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Gary W. Ott

Recorder, Salt Lake County, UT

SURETY TITLE

BY: eCASH, DEPUTY - EF 10 P.

**HOMEOWNERS ASSOCIATION
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
The Arbors, Condominiums,
Phase 1, Phase 2 & Phase 3 Supplement
(A Condominium Containing Convertible Land)
South Jordan, Utah**

AMENDMENTS

The following amendments are to be included in the Homeowners Association Covenants Conditions and Restrictions for The Arbors as recorded on July 5, 2002. All other Covenants Conditions and Restrictions are to remain the same with the following exceptions:

Association

Paragraph 3. Seller is permitted to appoint a majority of five (5) positions on the board until Seller sells 75% of the 112 lots.

Common Area Interest

Each owner shall have a 1/112 interest in Common Areas.

I. Definitions

1.4 Lot shall mean any of the one hundred twelve (112) separately numbered and individually described parcels of land as shown on the plat.

III. Membership and Voting Rights

3.2 (B) (1) When the total number votes held by class A members equals the seventy-five percent (75%) of the one hundred twelve (112) lots that are held by owners other than the developer.

V. Assessments

5.3 Maximum Monthly Assessment. As of the date set under Section 5.7, each Lot shall be subject to a monthly assessment of not more than 1/112 of the yearly assessment rate. From and after May 1, 2005, the maximum monthly assessment may be increased or decreased so long as the change is assented to be sixty percent (60%) of the votes of each class of membership which Members present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose. Written notice setting forth the purpose of the meeting shall be sent to all Members at least ten (10), but not more than thirty (30) days prior to the meeting date. The Board of Directors of the Association may from time to time and in its discretion set the amount of the monthly assessment at any sum not in excess of the then applicable maximum amount.

5.6 Uniform Rate of Assessment. Both monthly and special assessments shall be divided at a uniform rate. All assessments shall be allocated among the Owners based on one hundred twelve (1/112) of the costs.

IX. Architectural Control

9.1 Architectural Control Committee. The Board of Directors of the Association shall serve as the Architectural Control Committee for Phase 3. The function of which shall be to insure that all improvements and landscaping within the Property harmonize with the existing surroundings and structures. (The initial Architectural Control Committee shall be 4 members Cory J. Gust, Wilson Kalmar Robbins, Dawnee Johnston and Gail Johnston.) Phase II members shall be Cory J. Gust, Dawnee Johnston and Gail Johnston. Phase III members shall serve on the committee at which time the Association shall then become the Architectural Control Committee.

PHASE III SUPPLEMENT

OVERALL BOUNDARY

A Part of the East half of Section 15, Township 3 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point 838.22 feet South 89°57'56" East along the Quarter Section Line from the Center of said Section 15; and running thence Northwesterly along the arc of a 367.00 foot radius curve to the right a distance of 89.14 feet (Central Angle equals 13°55'02" and Long Chord bears North 6°53'53" West 88.93 feet) to a point of tangency; thence North 0°03'38" East 74.65 feet to an existing Boundary Line Fence; thence South 89°50'00" East 1299.42 feet along said existing Boundary Line Fence to a point on the Westerly Line of the South Jordan Canal as it exists on the ground at 33.00 foot half-width; thence along said Westerly Line of canal as it exists on the ground the following three courses: South 34°19'31" West 538.13 feet to a point of curvature; Southwesterly along the arc of a 2533.00 foot radius curve to the left a distance of 757.73 feet (Central Angle equals 17°08'23" and Long Chord bears South 25°45'20" West 754.91 feet) to a point of reverse curvature; and Southwesterly along the arc of a 917.26 foot radius curve to the right a distance of 32.17 feet (Central Angle equals 2°00'34" and Long Chord bears South 18°11'25" West 32.17 feet); thence West 163.95 feet; thence North 0°03'10" East 302.44 feet; thence North 89°57'56" West 585.71 feet to the Easterly Line of Beckstead Lane as exists at 33.00 foot half-width; thence along said Easterly Line the following six courses: North 51°31'34" East 16.15 feet to a point of curvature; thence Northeasterly along the arc of a 433 foot radius curve to the left a distance of 389.40 feet (Central Angle equals 51°31'34" and Long Chord bears North 25°45'47" East 376.41 feet); thence North 57.7 feet to a point of curvature; thence Northwesterly along the arc of a 433.00 foot curve to the left a distance of 151.26 feet (Central Angle equals 20°00'56" and Long Chord bears North 10°00'56" West 150.50 feet); thence North 20°00'56" West 106.72 feet to a point of curvature; and Northwesterly along the arc of a 367.00 foot radius curve to the right a distance of 39.45 feet (Central Angle equals 6°09'32" and Long Chord bears North 16°56'10" West 39.43 feet) to the point of beginning.

Contains 902,482 sq. ft.
Or 20.718 acres

PHASE 3

A part of the Southeast Quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point 859.25 feet South 89°57'56" East along the Quarter Section Line and 63.79 feet South 0°02'04" West from the Center of said Section 15; and running thence East 177.18 feet; thence North 49.69 feet thence South 89°57'56" East 58.39 feet; thence South 0°02'04" West 85.00 feet; thence South 89°57'56" East 116.68 feet; thence North 0°02'04" East 85.00 feet; thence South 89°57'56" East 58.29 feet; thence South 26.14 feet; thence East 279.98 feet; thence South 105.00 feet; thence South 58°55' 20" East 39.34 feet; thence South 31°04'40" West 133.46 feet; thence Northwesterly along the arc of a 30.00 foot radius curve to the Left a distance of 29.96 feet (Central Angle equals 57°13'02" and Long Chord bears North 31°05'18" West 28.73 feet) to a point of compound curvature; thence Northwesterly along the arc of a 337.50 foot radius curve to the Left a distance of 178.30 feet (Central Angle equals 30°16'07" and Long Chord bears North 74°49'52" West 176.23 feet) to a point of tangency ; thence North 89°57'56" West 4.84 feet to a point of curvature; thence Southwesterly along the arc of a 30.00 foot radius curve to the Left a distance of 29.57 feet (Central Angle equals 56°28'38" and Long Chord bears South 61°47'45" West 28.39 feet); thence South 127.08 feet to a point of curvature; thence Southeasterly along the arc of a 45.00 foot radius curve to the Left of a distance of 17.56 feet (Central Angle equals 22°21'21" and Long Chord bears South 11°10'40" East 17.45 feet); thence South 67°38'39" West 5.00 feet; thence Southerly, Southwesterly, and Westerly along the arc of a 30.00 foot radius curve to the Right a distance of 70.50 feet (Central Angle equals 134°38'36" and Long Chord bears South 44°57'57" West 55.36 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 50.00 foot radius curve to the Left a distance of 5.55 feet (Central Angle equals 6°21'44" and Long Chord bears North 70°53'57" West 5.55 feet); thence South 0°02'04" West 83.09 feet; thence North 89°57'56" West 330.00 feet; thence North 71°55'23" West 34.79 feet; thence Northeasterly along the arc of a 433.00 foot radius curve to the Left a distance of 136.61 feet (Central Angle equals 18°04'37" and Long Chord bears North 9°02'19" East 136.05 feet) to a point of tangency ; thence North 57.7 feet to a point of curvature; thence Northwesterly along the arc of a 433.00 foot radius curve to the Left a distance of 151.26 feet (Central Angle equals 20°00'56" and Long Chord bears North 10°00'28" West 150.50 feet) to a point of tangency; thence North 20°00'56" West 78.96 feet to the point of beginning.

27-15-403-015

Contains 216,978 sq. ft.
Or 4.981 acres

X. Miscellaneous

10.11 Street Lighting. Shall be paid by the Association and divided as part of the assessment (1/112). Any lot designated by the developer to contain a street light must stay a part of that lot. Maintenance of the bulbs and fixtures will be the responsibility of the Association.

EXECUTED the day and year first above written.

"DEVELOPER"
Arbor Residential Properties L.C.

By John Gust
John Gust - Member

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

On this 11 day of May 2005, John Gust personally appeared before me, who having been first duly sworn, deposed and said that he is a member of Arbor Residential Properties L.C. and has executed the foregoing document on behalf of said limited liability company.



Sharon Lewis
NOTARY PUBLIC
Residing at: St. County

My Commission Expires:

9-16-05

RXLP ARBORS PH 1 CONDO

			BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
		U	1	27-15-404-001-0000	NO
		U	2	27-15-404-002-0000	NO
		U	3	27-15-404-003-0000	NO
		U	4	27-15-404-004-0000	NO
		U	5	27-15-404-005-0000	NO
		U	6	27-15-404-006-0000	NO
		U	7	27-15-404-007-0000	NO
		U	8	27-15-403-002-0000	NO
		U	9	27-15-403-003-0000	NO
		U	10	27-15-403-004-0000	NO
		U	11	27-15-403-005-0000	NO
		U	12	27-15-403-006-0000	NO
		U	13	27-15-403-007-0000	NO
		U	14	27-15-426-008-0000	NO
		U	15	27-15-426-009-0000	NO
		U	16	27-15-426-010-0000	NO
		U	17	27-15-426-011-0000	NO
		U	18	27-15-426-012-0000	NO
		U	19	27-15-426-013-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP ARBORS PH 1 CONDO

			BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
		U	19	27-15-426-013-0000	NO
		U	20	27-15-426-014-0000	NO
		U	21	27-15-426-015-0000	NO
		U	22	27-15-426-016-0000	NO
		U	23	27-15-426-017-0000	NO
		U	24	27-15-426-018-0000	NO
		U	25	27-15-426-019-0000	NO
		U	26	27-15-426-020-0000	NO
		U	27	27-15-426-021-0000	NO
		U	28	27-15-426-022-0000	NO
		U	29	27-15-426-023-0000	NO
		U	30	27-15-426-024-0000	NO
		U	31	27-15-426-025-0000	NO
		U	32	27-15-426-026-0000	NO
		U	33	27-15-426-027-0000	NO
		U	34	27-15-426-028-0000	NO
		U	35	27-15-426-029-0000	NO
		U	36	27-15-426-030-0000	NO
		U	37	27-15-426-031-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP ARBORS PH 1 CONDO

B FLG	BLK/BLDG	IND FLG	LOT/QUAR	BLK, LOT-QUAR PARCEL NUMBER	OBSOLETE?
		U	37	27-15-426-031-0000	NO
		U	38	27-15-426-032-0000	NO
		U	39	27-15-426-033-0000	NO
		U	40	27-15-426-034-0000	NO
		U	41	27-15-426-035-0000	NO
		U	AREA	27-15-403-001-0000	YES
		U	AREA	27-15-403-008-0000	YES
		U	AREA	27-15-403-016-0000	NO

PF1=VTDI PF5=RXXP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP ARBORS PH 2 CONDO

			BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
		U	42	27-15-426-047-0000	NO
		U	43	27-15-426-048-0000	NO
		U	44	27-15-426-056-0000	NO
		U	45	27-15-426-055-0000	NO
		U	46	27-15-426-054-0000	NO
		U	47	27-15-426-046-0000	NO
		U	48	27-15-426-045-0000	NO
		U	49	27-15-426-043-0000	NO
		U	50	27-15-426-044-0000	NO
		U	51	27-15-426-053-0000	NO
		U	52	27-15-426-052-0000	NO
		U	53	27-15-426-051-0000	NO
		U	54	27-15-426-050-0000	NO
		U	55	27-15-426-049-0000	NO
		U	56	27-15-279-010-0000	NO
		U	57	27-15-279-009-0000	NO
		U	58	27-15-279-008-0000	NO
		U	59	27-15-279-007-0000	NO
		U	60	27-15-279-006-0000	NO

PF1=VTDI PF5=RXXP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP ARBORS PH 2 CONDO

			BLK, LOT-QUAR		
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE?
		U	60	27-15-279-006-0000	NO
		U	61	27-15-279-005-0000	NO
		U	62	27-15-279-004-0000	NO
		U	63	27-15-279-003-0000	NO
		U	64	27-15-279-002-0000	NO
		U	65	27-15-279-001-0000	NO
		U	66	27-15-253-007-0000	NO
		U	67	27-15-253-006-0000	NO
		U	68	27-15-253-005-0000	NO
		U	69	27-15-253-004-0000	NO
		U	70	27-15-253-003-0000	NO
		U	71	27-15-253-002-0000	NO
		U	72	27-15-253-001-0000	NO
		U	73	27-15-403-009-0000	NO
		U	74	27-15-403-010-0000	NO
		U	75	27-15-403-011-0000	NO
		U	76	27-15-403-012-0000	NO
		U	77	27-15-403-013-0000	NO
		U	78	27-15-403-014-0000	NO

PF1=VTDI PF5=RXXP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP ARBORS PH 2 CONDO

B FLG	BLK/BLDG	IND FLG	LOT/QUAR	BLK, LOT-QUAR PARCEL NUMBER	OBSOLETE?
		U	78	27-15-403-014-0000	NO
		U	79	27-15-426-037-0000	NO
		U	80	27-15-426-038-0000	NO
		U	81	27-15-426-039-0000	NO
		U	82	27-15-426-040-0000	NO
		U	83	27-15-426-041-0000	NO
		U	84	27-15-426-042-0000	NO
		U	AREA	27-15-403-016-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS