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Alan Spriggs, Summit County Utah Recorder

04/23/2012 04:52:58 PM Fee \$63.00

By Coalition Title Agency, Inc.

Electronically Recorded

April 23, 2012

Management Committee
The Courtyards at Quarry Village
c/o Johnsen and Allphin Properties, LLC
P.O. Box 980130
Park City, UT 84098

Re: Termination of Declarant Control

Please consider this letter as Notice of Surrender of the Declarant Control Period pursuant to paragraph 11.3(c) of the Declaration of Condominium for The Courtyards at Quarry Village, recorded July 28, 2006, as Entry No. 785176, in Book 1806, Page 1263, Summit County Recorder's Office (as such may be amended, the "Declaration"), and pursuant to section 3.2(iii) of the Association Bylaws for The Courtyard at Quarry Village Owners Association, Inc. (the "Bylaws"). The termination shall be effective as of 5:00 p.m. MDT on April 23, 2012, and shall apply to all property described in the Declaration, including that certain real property specifically described on Exhibit A, attached hereto. The undersigned here represents and warrants that it is the duly appointed Declarant within the meaning of the Declaration and the Bylaws as the date hereof and has full power and authority to execute this document and terminate the Declarant Control Period. The undersigned further represents that it has not and will not unilaterally amend the Bylaws as the Declarant. This document will be recorded in the Summit County Recorder's Office.

Sincerely,

Johnsen and Allphin Properties, LLC

By: 

Its: owner Joe Johnson

STATE OF UTAH

COUNTY OF Salt Lake

On the 23 day of April, 2012, personally appeared before me Joe Johnson, the signer of the within instrument, who duly acknowledged to me that he is the owner of Johnsen and Allphin Properties, LLC, a Utah limited liability company, and that he executed the same on behalf of said limited liability company, and said limited liability company executed the same.




Notary Public

EXHIBIT A

(Legal Description)

That certain real property located in Summit County, Utah, specifically described as follows:

UNITS 1-52 CONTAINED WITHIN THE COURTYARDS AT QUARRY VILLAGE CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SUMMIT COUNTY, UTAH, AS ENTRY NO. 785175 (AS SAID MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM, FOR THE COURTYARDS AT QUARRY VILLAGE CONDOMINIUM RECORDED IN SUMMIT COUNTY, UTAH AS ENTRY NO. 785176, IN BOOK 1806, AT PAGE 1263 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), OF THE OFFICIAL RECORDS

TOGETHER WITH: (A) THE UNDIVIDED INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT; (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM ACT.

The Real Property or its address is commonly known as 8129 AND 8143 COURTYARD LOOP #1, PARK CITY, UT 84098 and/or 3253 Santa Fe Road, Park City, UT 84098.

Real Property tax identification number is CQVC-1 through CQVC-52