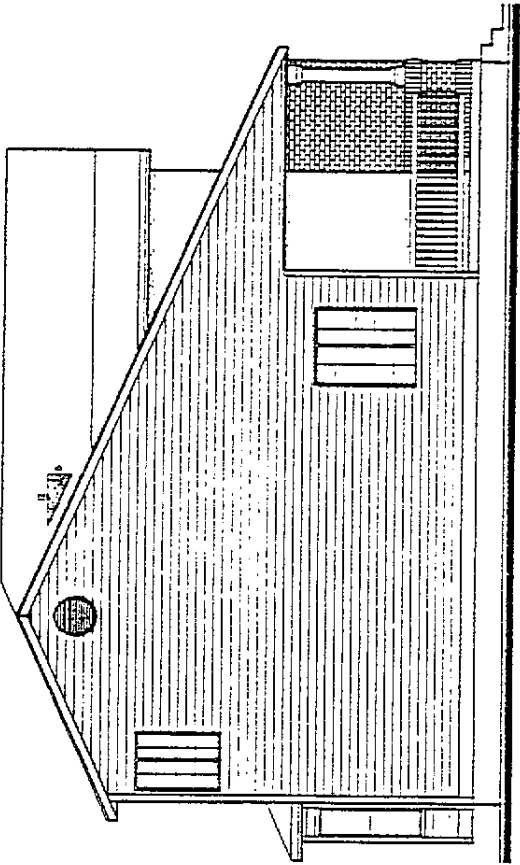
970 Wood Oak Lane
Salt Lake City, Utah 84117
(801) 264-0700

KEYNOTES

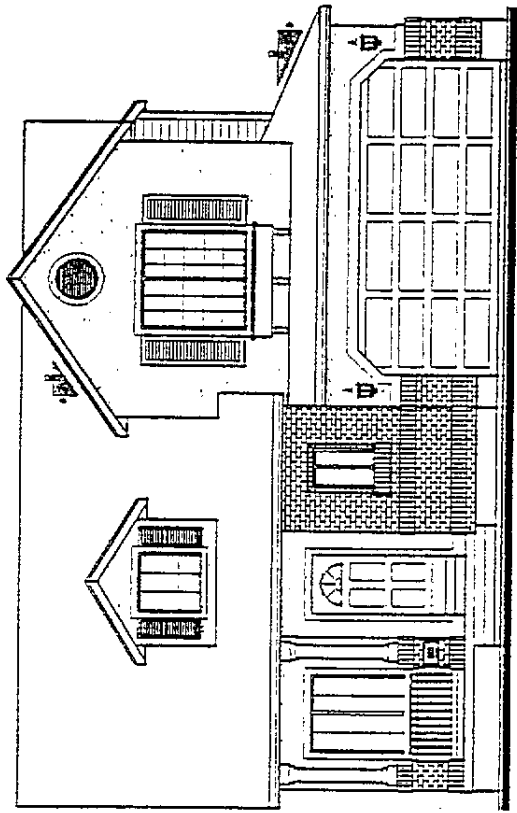
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Skanska
(Mass Plan)

DATE	11/11/91	BY	SKANSKA
PROJECT	1000000000	NO.	6
DESCRIPTION	1000000000		
SCALE	1/4" = 1'-0"		
DATE	11/11/91	BY	SKANSKA
PROJECT	1000000000	NO.	6
DESCRIPTION	1000000000		
SCALE	1/4" = 1'-0"		



LEFT SIDE ELEVATION
SCALE 3/4" = 1'-0"



FRONT ELEVATION
SCALE 3/4" = 1'-0"

NOT LEGIBLE FOR MICROFILM
CO. RECORDER

BK 7850 PG 3045



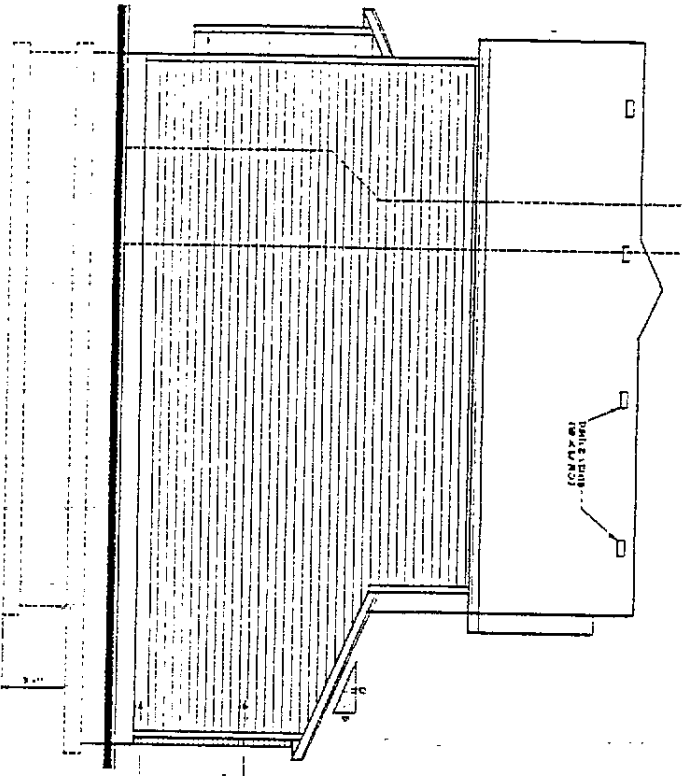
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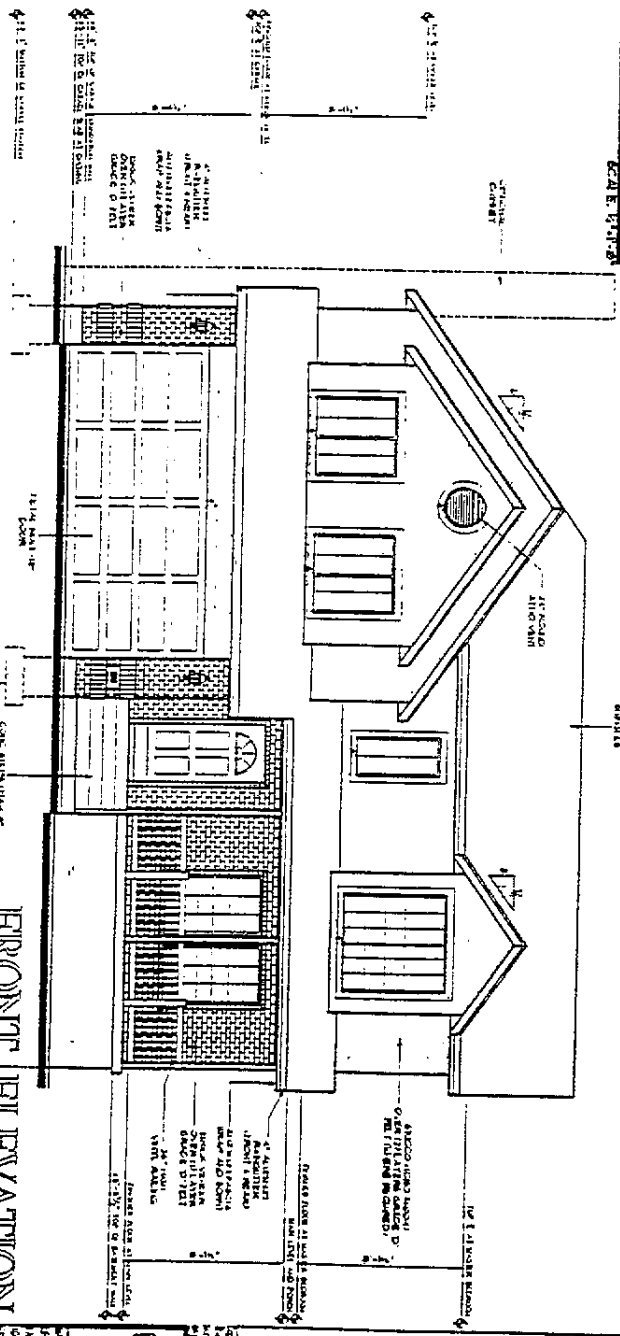
KEYNOTES

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Washburn
 (Glass Panel)



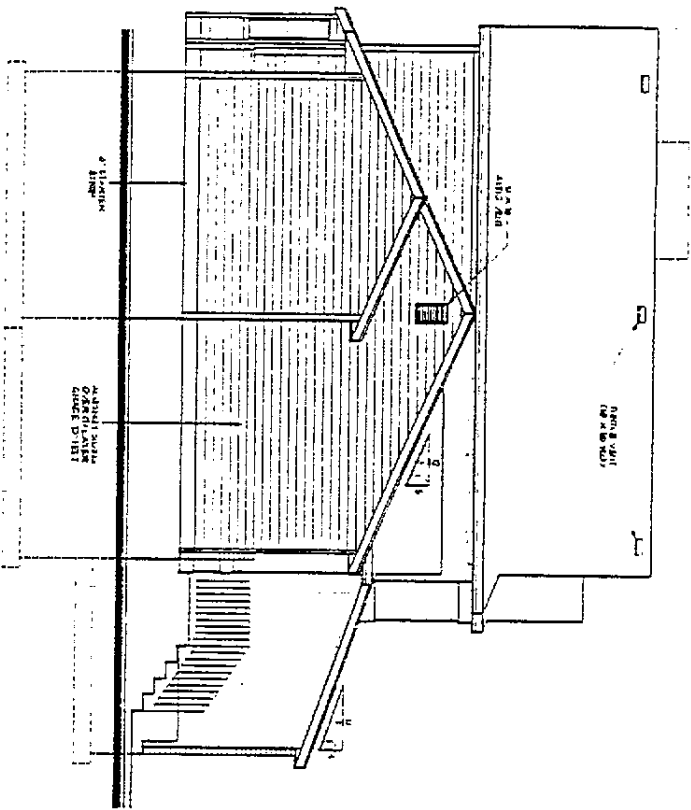
REAR SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



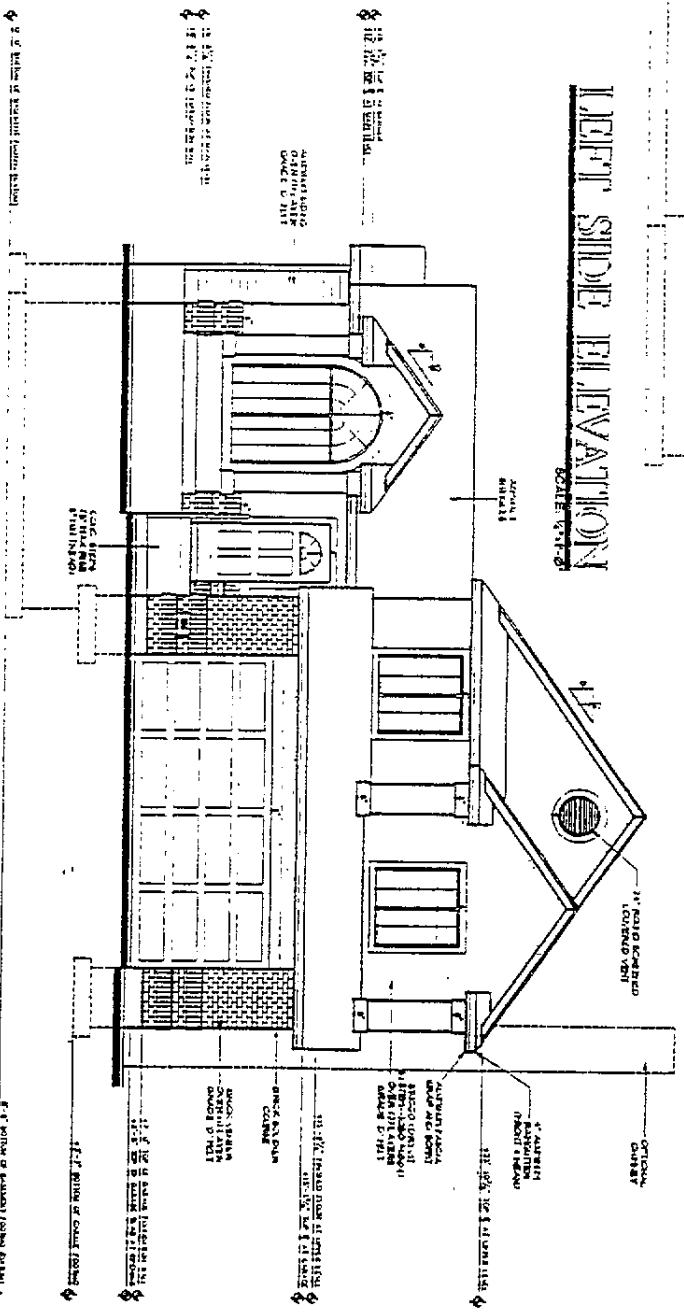
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

CO. RECORDER

DATE	NO.	BY	REVISION
11/15/78	6	WASHBURN	REVISED



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



NOT LEGIBLE FOR MICROFILM
CO. RECORDER

FRONT ELEVATION
SCALE 1/4" = 1'-0"



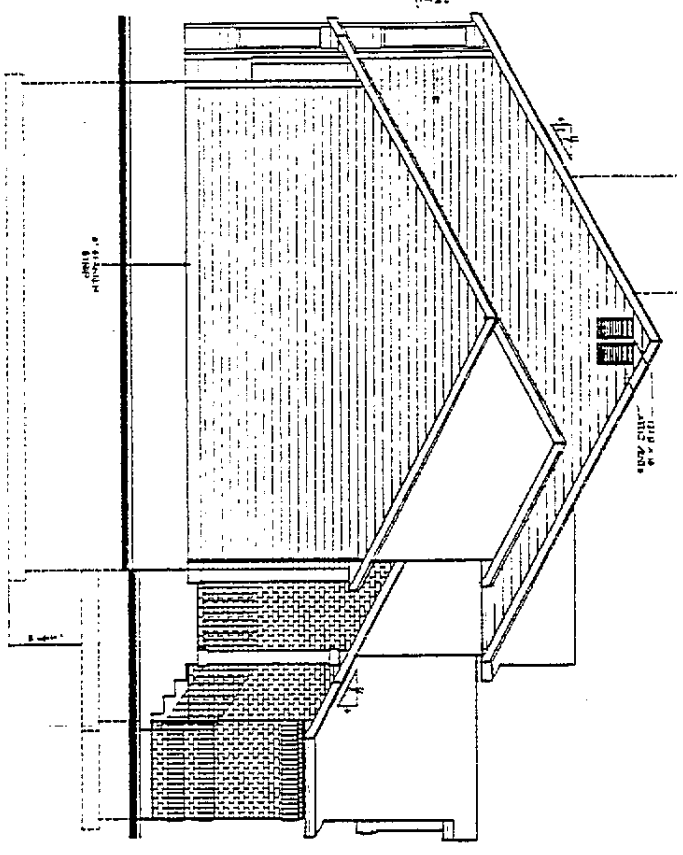
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Salt Lake City, Utah 84117
(801) 266-0700

KEYNOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
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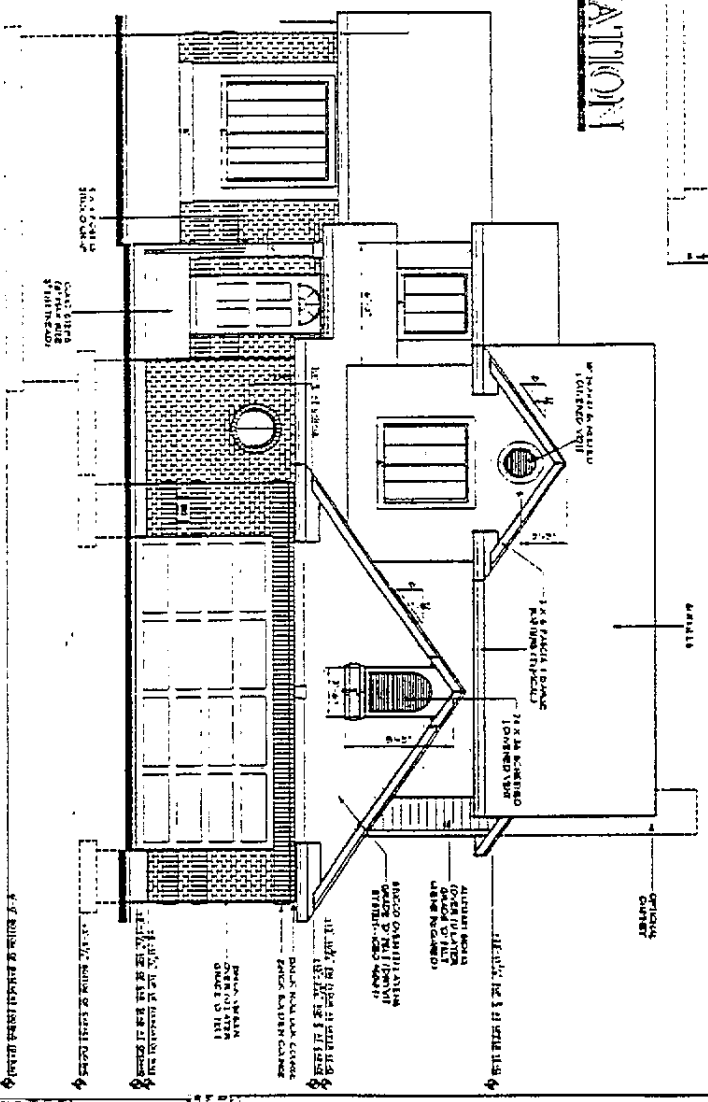
NO.	DATE	BY	REVISION
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2	11/15/78	J.M.	REVISED PER COMMENTS
3	12/15/78	J.M.	REVISED PER COMMENTS
4	1/15/79	J.M.	REVISED PER COMMENTS
5	2/15/79	J.M.	REVISED PER COMMENTS

SHED ROOF
 12/12 PITCH
 12' x 12' PITCH



REAR SIDE ELEVATION

- 1. 12' x 12' PITCH ROOF
- 2. 12' x 12' PITCH ROOF
- 3. 12' x 12' PITCH ROOF
- 4. 12' x 12' PITCH ROOF
- 5. 12' x 12' PITCH ROOF
- 6. 12' x 12' PITCH ROOF
- 7. 12' x 12' PITCH ROOF
- 8. 12' x 12' PITCH ROOF
- 9. 12' x 12' PITCH ROOF
- 10. 12' x 12' PITCH ROOF



FRONT ELEVATION

- 1. 12' x 12' PITCH ROOF
- 2. 12' x 12' PITCH ROOF
- 3. 12' x 12' PITCH ROOF
- 4. 12' x 12' PITCH ROOF
- 5. 12' x 12' PITCH ROOF
- 6. 12' x 12' PITCH ROOF
- 7. 12' x 12' PITCH ROOF
- 8. 12' x 12' PITCH ROOF
- 9. 12' x 12' PITCH ROOF
- 10. 12' x 12' PITCH ROOF



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KEYNOTES

WINDSOR

NO.	DATE	REVISION
1	11/11/88	ISSUED FOR PERMIT
2	11/11/88	REVISED PER COMMENTS
3	11/11/88	REVISED PER COMMENTS
4	11/11/88	REVISED PER COMMENTS
5	11/11/88	REVISED PER COMMENTS