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Book - 10731 Pg - 1242-1249  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
SHUMWAY VAN  
8 E BROADWAY  
STE. 550  
SLC UT 84111  
BY: MBP, DEPUTY - WI 8 P.

8-7  
When Recorded, Mail to:

Shumway Van  
8 East Broadway, Suite 550  
Salt Lake City, UT 84111

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*(Space above line for Recorder's use)*

TERMINATION OF CONTROL PERIOD

Pursuant to section 22.3 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rooftops at 78 Hundred, recorded with the Salt Lake County Recorder's Office on September 2, 2015 as Entry number 12125169, in Book 10358 and Pages 4942 to 5040 (the "**CC&R's**"), Declarant hereby elects to terminate the Control Period, as defined in the CC&R's, effective October 29, 2018, related to the property described in Exhibit A, attached hereto. Declarant voluntarily surrenders all rights to control activities of the Association.

Declarant further certifies that Declarant does not currently pay, or provide financial assistance for financial obligations of the Association. Declarant provides no warranties, except as expressly provided in writing provided prior to the termination of the Control Period.

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IN WITNESS WHEREOF, the Declarant has executed this Termination of Control Period as of the day and year first above written.

SOLSTICE HOMES, LLC  
a Utah limited liability company

By:   
Manager

STATE OF UTAH ) ss:  
COUNTY OF SALT LAKE )

On the 12 day of November in the year 2018, before me, the undersigned, personally appeared Mason Dutton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of Salt Lake.

WITNESS my hand and official seal:  
 JOSH CADE ELDREDGE  
Notary Public  
State Of Utah  
My Commission Expires April 1, 2020  
COMMISSION NUMBER 688090

  
Notary Public

My commission expires: April 1, 2020

EXHIBIT A: LEGAL DESCRIPTION

That certain real property located in the City of Midvale, County of Salt Lake, State of Utah, being more particularly described as follows:

**Phase 1.**

Beginning at a point on the Northerly Right-of-Way Line of 7800 South Street, said point also being North 00°08'36" East 267.97 feet along the Section Line and West 2,348.26 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running

thence Southwesterly 160.11 feet along the arc of a 2,936.90 foot radius curve to the left (center bears South 12°04'36" East and the chord bears South 76°21'42" West 160.09 feet with a central angle of 03°07'25") along the Northerly Right-of-Way Line of said 7800 South Street;

thence South 74°48'00" West 39.12 feet along the Northerly Right-of-Way Line of said 7800 South Street;

thence North 14°43'56" West 144.11 feet;

thence South 75°04'55" East 25.37 feet;

thence Southeasterly 30.27 feet along the arc of a 58.50 foot radius curve to the left (center bears North 14°55'05" East and the chord bears South 89°54'25" East 29.94 feet with a central angle of 29°39'00");

thence North 75°16'05" East 178.58 feet to the Westerly Right-of-Way Line of Euro Drive;

thence Southeasterly 33.51 feet along the arc of a 633.00 foot radius curve to the left (center bears North 82°51'28" East and the chord bears South 08°39'32" East 33.51 feet with a central angle of 03°02'00") along the Westerly Right-of-Way Line of said Euro Drive;

thence South 10°10'32" East 75.16 feet along the Westerly Right-of-Way Line of said Euro Drive;

thence Southwesterly 30.75 feet along the arc of a 20.00 foot radius curve to the right (center bears South 79°49'28" West and the chord bears South 33°52'27" West 27.81 feet with a central angle of 88°05'56") along the Westerly Right-of-Way Line of said Euro Drive to the point of beginning.

Contains 28,163 Square Feet or 0.646 Acres

**Phase 2.**

Beginning at a point on the Northerly Right-of-Way Line of 7800 South Street, said point also being North 00°08'36" East 219.96 feet along the Section Line and West 2,541.47 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running

thence South 74°48'00" West 337.90 feet along the Northerly Right-of-Way of said 7800 South Street to the Southeast Corner of Parcel A of the Junction at Midvale-West Residential Plat;  
thence North 05°03'12" West 59.29 feet along the Easterly Boundary Line of said Parcel A;  
thence North 05°45'16" West 99.00 feet along the Easterly Boundary Line of said Parcel A;  
thence North 10°26'27" East 49.58 feet along the Easterly Boundary Line of said Parcel A;  
thence South 75°04'55" East 90.35 feet;  
thence North 14°55'05" East 15.81 feet;  
thence North 75°16'05" East 74.17 feet;  
thence South 75°04'55" East 39.04 feet;  
thence North 14°55'05" East 17.00 feet;  
thence Northeasterly 43.20 feet along the arc of a 27.50 foot radius curve to the right (center bears South 75°04'55" East and the chord bears North 59°55'05" East 38.89 feet with a central angle of 90°00'00");  
thence South 75°04'55" East 58.72 feet to the Westerly Boundary Line of the Rooftops at 78 Hundred Townhomes Phase 1;  
thence South 14°43'56" East 144.11 feet along the Westerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 1 to the point of beginning.

Contains 54,818 Square Feet or 1.258 Acres.

**Phase 3.**

Beginning at the intersection point of the Northerly Right-of-Way Line of Rooftop Drive, said point being North 00°08'36" East 399.09 feet along the Section Line and West 2,607.36 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 75°04'55" West 81.65 feet along the Right-of-Way Line of said Rooftop Drive;  
thence Northwesterly 43.20 feet along the arc of a 27.50 foot radius curve to the right (center bears North 14°55'05" East and the chord bears North 30°04'54" West 38.89 feet with a central angle of 90°00'01") along the Right-of-Way Line of said Rooftop Drive;  
thence North 75°04'54" West 31.00 feet along the Right-of-Way Line of said Rooftop Drive;  
thence Southeasterly 80.25 feet along the arc of a 58.50 foot radius curve to the left (center bears South 75°04'54" East and the chord bears South 24°22'44" East 74.10 feet with a central angle of 78°35'39") along the Right-of-Way Line of said Rooftop Drive;  
thence Southeasterly 34.74 feet along the arc of a 27.50 foot radius curve to the right (center bears South 32°47'14" West and the chord bears South 21°01'12" East 32.48 feet with a central angle of 72°23'08") along the Right-of-Way Line of said Rooftop Drive;  
thence South 14°55'05" West 19.36 feet along the Right-of-Way Line of said Rooftop Drive to Northerly Boundary Line of the Rooftops at 78 Hundred Townhomes Phase 2;  
thence North 75°04'55" West 13.04 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2;  
thence South 75°16'05" West 74.17 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2;  
thence South 14°55'05" West 15.81 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2;  
thence North 75°04'55" West 90.35 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2 to the Easterly Boundary Line of Parcel A of The Junction at Midvale West Residential Plat;  
thence North 10°26'27" East 36.61 feet along the Easterly Boundary Line of said Parcel A;  
thence North 14°55'02" East 110.85 feet along the Easterly Boundary Line of said Parcel A;  
thence North 14°30'17" East 117.25 feet along the Easterly Boundary Line of said Parcel A;  
thence North 15°15'07" East 15.40 feet along the Easterly Boundary Line of said Parcel A;  
thence South 75°04'55" East 98.47 feet;  
thence Northeasterly 14.92 feet along the arc of a 9.50 foot radius curve to the left (center bears North 14°55'05" East and the chord bears North 59°55'05" East 13.44 feet with a central angle of 90°00'00");  
thence South 75°13'15" East 15.50 feet;  
thence North 14°55'05" East 3.96 feet;  
thence South 75°04'55" East 15.50 feet;  
thence Southeasterly 21.21 feet along the arc of a 13.50 foot radius curve to the left (center bears South 75°04'55" East and the chord bears South 30°04'55" East 19.09 feet with a central angle of 90°00'00");  
thence South 75°04'55" East 93.17 feet;  
thence South 14°55'25" West 152.00 feet to the point of beginning.

Contains 54,167 Square Feet or 1.244 Acres and 29 Townhome Units

**Phase 4.**

Beginning at the intersection point of the Northerly Right-of-Way Line of Rooftop Drive and the Westerly Right-of-Way Line of Euro Drive, said point being North 00°08'36" East 429.40 feet along the Section Line and West 2,354.61 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 75°16'05" West 183.44 feet;  
thence Northwesterly 14.28 feet along the arc of a 27.50 feet radius curve to the right (center bears North 14°49'48" West and the chord bears North 89°57'22" West 14.12 feet with a central angle of 29°44'53");  
thence North 75°04'55" West 63.43 feet;  
thence North 14°55'25" East 152.00 feet;  
thence North 75°04'55" West 93.17 feet;  
thence Northwesterly 21.21 feet along the arc of a 13.50 feet radius curve to the right (center bears North 14°55'05" East and the chord bears North 30°04'55" West 19.09 feet with a central angle of 90°00'00");  
thence North 75°04'55" West 15.50 feet;  
thence South 14°55'05" West 3.96 feet;  
thence North 75°13'15" West 15.50 feet;  
thence Southwesterly 14.92 feet along the arc of a 9.50 feet radius curve to the right (center bears North 75°04'55" West and the chord bears South 59°55'05" West 13.44 feet with a central angle of 90°00'00");  
thence North 75°04'55" West 98.47 feet;  
thence North 15°15'07" East 55.85 feet;  
thence North 18°42'49" East 58.21 feet;  
thence North 08°50'53" East 45.33 feet;  
thence South 75°04'55" East 276.58 feet;  
thence Northeasterly 35.34 feet along the arc of a 22.50 feet radius curve to the left (center bears North 14°55'05" East and the chord bears North 59°55'04" East 31.82 feet with a central angle of 90°00'02");  
thence South 75°04'55" East 4.01 feet;  
thence North 14°55'03" East 153.00 feet;  
thence South 75°04'54" East 27.21 feet;  
thence North 14°55'06" East 18.50 feet;  
thence South 75°04'54" East 99.73 feet;  
thence South 69°51'52" East 42.50 feet;  
thence South 24°43'09" West 91.99 feet;  
thence southerly 98.95 feet along the arc of a 633.00 feet radius curve to the left (center bears South 65°16'51" East and the chord bears South 20°14'27" West 98.85 feet with a central angle of 08°57'24");  
thence southerly 221.66 feet along the arc of a 633.00 feet radius curve to the left (center bears South 74°14'15" East and the chord bears South 05°43'51" West 220.53 feet with a central angle of 20°03'47") to the point of beginning.

Contains 128,515 square feet or 2.950 acres

**Phase 5.**

All of Lots 1M & 1N of Rooftops at 78 Hundred Townhomes Phase 4 Plat recorded as Entry No. 11907147, in Book 2014P, at Page 230 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at the Northwestern Corner of the Right-of-Way Line of Soho Drive, said point being North 00°08'36" East 545.06 feet along the Section Line and West 2,565.19 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 75°04'55" West 96.67 feet;  
thence Northwesterly 21.21 feet along the arc of a 13.50 foot radius curve to the right (center bears North 14°55'08" East and the chord bears North 30°04'55" West 19.09 feet with a central angle of 89°59'54");

thence North 75°04'55" West 15.50 feet;  
thence South 14°55'05" West 3.96 feet;  
thence North 75°13'15" West 15.50 feet;  
thence Southwesterly 14.92 feet along the arc of a 9.50 foot radius curve to the right (center bears North 75°04'55" West and the chord bears South 59°55'05" West 13.44 feet with a central angle of 90°00'00");

thence North 75°04'55" West 98.47 feet;  
thence North 15°15'07" East 55.85 feet;  
thence North 18°42'49" East 58.21 feet;  
thence North 08°50'53" East 45.33 feet;  
thence South 75°04'55" East 249.75 feet;  
thence South 14°55'05" West 159.00 feet to the point of beginning.

Contains 38,978 Square Feet or 0.895 Acres and 20 Townhomes

And all of Lots 1P & 1Q of said Rooftops at 78 Hundred Townhomes Phase 4 Plat, being more particularly described as follows:

Beginning at the Northwestern Corner of the Right-of-Way Line of Soho Drive, said point being North 00°08'36" East 648.82 feet along the Section Line and West 2,333.14 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southwesterly 18.63 feet along the arc of a 27.50 foot radius curve to the right (center bears North 23°53'36" West and the chord bears South 85°30'45" West 18.27 feet with a central angle of 38°48'42");

thence North 75°04'54" West 71.70 feet;  
thence Northwesterly 43.20 feet along the arc of a 27.50 foot radius curve to the right (center bears North 14°55'06" East and the chord bears North 30°04'54" West 38.89 feet with a central angle of 90°00'01");

thence North 14°55'07" East 17.00 feet;  
thence North 75°04'54" West 27.99 feet;  
thence North 14°55'03" East 136.01 feet;  
thence South 75°04'54" East 27.21 feet;  
thence North 14°55'06" East 18.50 feet;

thence South 75°04'54" East 99.73 feet;  
thence South 69°51'52" East 42.50 feet;  
thence South 24°43'09" West 91.99 feet;  
thence Southwesterly 98.95 feet along the arc of a 633.00 foot radius curve to the left  
(center bears South 65°16'51" East and the chord bears South 20°14'27" West 98.85 feet with a  
central angle of 08°57'24") to the point of beginning.  
Contains 28,676 Square Feet or 0.658 Acres and 14 Townhomes

Total Area contains 67,654 Square Feet or 0.895 Acres and 34 Townhomes