



W2789775

EH 2789775 PG 1 OF 25
LEANN H KILTS, WEBER COUNTY RECORDER
25-APR-16 835 AM FEE \$97.00 DEP DC
REC FOR: BRICE PENROD (POLE PATCH HOA)

**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
POLE PATCH SUBDIVISION**

An Unrecorded Subdivision of Weber County, Utah

THIS DECLARATION supersedes and replaces all previous versions and is made on the date executed below by the Pole Patch Landowners Association, Inc. ("Association"), a Utah nonprofit corporation.

RECITALS:

- A. Pole Patch Subdivision is a development located in Weber County, Utah;
- B. Pole Patch Subdivision is subject to a declaration of covenants, conditions, and restrictions recorded November 30, 1987, as Entry No. 1032204, Book 1530 Page 1587, et seq., in the Weber County Recorder's Office ("Original Declaration"). The Original Declaration was amended by amendments recorded as Entry Nos. 1249729, 1249730, 142784, 1522403, 2520673 in the Weber County Recorder's Office. The Declaration and all amendments prior to the date of this document are referred to as the "Original Declaration."
- C. Bylaws for Pole Patch Landowners Association, Inc., were recorded November 25, 1987 as Entry No. 1031964 at Book 1530, Page 1086, et seq., in the Weber County Recorder's Office ("Original Bylaws").
- D. This Declaration and Bylaws replaces the Original Declaration and Original Bylaws, and all their amendments, annexations, and supplements in their entirety;
- E. All Owners, guests, invitees, agents, and residents shall abide by the provisions of this Declaration;
- F. These covenants, conditions, restrictions, easements, and limitations shall run with the land described in Exhibit "A" and shall be binding on and burden all parties having or acquiring any right, title, or interest to the land or any part thereof and shall create servient tenements on the land. The covenants, conditions, restrictions, easements, and limitations shall also benefit all parties having or acquiring any right, title, or interest to the land and shall create dominant tenements on the land;
- G. The Association is incorporated as a Utah nonprofit corporation and is entitled to the rights, obligations, and benefits of the Revised Nonprofit Corporation Act (Utah Code Ann. 16-6a-101, *et. seq.*) as amended from time to time.
- J. Under Original Declaration Article XIII, Section 13.05, Owners holding at least 51% of the total votes of the Association have consented and agreed to this Declaration and signed such;
- K. The Mortgagee Protections provisions contained in Article XII of the Original Declaration have not been changed and no Mortgagee consent is required. To the extent that a provision of this Declaration conflicts with the rights of the Mortgagees under the Original Declaration, the Original Declaration shall control
- L. Under Original Bylaw Article XII, Section 12.01, the Bylaws were approved by the affirmative vote of a majority of the votes cast after a quorum was established. Notice of the content of the Bylaws was sent with the notice that action would be taken.

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NOW THEREFORE, for the benefit of the Project and the Owners thereof, the following covenants, conditions, restrictions, and easements shall apply to and be binding on the Project.



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ARTICLE I
DEFINITIONS

Unless the context clearly indicates otherwise, certain terms used in this Declaration and the foregoing Recitals shall have the meanings set forth in this Article I.

1.01 "Assessments" shall have the meaning assigned to it in Article IX herein.

1.02 "Association" shall mean and refer to Pole Patch Landowners Association, Inc., a Utah non-profit Corporation, its successors and assigns.

1.03 "Board of Trustees" or "Board" shall mean the governing board of the Association which Association is appointed or elected in accordance with this Declaration and the Articles of Incorporation and the Bylaws of the Association.

1.04 "Bylaws" shall mean the Bylaws of the Association.

1.05 "Common Area" shall mean all streets, roads, highways, rights-of-way, easements and utilities (including the improvements thereon) located on the property for the common use and enjoyment of owners. The Common Area shall constitute all portions of the project, except the Lots.

1.06 "Common Expense" shall have the meaning assigned to it in Article 9.04 herein.

1.07 "Common Facilities" shall mean all equipment, facilities and other personal property within the Project for the use and benefit of all Owners and all equipment, facilities and other real or personal property acquired in accordance with this Declaration by the Association for the use and benefit of all Owners, Common Facilities shall be deemed to be part of the Common Area except as otherwise expressly provided for in this Declaration.

1.08 "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Pole Patch Subdivision.

1.09 "Lien" shall have the meaning assigned to it in Section 10.03(b) herein.

1.10 "Lot" shall mean and refer to any one of the thirty-eight (38) numbered plots of land within the boundary of the Property as such are shown upon and designated on the Plat for private ownership and individually numbered and are intended to be used and occupied by a single family.

1.11 "Lot Number" shall mean and refer to the number which designates a Lot on the Plat.

1.12 "Mortgage" shall mean any first mortgage, first deed of trust or other security instrument, which constitutes a first lien by which a Lot or any part thereof is encumbered.

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1.13 "Mortgagee" shall mean:

(a) any person named as the mortgagee or beneficiary under any Mortgage by which the lot of any Owner is encumbered or

(b) any successor to the interest of such person under such Mortgage.

1.14 "Owner" shall mean any person or entity or combination thereof who, according to the official records of the County Recorder, Weber County, State of Utah, which are maintained for such purpose, is the owner of fee simple title to any Lot. The term "Owner" shall not refer to any Mortgagee unless such Mortgagee has acquired title for other than security purposes.

1.15 "Property" shall mean the real property as more particularly described in Paragraph A of the Recitals above, which is the subject of this Declaration and the Plat.

1.16 "Plat" shall mean that certain subdivision plat entitled Pole Patch Subdivision which plat has been recorded in the official records of the County Recorder, Weber County, State of Utah, which are maintained for such purpose, which Plat shall identify and describe all easements which exist on the Property.

1.17 "Project" shall mean all areas within the Property, including the Lots and Common Area, and any and all improvements constructed thereon which are the subject of this Declaration and the Plat.

1.18 "Regular Assessment" shall have the meaning assigned to it in Section 9.04 herein.

1.19 "Residential Unit" shall mean each individual single family residence, including garages, carports, patios or other such similar facilities which are constructed or shall be constructed upon each respective Lot within the Project.

1.20 "Roadways" shall mean that portion of the Common Area consisting of the streets within the Property for the use and benefit of the Owners as such are identified and depicted on the Plat.

1.21 "Rules and Regulations" shall have the meaning assigned to it in Section 8.04 herein.

1.22 "Special Assessment" shall have the meaning assigned to it in Section 9.05 herein.

ARTICLE II SUBMISSION AND DIVISION OF PROJECT

2.01 Submission. The Declaration hereby submits the Property, the Lots, the Common Area, the Residential Units and all other improvements now existing or hereafter made in or upon the to the provisions of this Declaration and the Plat. Each and every portion of the Project is and shall hereafter be held, conveyed, devised, mortgaged, encumbered, leased, rented, occupied, improved and otherwise used as a residential development to be known as POLE PATCH SUBDIVISION. All of the Project is and shall hereafter be subject to the covenants, conditions,

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restrictions, uses, limitations and obligations set forth herein each and all of which are declared and agreed to be for the benefit of the Project and in furtherance of a plan for improvement for the Property. Further, each and all of the provisions hereof shall be deemed to run with the land and shall be a burden and benefit to any person or entity acquiring or owning an interest in the real property and improvements comprising the Project and the heirs, devisees, personal representatives, successors and assigns of any such person or entity. This submission is made subject to all patent reservations and exclusions, all easements and rights-of-way of sight or record, an easement for each and every pipe, line, cable, wire, utility line or similar facility which presently does or in the future may traverse or partially occupy the Property and all easements necessary for ingress to, egress from, maintenance of and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

2.02 Division into Lots and Common Area. The Project is hereby divided into thirty-eight (38) Lots, each consisting of a fee simple interest in a portion of the real property comprising the Property as said portion is defined as set forth in the Plat. All portions of the Project not designated as Lots shall constitute the Common Area which shall be owned by the Association for the benefit of all Owners in accordance with the provisions of this Declaration.

ARTICLE III NATURE AND INCIDENTS OF OWNERSHIP

3.01 Separate Ownership. Each Lot, together with the Residential Unit and any other improvements constructed thereon, is and shall hereafter be a property of real property which may be separately held, conveyed, devised, mortgaged, encumbered, leased, rented, occupied, improved and otherwise used in accordance with the provisions of this Declaration.

3.02 Use and Occupancy. Subject to the limitations contained in this Declaration, each owner shall have the non-exclusive right to use and enjoy the Common Area and the exclusive right to use and enjoy said Owner's Lot.

ARTICLE IV TITLE TO LOTS AND COMMON AREA

4.01 Title to Lots. Title to a Lot within the project may be held or owned by any person or entity or any combination thereof and in any manner in which title to any other real property may be held or owned in the State of Utah, including without limitation, joint tenancy or tenancy in common.

4.02 Title to Common Area. Title to the Common Area within the project shall be held in the name of the Association and is subject to the rights of any Owner to the non-exclusive use of the Common Area in any manner that does not hinder or encroach upon the rights of others and is not contrary to the provisions of this Declaration and to any Rules and Regulations promulgated by the Association for the use thereof.

4.03 Inseparability. Every devise, encumbrance, conveyance or other disposition of a Lot shall be construed to be a devise, encumbrance, conveyance or other disposition, of the entire Lot

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together with all appurtenant rights created by law or by this Declaration, including appurtenant membership in the Association as hereinafter set forth.

4.04 No Partition. The Common Area shall be owned by the Association and no Owner may bring any action for partition thereof.

4.05 Separate Mortgages by Owners. Each Owner shall have the right to separately mortgage or otherwise encumber his Lot. No Owner shall attempt to or shall have the right to mortgage or otherwise encumber the Common Area or any part thereof. Any Mortgage or any encumbrance of any Lot within the Project shall be subordinate to all of the provisions of this Declaration and, in the event of foreclosure, the provisions of the Declaration shall be binding upon any Owner whose title is derived through foreclosure through private power of sale, judicial foreclosure or otherwise.

4.06 Separate Taxation. Each Lot in the Project shall be assessed separately for all taxes, assessments and other charges of the State of Utah or of any political subdivision or any special improvement district or of any other taxing or assessing authority. For the purposes of assessments, the valuation of the Common Area shall be assessed separately from the Lots. No forfeiture or sale of any Lot or any Residential Unit constructed thereon for delinquent taxes, assessments, or other governmental charge shall divest or in any way affect title to any other Lot.

4.07 Mechanics Liens. No labor performed or material furnished for use in connection with any Lot or Residential Unit constructed thereon with the consent or at the request of an Owner or his agent or subcontractor shall create any right to file a statement of mechanics lien against a Lot of any other Owner not expressly consenting to or requesting the same or against any interest in the Common Area unless such work shall have been performed upon the express written consent of the Association and the labor performed or material furnished shall have been provided directly for the improvement, repair or construction of the Common Area.

4.08 Description of Lot. Each respective Lot shall be legally described for all purposes by using the applicable Lot number as established and described on the Plat. Every contract for the sale of a Lot and every other instrument affecting title to the Lot within the Project may describe the Lot by its identifying number or symbol as indicated on the Plat. Such description will be construed to describe the Lot and incorporate all the rights incident to Ownership of a Lot within the Project and all of the limitations on such ownership as such ownership is described in this Declaration and/or the Articles of Incorporation and Bylaws of the Association whether or not such rights are expressly set forth within such instruments.

ARTICLE V EASEMENTS

5.01 Right to Ingress, Egress and Enjoyment. Each Owner shall have the right to ingress and egress over, upon and across the Common Area and shall have the right of easement and enjoyment in and to the Common Area which shall be appurtenant to and pass with the title to every Lot subject to the terms and conditions of said easements as herein set forth.

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5.02 Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his right of enjoyment of the Common Area to the members of his family and his tenants and shall be deemed to have delegated said rights to contract purchasers who reside on said Owner's Lot.

5.03 Easements Deemed Created. All conveyances of a Lot within the Project hereafter made shall be construed to grant and reserve such reciprocal easements as are provided for herein even though no specific reference to such easements appears in any such conveyance.

ARTICLE VI RESTRICTIONS ON USE

6.01 Residential Uses. All Lots are intended to be used for single family residential housing and are restricted to such use. No Residential Unit shall be used for business or commercial activities; provided, however, that nothing herein shall be deemed to prevent the Association or their duly authorized agents from using any Units owned by the Association as sales models; or any Owner or his duly authorized Agent from renting or leasing his Residential Unit from time to time.

6.02 No Noxious or Offensive Activity. No noxious, offensive or illegal activity shall be carried on in or upon any part of the Project nor shall anything be done or placed in or upon any part of the Project which is or may become a nuisance or may cause embarrassment, disturbance or annoyance to Owners. No activity shall be conducted, or improvements constructed, in or upon any part of the Project which are or may become unsafe or hazardous to any person or property. No automobile or other vehicle shall be parked on a street within the Project or at any other location within the project which impairs or tends to impair vehicular or pedestrian access within the Project or to and from its various parts.

6.03 Rules and Regulations. Each owner and any person or persons occupying a lot or using any facility within the project shall comply with each and every provision of the rules and regulations governing use of the project as such rules and regulation may from time to time be adopted, amended or revised by the Association pursuant to section 8.03 herein.

6.04 Construction Exemption. During the construction of any permitted structures or improvements, the provisions, covenants, conditions and restrictions contained in this Declaration shall be deemed waived to the extent necessary or convenient to permit such construction; provided, however, that during the course of such construction, nothing shall be done which will result in a violation of said provisions, covenants, conditions or restrictions upon completion of the construction.

6.05 Minimum Footage. No single-level residential unit shall be constructed with a fully-enclosed ground-level area of less than twenty-five hundred (2,500) square feet of living space, exclusive of garage, carports, patios, basement, or other similar facilities. No multi-level residential unit shall be constructed with a fully-enclosed area of less than three thousand six hundred (3,600) square feet of living space, including two thousand (2,000) square feet of ground-level area, exclusive of garage, carports, patios, basement, or other such similar facilities.

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The square footage of any basement, either full or partial, will not be included in the computation of the requisite square footage for the purposes of this Paragraph.

6.06 **Manufactured Home Prohibition.** No manufactured, mobile, pre-fabricated or factory built, moveable living unit shall be placed upon any portion of any lot, except that one construction trailer may be temporarily placed upon such lot during the term of the construction of the primary residence up to a period of 12 consecutive months.

6.07 **Enclosed Garage and Auxiliary Shelters.** Each primary dwelling must be serviced by an enclosed garage having a minimum square footage that would accommodate at least three full-sized passenger vehicles. All auxiliary shelters must be fully enclosed or not visible from the abutting street right-of-way. Nothing herein contained shall be deemed to prohibit the construction of breezeways or covered parking facilities attached to the primary dwelling or garage.

6.08. **Timeshares and time-sharing of Living Units** within the Project is prohibited, and under no circumstances shall any Lot or Living Unit be owned or used for time sharing, including but not limited to a "Timeshare Interest" as that term is defined in Utah Code Ann. § 57-19-2(17), as amended.

6.09 **Unightly Articles and Nuisances.** No rubbish, debris, abandoned vehicles, refuse, garbage, trash or other unsightly articles or property shall be placed or permitted to remain or accumulate anywhere upon or within any lot, and no odor shall be permitted to arise there from so as to render any lot or portion thereof unsanitary, unsightly, or offensive from any public or private street or from any other lot located within the Subdivision. No noise or other nuisance shall be permitted to exist or operate upon any portion of a lot so as to be offensive or detrimental to any other lot or its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices, (other than security devices used exclusively for security purposes) large commercial power equipment or tools, unlicensed off-road motor vehicles, or other items which may unreasonably disturb other lots or their occupants shall be located, used or placed on any portion of any lot, nor shall any unsafe, unsound or hazardous conduct be engaged in by any person on any lot. Nothing contained herein shall prohibit the temporary accumulation of refuse, garbage and trash pending proper and lawful disposal thereof so long as the same is kept at all times in covered sanitary containers or enclosed areas designated for such purposes.

6.10 **Advertising or Business; Signs Prohibited.** No sign, poster, billboard, advertising device or other display of any kind shall be displayed upon the lot visible from any public or private street or right of way which advertises business activities conducted upon any lot or within the primary dwelling or any enclosure situated thereon.

6.11 **No Further Subdivision.** No lot shall be further subdivided into additional lots or parcels for any purpose.

6.12 **Emergency Powers During Periods of Water Shortage.** During droughts or periods of water shortage, the Board of Trustees, by unanimous vote, is empowered to declare a temporary water

The square footage of any basement, either full or partial, will not be included in the computation of the requisite square footage for the purposes of this Paragraph.

6.06 **Manufactured Home Prohibition.** No manufactured, mobile, pre-fabricated or factory built, moveable living unit shall be placed upon any portion of any lot, except that one construction trailer may be temporarily placed upon such lot during the term of the construction of the primary residence up to a period of 12 consecutive months.

6.07 **Enclosed Garage and Auxiliary Shelters.** Each primary dwelling must be serviced by an enclosed garage having a minimum square footage that would accommodate at least three full-sized passenger vehicles. All auxiliary shelters must be fully enclosed or not visible from the abutting street right-of-way. Nothing herein contained shall be deemed to prohibit the construction of breezeways or covered parking facilities attached to the primary dwelling or garage.

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emergency and to impose such restrictions regarding the use and quantity of water delivered to lots located within the subdivision as may be necessary or deemed prudent in order to insure that basic culinary and potable water needs are met during any such period of emergency.

6.13 Setback and Side Yard Requirements. Subject to the provisions of Paragraph 6.14, all residential units shall be set back at least one hundred (100) feet from any roadway or public street. All side yards (both sides) and rear yards shall be at least fifty (50) feet from the residential unit to the adjacent lot or common area. All out buildings or accessory buildings shall have a setback of Fifty (50) feet from the edge of the asphalt or paving on any roadway or public street and twenty-five (25) feet from any lot line.

6.14 Variances. The Board of Trustees, by a majority vote, may authorize variances from compliance with any of the provisions of this Declaration or any Amended Declaration, including restrictions upon size, floor area, or placement of structures, or similar restrictions, when circumstances such a topography, natural obstructions, hardships, aesthetic or environmental considerations may require.

In considering the foregoing, the Board of Trustees may grant a variance only if:

- (a) literal enforcement of the Declaration could cause an unreasonable hardship for the owner that is not necessary to carry out the general purpose of the Declaration;
- (b) there are special circumstances attached to the lot that do not generally apply to the other lots within the property;
- (c) granting the variance is essential to the enjoyment of a substantial right possessed by other owners within the property;
- (d) the variance will not substantially affect the interest of the other owners;
- (e) the spirit of the Declaration is observed.

In determining whether or not enforcement of the Declaration would cause unreasonable hardship, the Board of Trustees may not find an unreasonable hardship unless:

- (a) the alleged hardship is located on or associated with the lot for which the variance is sought; and
- (b) the hardship is not self-imposed.

Such variances must be evidenced in writing and must be signed by at least two (2) members of the board of the board of trustees. If such variances are granted, no violation of the covenants, conditions, and restrictions contained in this Declaration or any supplemental declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration or of any Amended Declaration for any purpose except as to the particular property

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and particular provisions hereof covered by the variance, nor shall it affect in any way the owner's obligations to comply with all governmental laws and regulations affecting his or her use of the premises, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority.

6.15 New Construction. Prior to commencing construction on any new home, out building, or accessory building, the Owner shall obtain the Board of Trustee's approval. The Owner shall submit plans (building and site), color samples, and material samples to the Board of Trustees. The type and placement of materials shall be of top quality and complement and be consistent with the existing construction within the Project. The Board of Trustees shall review all applications for new construction and shall approve or deny the application based on the proposed structure's compliance with the Declaration and quality of materials. Prior to commencing new construction, the Owner shall survey and have the Lot corners marked.

ARTICLE VII THE ASSOCIATION

7.01 The Association. The administration of this Project shall be through the POLE PATCH LANDOWNERS ASSOCIATION, INC., a Utah non-profit organization, which has been organized and will be operated to perform the functions and provide the services contemplated in this Declaration. Said Association shall operate in accordance with the laws of the State of Utah, and with the Articles of Incorporation of the Association and the Bylaws of the Association which have been adopted in accordance therewith. A true copy of the duly adopted Bylaws of the Association shall be available for inspection at the Association's Website.

7.02 Membership. Each Owner shall be entitled and required to be a member of the Association. Membership shall begin immediately and automatically upon becoming an Owner and it shall terminate immediately and automatically upon ceasing to be an Owner. If title to a Lot is held by more than one person, the membership appurtenant to that Lot shall be shared by all such persons in the same proportionate interest and by the same type of tenancy in which title to the Lot is held. An Owner shall be entitled to one membership for each Lot owned by said Owner. Each membership shall be appurtenant to the Lot to which it relates and shall be transferred automatically by conveyance of that Lot. Ownership of a Lot within the Project cannot be separated from membership in the Association and any devise, conveyance or disposition of a Lot shall be construed to be a devise, conveyance or other disposition, respectively, of that Owner's membership in the Association and all rights appurtenant thereto. No person or entity other than an Owner may be a member of the Association and membership in the Association may not be transferred, except in connection with the transfer of a Lot.

7.03 Board of Trustees. The Association shall be governed by a Board of Trustees as the same shall be established and defined in the Bylaws of the Association. From and after the first election of the Board of Trustees by the Members, not less than one of the trustees shall be elected solely by the votes of the Members pursuant to the election procedure set forth in the Bylaws.

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7.04 Votes. Each Owner shall be entitled to one vote for each Lot owned. If a membership is jointly held, all or any holders of the joint membership may attend any and all meetings of the Members of the Association, but such holders of any joint membership must act unanimously to cast the one (1) vote relating to their joint membership.

7.05 Classes of Membership. The Association shall have one class of voting membership.

7.06 Amplification. The provisions of this Article VII may be amplified by the Articles of Incorporation and Bylaws of the Association; provided, however, that no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth in this Declaration.

7.07 Power of Attorney and Amendments. Each Owner makes, constitutes and appoints the Association the true and lawful attorney in said Owner's name, place and stead to make, execute, sign, acknowledge and file with respect to the Project such amendments to this Declaration and the Plat as may be required by law or by vote taken pursuant to the provisions of this Declaration.

ARTICLE VIII CERTAIN RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

8.01 The Common Area. The Association, subject to the rights and duties of the owners as set forth in this Declaration, shall be responsible for the exclusive management, control, operation, and maintenance of the Common Area including all improvements thereon (including the Common Facilities) and shall keep the same in a good, clean, attractive, safe, and sanitary order and repair. All goods and services procured by the Association in performing its responsibilities under this Section shall be paid for with the funds from the Common Expense Fund.

8.02 Miscellaneous Goods and Services. The Association may obtain and pay for out of the Common Expense Fund the services of such personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may also obtain or pay for out of the Common Expense Fund legal and accounting services necessary or desirable in connection with the operation of the Project or the enforcement of this Declaration. In addition to the foregoing, the Association may acquire and pay for out of the Common Expense Fund water, sewer, garbage collection, electrical, gas and other necessary or desirable utility services for the Common Area and insurance, bonds and other goods and services common to the Lots and necessary to implement the intent of this Declaration. The Association may not pay Owners for services provided to the Association, unless the Association engages in a bid process and selects the Owner based on the Owner's qualifications, licensing, and insurance as well as bids.

8.03 Rules and Regulations. The Association may make reasonable Rules and Regulations governing the use of the Common Area, Common Facilities and Roadways provided, however, that such Rules and Regulations shall be consistent with the rights and obligations established by this Declaration. The Association shall post on its website (www.polepatch.com) a copy of all

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such Rules and Regulations, all amendments thereto and any rescissions thereof. Such Rules and Regulations shall take effect fifteen (15) days after adoption by the Association. The Association or any aggrieved Owner may initiate and prosecute appropriate legal proceedings against an offending Owner to enforce compliance with such Rules and Regulations or to recover damages caused by non-compliance therewith as may be permitted by law. In the event the Association shall initiate any such legal proceedings, the Association shall be entitled to recover from the offending Owner costs and expenses incurred by the Association in connection with such proceedings including court costs and reasonable attorney fees both before and after judgment.

8.04 Creation of Easements. The Association may, without vote or consent of the Owners or of any other person(s), grant or create, on such terms as it deems advisable, reasonable utility and similar easements over, under, across and through the Common Area which may be determined by the Association to be reasonably necessary.

8.05 Implied Rights. The Association may exercise any right or privilege given to it expressly by this Declaration or by law, and every other right or privilege reasonably implied from the existence of any right, privilege or duty given to it herein or reasonably necessary to effectuate any such right, privilege or duty.

8.06 Financial Statements. The Association shall cause financial statements for the Association to be prepared at least annually or at more frequent intervals if required by a vote of the Owners and cause it to be made available on the Website. Such statements shall be prepared in accordance with generally accepted accounting procedures and presented in such a manner as to fairly and accurately reflect the financial condition of the Association. The financial books of the Association shall be available for inspection by any Owner or his duly authorized representative upon arrangement with the HOA.

ARTICLE IX ASSESSMENTS

9.01 Assessments. The Association shall have the right to charge to and collect from each Owner of a Lot within the Project said Owner's pro rata share of all sums which are expended on behalf of all Owners and all sums which are required by the Association to perform or exercise the functions, duties, rights and powers of the Association under this Declaration, the Articles of Incorporation of the Association or the Bylaws adopted in accordance with the provisions thereof. All such sums which are charged and collected for such purposes shall be collectively referred to herein as "Assessments". The term "Assessments" shall also include each and every annual Regular Assessment and each and every Special Assessment levied in accordance with the provisions hereof.

9.02 Agreement to Pay Assessments. Each Owner for each Lot owned, by the acceptance of instruments of conveyance and transfer therefore, whether or not it is so expressed in said instruments, shall be deemed to covenant and agree with each other and with the Association to pay to the Association all Assessments made for the purposes provided for in this Declaration. Such Assessments shall be fixed, established and collected from time to time as provided in this Article.

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9.03 Regular Assessments. A Regular Assessment shall consist of each Owner's pro rata share of the estimated annual total of:

- (a) the amount which is reasonably anticipated to be expended on behalf of all Owners; and
- (b) the sum of all amounts which are required to perform or exercise the rights, powers and duties of the Association during each fiscal year.

A Regular Assessment shall be computed and levied annually against each Lot in accordance with the provisions hereof as follows:

(a) Common Expense. Each Regular Assessment shall be upon an advance estimate of the Association's cash requirements to provide for payment of all estimated expenses arising out of or connected with maintenance and operation of the Common Area as set forth in Section 8.01 hereof and for the provision of utility services (to the extent not separately metered or billed) and all other common items to the Project for the fiscal year for which the Regular Assessment is being made. Such estimated expenses may include, among other things, and without limitation, the following: special assessments attributable to the Common Area; repairs and maintenance of the Common Area; cost of capital improvements to Common Areas; wages for Association employees, including fees for a manager, if any; utility charges for utility services provided to the Common Area; legal and accounting fees; any deficit remaining from a previous period; creation of a reasonable contingency reserve, surplus and/or sinking fund; and any other expenses and liabilities which may be incurred by the Association for the benefit of all the Owners or by reason of this Declaration. Such shall constitute the estimated Common Expense, and all funds received from assessments under this Section 9.04 shall be part of the Common Expense Fund;

(b) Notice of Payment of Regular Assessment. The full Regular Assessment may be paid in full prior to the first day of March of each respective fiscal year; or The Regular Assessment may be paid in nine equal installments due on the first day of each month, commencing March 1, and shall be subject to a late charge of 5% of the billing for payments received after the 15th day of the month. All unpaid portions of any Regular Assessments being paid in accordance with the second option as set forth in this paragraph shall bear interest at the rate of 1-1/2% per month from March 1 of each respective year until paid;

(c) Inadequate Funds. In the event that the Common Expense Fund proves inadequate during any fiscal year for whatever reason, including non-payment of Owner's Assessments, the Association may either borrow funds and/or levy additional Assessments in accordance with the procedures set forth in Section 9.05 except that the vote therein specified shall not be necessary. If the Association elects to levy such an additional assessment then no such assessment or assessments levied in any fiscal year

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may, in the aggregate, exceed five percent (5%) of the Common Expense Fund for that fiscal year without the vote or written consent of a majority of voters;

(d) Increases in Regular Assessments. The amount of Regular Assessment shall not increase more than 20% of the Regular Assessment amount for the immediately preceding fiscal year unless a majority of Owners shall consent to a greater increase by vote or written consent.

9.04 Special Assessments. In addition to the Regular Assessments authorized by this Article, the Association may levy at any time and from time to time, upon the affirmative vote of at least fifty percent (50%) of the total votes of the Association, Special Assessments payable over such periods as the Association may determine, for the purpose of deferring, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof or for any other expenses incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing expenses authorized by other Sections or Articles hereof. Any amounts assessed pursuant hereto shall be assessed to Owners in the same manner as other assessments. Notice in writing of the amount of such Special Assessments and the time for payment thereof shall be given promptly to the Owners provided that no payment shall be due less than thirty (30) days after such notice shall have been given. All unpaid portions of any Special Assessments shall bear interest at the rate of one and one-half percent (1.5%) per month from the date such portion comes due in accordance with the above-mentioned notice until paid. All funds received from assessments under this Section 9.05 shall be part of the Common Expense Fund.

9.05 Maintenance and Reserves. The Association shall be responsible to maintain an adequate reserve for the maintenance, repairs and replacement of those elements of the Common Area, that must be repaired or replaced on a periodic basis including the inspection, maintenance, repair and replacement of all storm drains, catch basins, piping, culverts, curbs and gutters, roadways and any and all such improvements. Said reserve funds shall be separately maintained in an interest-bearing account for the benefit of the Association.

9.06 Lien for Assessments. All sums assessed to the Owner of any Lot within the Project pursuant to the provisions of this Article IX, together with interest and penalties thereon as provided herein, shall be secured by a Lien on such Lot in favor of the Association as more particularly set forth in Section 10.03(b).

9.07 Personal Obligation of Owner. The amount of each and every Regular Assessment and Special Assessment against any lot within the Project shall be the personal obligation of the Owner of such Lot to the Association. Suit to recover money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any such personal obligation by waiving the use and enjoyment of any of the Common Area or by abandonment of his Lot or by waiving any services or amenities provided for in this Declaration. In the event of any suit to recover a money judgment for unpaid Assessments hereunder, the involved Owner shall pay the costs and

may, in the aggregate, exceed five percent (5%) of the Common Expense Fund for that fiscal year without the vote or written consent of a majority of voters;

(d) Increases in Regular Assessments. The amount of Regular Assessment shall not increase more than 20% of the Regular Assessment amount for the immediately preceding fiscal year unless a majority of Owners shall consent to a greater increase by vote or written consent.

9.04 Special Assessments. In addition to the Regular Assessments authorized by this Article, the Association may levy at any time and from time to time, upon the affirmative vote of at least fifty percent (50%) of the total votes of the Association, Special Assessments payable over such periods as the Association may determine, for the purpose of deferring, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof or for any other expenses incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing expenses authorized by other Sections or Articles hereof. Any amounts assessed pursuant hereto shall be assessed to Owners in the same manner as other assessments. Notice in writing of the amount of such Special Assessments and the time for payment thereof shall be given promptly to the Owners provided that no payment shall be due less than thirty (30) days after such notice shall have been given. All unpaid portions of any Special Assessments shall bear interest at the rate of one and one-half percent (1.5%) per month from the date such portion comes due in accordance with the above-mentioned notice until paid. All funds received from assessments under this Section 9.05 shall be part of the Common Expense Fund.

9.05 Maintenance and Reserves. The Association shall be responsible to maintain an adequate reserve for the maintenance, repairs and replacement of those elements of the Common Area, that must be repaired or replaced on a periodic basis including the inspection, maintenance, repair and replacement of all storm drains, catch basins, piping, culverts, curbs and gutters, roadways and any and all such improvements. Said reserve funds shall be separately maintained in an interest-bearing account for the benefit of the Association.

9.06 Lien for Assessments. All sums assessed to the Owner of any Lot within the Project pursuant to the provisions of this Article IX, together with interest and penalties thereon as provided herein, shall be secured by a Lien on such Lot in favor of the Association as more particularly set forth in Section 10.03(b).

9.07 Personal Obligation of Owner. The amount of each and every Regular Assessment and Special Assessment against any lot within the Project shall be the personal obligation of the Owner of such Lot to the Association. Suit to recover money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any such personal obligation by waiving the use and enjoyment of any of the Common Area or by abandonment of his Lot or by waiving any services or amenities provided for in this Declaration. In the event of any suit to recover a money judgment for unpaid Assessments hereunder, the involved Owner shall pay the costs and

expenses incurred by the Association in connection therewith, including court costs and reasonable attorney fees both before and after judgment.

9.08 Statement of Account. Upon payment of a reasonable fee not to exceed Twenty-Five dollars (\$25.00) and upon written request of any Owner, Mortgagee, prospective Mortgagee or prospective purchaser of a Lot, the Association shall issue a written statement setting forth the following:

- (a) the amount of the unpaid Assessments, if any, with respect to such Lot;
- (b) the amount of the current Regular Assessment and Special Assessment, if any, and the date each such Assessment such shall become or became due; and
- (c) any credit for advance payments or prepaid items, including without limitation, the Owner's share of prepaid insurance premiums.

Such written statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith.

9.09 Personal Liability of Purchaser. Subject to the provisions of 9.08, a purchaser of a Lot shall be jointly and severally liable with the seller thereof for all unpaid Assessments against such Lot; provided, however, that the provisions of this Section shall not prejudice the purchaser's right to recover from the seller the amount paid by the purchaser for such Assessments which were due and payable up to the date of the grant or conveyance.

ARTICLE X ENFORCEMENT OF RESTRICTIONS

10.01 General. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation, Bylaws, Rules and Regulations and the decisions and resolutions of the Association adopted pursuant thereto as the same may be lawfully amended, modified or adopted from time to time. The Association shall have full power to enforce compliance with this Declaration, the Bylaws and Rules and Regulations in any manner provided for by law or in equity, including without limitation, the right to bring an action for damages, an action to recover sums due, an action to enjoin a violation or specifically enforce the provisions thereof. Said action or actions may be maintainable by the Association, or in a proper case, by an aggrieved Owner. In the event of any action by the Association to recover Assessments or other amounts due hereunder, or to enforce the provisions hereof, the Association shall be entitled to recover from the offending Owner all costs and expenses incurred by the Association in connection with such action, including court costs and reasonable attorney fees. The obligations, provisions, covenants, restrictions and conditions contained in this Declaration, as the same may be lawfully amended or supplemented, with respect to the Association and/ or the Lots within the Project, shall be enforceable by the Association or by an Owner through a proceeding for prohibitive or mandatory injunction. The rights and remedies herein provided shall be in addition to any and all other rights now or hereafter provided by law for enforcement of the provisions of this

expenses incurred by the Association in connection therewith, including court costs and reasonable attorney fees both before and after judgment.

9.08 Statement of Account. Upon payment of a reasonable fee not to exceed Twenty-Five dollars (\$25.00) and upon written request of any Owner, Mortgagee, prospective Mortgagee or prospective purchaser of a Lot, the Association shall issue a written statement setting forth the following:

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Declaration, the Articles of Incorporation, the Bylaws, the Rules and Regulations and decisions and resolutions of the Association adopted pursuant thereto.

10.02 Interest. Unless otherwise specifically set forth in this Declaration, all sums payable hereunder by an Owner shall bear interest at the rate of eighteen percent (18%) per annum from the due date, or if the amount due has been advanced or incurred by the Association or any other Owner pursuant to authorization contained in this Declaration, interest shall begin to accrue on such amounts ten (10) days after repayment is requested in writing by said Association or Owner.

10.03 Certain Specific Enforcement Powers. In amplification of, and not in limitation of, the general powers specified in Section 10.01 above, the Association shall have the following rights and powers:

(a) Suspension of Privileges. If any Owner shall be in breach of this Declaration, the Bylaws or Rules and Regulations, including, but not limited to, the failure of such Owner to pay any assessment on or before the due date thereof, subject to the limitations hereinafter set forth in this paragraph, the Association may suspend the Owner's right to occupy the Common Area and to use Common Facilities and the right of such Owner to participate in any vote or other determination provided for herein. The decision as to whether such privileges should be suspended shall be made by a majority of the members of the Board present at a special meeting of the Board duly called and held for such purpose. No suspension under this paragraph shall be effective until written notice has been given to the Owner of the suspension, the reasons therefore and the actions that must be taken by said Owner to have all suspended privileges reinstated. If such suspension of privileges is based on the failure of an Owner to pay Assessments when due, the suspended privileges of an Owner shall be reinstated automatically at such time as the Owner shall have paid to the Association, in cash or by cashier's or certified check, all amounts past due as of the date of such reinstatement. If such suspension of privileges is based on any act or omission other than the failure to pay Assessments or any other amounts due hereunder when due, no such suspension shall be made except after a meeting of the Board of Trustees of the Association at which a quorum of the Board is present, duly called and held for such purpose. Written notice of such meeting shall be given to the Owner whose privileges are being sought to be suspended for any act or omission other than the failure to pay Assessments at least ten (10) days prior to the holding of such meeting. Such Owner shall be entitled to appear at such meeting and present his case or provide a written response to the Board no later than the time scheduled for such meeting as to why privileges should not be suspended;

(b) Enforcement by Lien. If any Owner shall fail or shall refuse to make any payment of any Assessments when due, the amount thereof shall constitute an encumbrance on the entire interest of the said Owner's Lot against which the Assessment has been levied. All of the rights and powers associated with such encumbrance on an Owner's Lot shall be collectively referred to herein as a "Lien". To evidence a Lien for sums assessed pursuant to Article IX, the Association shall prepare a written Notice of Lien setting forth the amount of the Assessment or Assessments, the due date thereof, the amount or amounts

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(b) Enforcement by Lien. If any Owner shall fail or shall refuse to make any payment of any Assessments when due, the amount thereof shall constitute an encumbrance on the entire interest of the said Owner's Lot against which the Assessment has been levied. All of the rights and powers associated with such encumbrance on an Owner's Lot shall be collectively referred to herein as a "Lien". To evidence a Lien for sums assessed pursuant to Article IX, the Association shall prepare a written Notice of Lien setting forth the amount of the Assessment or Assessments, the due date thereof, the amount or amounts

remaining unpaid, the name of the Owner, a legal description of the Owner's Lot and a statement that the amount of the Lien shall also include all costs and expenses, including attorney fees, incurred in preparation, perfection and enforcement of the Lien. Such Notice of Lien shall be signed and acknowledged by a duly authorized agent of the Association and shall be recorded in the office of the County Recorder for Weber County, State of Utah. No Notice of Lien shall be recorded until there is a delinquency in the payment of an Assessment. Such Lien may be enforced by sale or foreclosure of the Owner's interest in said Owner's Lot by the Association or its duly authorized agent. Such sale or foreclosure shall be conducted in accordance with the provisions of Utah law applicable to the exercise of the powers of sale or foreclosure in deeds of trust or mortgages or in any other manner permitted by the laws of the State of Utah. The Lien may be satisfied and released upon payment to the Association in cash or certified funds the amount set forth in the Lien, all of the Association's expenses and attorney fees incurred in the preparation, perfection and enforcement of the Lien and any Assessments against the Lot which may have become due since the date of said Lien. The Association shall have the right and power to bid in at any foreclosure sale, and to hold, lease, mortgage or convey the subject Lot.

10.04 Priority of Lien. Upon recordation of the Notice of lien, the Lien provided for herein shall be a charge or encumbrance upon the Owner's interest in the Lot prior to all other liens and encumbrances, recorded or unrecorded, except only tax and special assessment liens on the Lot in favor of any municipal assessing or taxing district and any encumbrances on the interest of the Owner recorded prior to the date when such Notice of Lien is recorded which, by law, would be a lien prior to subsequently recorded encumbrances.

ARTICLE XI ROADWAYS

11.01 Limited Use. Subject to the limitations herein set forth, the Roadways shall be and remain for the use and benefit of all Owners as Roadways for access, ingress and egress to and from the Lots and other improvements on the Project, unless and until the Owners unanimously agree to change such use. No change of use of the Roadways shall be effective unless and until there shall be recorded in the Office of the County Recorder of Weber County, State of Utah, a written instrument duly executed and acknowledged by all Owner's agreeing to such change in use.

11.02 Easements and Rights. Every Owner shall have a non-exclusive right and easement to use and enjoy the Roadways for access, ingress and egress to and from the Lots and Common Area, except that this grant of easement shall not be construed to grant to any Owner any right of easement for any purpose across the Lot of any other Owner. The right and easement granted hereby shall be appurtenant to and shall pass with title to each and every Lot subject to:

- (a) the right of the Association to levy and collect Regular Assessments and Special Assessments as provided herein;
- (b) the right of the Association to make reasonable Rules and Regulations governing the use of the Roadways pursuant to the authority granted herein;

remaining unpaid, the name of the Owner, a legal description of the Owner's Lot and a statement that the amount of the Lien shall also include all costs and expenses, including attorney fees, incurred in preparation, perfection and enforcement of the Lien. Such Notice of Lien shall be signed and acknowledged by a duly authorized agent of the Association and shall be recorded in the office of the County Recorder for Weber County, State of Utah. No Notice of Lien shall be recorded until there is a delinquency in the payment of an Assessment. Such Lien may be enforced by sale or foreclosure of the Owner's interest in said Owner's Lot by the Association or its duly authorized agent. Such sale or foreclosure shall be conducted in accordance with the provisions of Utah law applicable to the exercise of the powers of sale or foreclosure in deeds of trust or mortgages or in any other manner permitted by the laws of the State of Utah. The Lien may be satisfied and released upon payment to the Association in cash or certified funds the amount set forth in the Lien, all of the Association's expenses and attorney fees incurred in the preparation, perfection and enforcement of the Lien and any Assessments against the Lot which may have become due since the date of said Lien. The Association shall have the right and power to bid in at any foreclosure sale, and to hold, lease, mortgage or convey the subject Lot.

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(a) the right of the Association to levy and collect Regular Assessments and Special Assessments as provided herein;

(b) the right of the Association to make reasonable Rules and Regulations governing the use of the Roadways pursuant to the authority granted herein;

(c) the right of the Association to dedicate or transfer or any part of the Roadways to any public agency, authority or utility subject to such conditions as may be agreed to by the Owners and subject to the Mortgagee's rights provided for herein.

11.03 Delegation of Use. Any Owner may delegate to the members of his family and to his guests, invitees or licensees, accordance with the reasonable Rules and Regulations promulgated by the Association, such Owner's right to use and enjoy the Roadways in a manner consistent with the provisions hereof. Any Owner may also assign or delegate to his tenants and shall be deemed to have assigned to any contract purchaser who resides upon the Lot, also in accordance with the reasonable Rules and Regulations promulgated by the Association, such Owner's right and easement to use and enjoy the Roadways.

11.04 Management of Roadways. The Association, subject to the rights and duties of owners as set forth in this Declaration, shall be responsible for the management, control, operation, care, maintenance, repair, replacement and upkeep of the Roadways, unless and until such responsibility is transferred to and accepted by a public agency, authority or utility in accordance with the provisions hereof.

11.05 Dedication of Roadways. The Association shall have the right to dedicate or transfer all or any part of the Roadways to any public agency, authority or utility for continued use as access, ingress and egress to and from the Lots and Common Area and subject to such conditions as may be agreed to by the Association and subject to the approval of the Owners and to the rights of Mortgagees as provided for herein. Any such dedication shall be approved by a vote of not less than two-thirds (2/3) of all Lot Owners at a meeting called for such purpose and no such dedication or conveyance shall in any way limit any Owner's right to access to the Lots or Common Area or be effective unless and until there shall be recorded in the office of the County Recorder for Weber County, State of Utah, a written instrument duly executed and acknowledged by the Owners of not less than two-thirds (2/3) of all such Lots agreeing to such dedication or conveyance.

ARTICLE XII MORTGAGEE PROTECTION

12.01 Mortgagee Protection. No breach of any of the covenants, conditions, restrictions, or limitations contained herein shall defeat or render invalid the lien of any Mortgage made in good faith and for value; provided, however, that all such covenants, conditions, restrictions or limitations contained herein shall be binding upon an Owner whose title is derived through foreclosure, trustee's sale or by deed or assignment in lieu of foreclosure.

12.02 Priority of Liens. No enforcement of any lien provision herein contained shall defeat or render invalid the lien of any Mortgage. All sums assessed in accordance with the provisions hereto shall constitute a lien on each respective Lot prior and superior to all other liens except: (a) all taxes, bonds, assessments and other levies which, by law, would be superior thereto; and (b) the lien or charge of any recorded Mortgage on such Lot in good faith and for value and recorded prior to the date on which any such assessment became due.

(c) the right of the Association to dedicate or transfer or any part of the Roadways to any public agency, authority or utility subject to such conditions as may be agreed to by the Owners and subject to the Mortgagee's rights provided for herein.

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12.03 Prior Liens Relate Only to Individual Lots. All taxes, assessments and charges which may become liens prior to the first Mortgage under local law shall relate only to the individual Lot and not to the Project as a whole.

12.04 Mortgage Holder Rights in Event of Foreclosure. Whenever the Mortgagee of a Mortgage of record obtains title to a Lot by the foreclosure of the Mortgage on the Lot or by deed or assignment in lieu of foreclosure, then such Mortgagee or any purchaser at a foreclosure sale, shall take the Lot free of any claims for unpaid Assessments and charges against the Lot which accrued prior to the date of the acquisition of title to such Lot by such acquirer except for claims for pro rata share of such Assessments or charges resulting from a pro rata reallocation of such Assessments or charges to all Lots in the Project including the mortgaged Lot. Such unpaid share of Assessments shall be deemed to be Common Expenses collectible prospectively pro rata from all of the Lots in the Project, including the Lot which has been acquired in accordance with the provisions of this Section.

12.05 Notice to First Mortgage Holders. The Association shall give the applicable first Mortgagee, if any, prompt notice of any default in the Lot Mortgagor's obligations under the Declaration not cured within thirty (30) days of default.

12.06 Matters Requiring Mortgagee Approval. Notwithstanding any other provision contained within this Declaration, at least two-thirds (2/3) (based upon one vote for each first Mortgage owned per Lot) of the first Mortgagees of any Lot as then appears on the official records of Weber County, Utah, shall have given their prior written approval before the Association shall be entitled to:

- (a) By act or omission, seek to abandon or terminate the Project;
- (b) Change the pro rata interest or obligations of any individual Lot for the purpose of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards;
- (c) By act or omission seek to abandon, encumber, sell or transfer the Common Area (the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area and Common Facilities by the Project shall not be deemed a transfer within the meaning of this clause); or
- (d) Use hazard insurance proceeds for losses to the Project (whether to Common Area or Common Facilities) for other than the repair, replacement or reconstruction of such property.

12.07 Amendment. No provision of this Article XVI shall be amended without the prior written consent of at least two-thirds (2/3) (based on one vote for each Mortgage) of all first Mortgagees as appear on the official records of Weber County, State of Utah, as of the date of the vote regarding such amendment.

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ARTICLE XIII
GENERAL PROVISIONS

13.01 Intent and Purpose. The provisions of this Declaration and any supplemental or subsequent Declaration or amendments thereto, shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of this Planned Residential Unit Development. Failure to enforce any provision, restriction, covenant, or condition in this Declaration, or in any supplemental or subsequent Declaration or amendments hereto, shall not operate as a waiver of any such provision, restriction, covenant, or condition or of any other provisions, restrictions, covenants, or conditions.

13.02 Interpretation. Wherever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include all other genders. The article and section headings set forth herein are for convenience and reference only and are not intended to describe, interpret, define, or otherwise limit or affect the content, meaning, or intent of this Declaration or any article, section, or provision hereof. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.

13.03 Registration of Mailing Addresses. Each Owner shall register from time to time with the Association his current mailing and e-mail addresses. All notices or demands intended to be served upon any Owner may be sent by first class U.S. Mail, postage prepaid, addressed to the Owner at his last registered mailing address or, if no address has been registered, to the mailing address of the Lot of such Owner, via electronic mail or text messaging to any electronic mail address or telephone number registered by the Owner or used by the Owner while communicating with the Association, via fax at a number registered by the owner, or by any other electronic means allowed by law, including websites. All notices or demands intended to be served upon the Association may be sent by first class U.S. Mail, postage prepaid, addressed to the Association at its office registered with the state of Utah or to such other address as the Association may hereafter furnish to the Owners on its website. Any notice or demand referred to in this Declaration shall be deemed given immediately when sent by electronic means or deposited in the U.S. Mail, postage prepaid, and in the form provided for in this Section.

13.04 Audit. Any Owner may at any reasonable time, upon appointment and at his own expense, cause an audit or inspection to be made of the books and records maintained by the Association.

13.05 Amendment. Except as otherwise provided herein, this Declaration may be amended if Owners holding at least fifty-one percent (51%) of the total votes of the Association consent and agree to such amendment by instruments duly recorded in the Office of the County Recorder for Weber County, State of Utah. Any amendments shall be incorporated into the existing Declaration as it exists at any given time and a new, complete Declaration, containing the approved amendments, shall be recorded in the former Declaration's place.

13.06 Owner's Obligations. All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that said Owner may be leasing,

ARTICLE XIII
GENERAL PROVISIONS

13.01 Intent and Purpose. The provisions of this Declaration and any supplemental or subsequent Declaration or amendments thereto, shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of this Planned Residential Unit Development. Failure to enforce any provision, restriction, covenant, or condition in this Declaration, or in any supplemental or subsequent Declaration or amendments hereto, shall not operate as a waiver of any such provision, restriction, covenant, or condition or of any other provisions, restrictions, covenants, or conditions.

13.02 Interpretation. Wherever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include all other genders. The article and section headings set forth herein are for convenience and reference only and are not intended to describe, interpret, define, or otherwise limit or affect the content, meaning, or intent of this Declaration or any article, section, or provision hereof. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.

13.03 Registration of Mailing Addresses. Each Owner shall register from time to time with the Association his current mailing and e-mail addresses. All notices or demands intended to be served upon any Owner may be sent by first class U.S. Mail, postage prepaid, addressed to the Owner at his last registered mailing address or, if no address has been registered, to the mailing address of the Lot of such Owner, via electronic mail or text messaging to any electronic mail address or telephone number registered by the Owner or used by the Owner while communicating with the Association, via fax at a number registered by the owner, or by any other electronic means allowed by law, including websites. All notices or demands intended to be served upon the Association may be sent by first class U.S. Mail, postage prepaid, addressed to the Association at its office registered with the state of Utah or to such other address as the Association may hereafter furnish to the Owners on its website. Any notice or demand referred to in this Declaration shall be deemed given immediately when sent by electronic means or deposited in the U.S. Mail, postage prepaid, and in the form provided for in this Section.

13.04 Audit. Any Owner may at any reasonable time, upon appointment and at his own expense, cause an audit or inspection to be made of the books and records maintained by the Association.

13.05 Amendment. Except as otherwise provided herein, this Declaration may be amended if Owners holding at least fifty-one percent (51%) of the total votes of the Association consent and agree to such amendment by instruments duly recorded in the Office of the County Recorder for Weber County, State of Utah. Any amendments shall be incorporated into the existing Declaration as it exists at any given time and a new, complete Declaration, containing the approved amendments, shall be recorded in the former Declaration's place.

13.06 Owner's Obligations. All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that said Owner may be leasing,

renting, or selling under contract his Lot. The Owner of a Lot within the Project shall have no obligation for expenses or other obligations (except interest on prior obligations) accruing after the conveyance of such Lot to a subsequent Owner.

13.07 Effective Date. This Declaration, any amendments, and every provision thereof shall take effect upon recording.

13.08 Grandfathering. Any buildings or improvements existing prior to an amendment to any of the restrictions relating to the size, type, setback, quality, material usage, architectural or construction standard of buildings or improvements shall be grandfathered and shall not need to comply with the changed restrictions to the extent that such buildings or improvements were approved by the Association or complied with the restrictions existing prior to the change.

ARTICLE XIV ENFORCEMENT

14.01 Damages for Breach. If a home owner/property owner is found in breach of the restrictive covenants, the terms and conditions contained herein, then such home owner/property owner shall be subject to one or more of the following:

- (a) A fine up to one hundred dollars (\$100.00) per day shall be imposed until such breach or violation is corrected;
- (b) If a breach of these restrictive covenants or failure to adhere to these covenants causes a decrease in surrounding property value, then such breaching party shall be assessed an amount equal to the decrease of the property value;
- (c) If possible, the breaching party shall remedy the violation or condition which has been breached and/or violated.

The above named fines and remedies shall not be solely limited to the actions mentioned herein but shall also be inclusive of any remedy available under applicable law.

14.02 Non-waiver. Any provision of these restrictive covenants which has not been adhered to by a property owner, and if the Board has not acted upon such home owner/property owner, such non-action shall not be construed a waiver of any rights, claims, or actions that the Board may have for such non-compliance. Under no circumstances shall non-action by the Board be construed as a waiver of the conditions or restrictive covenants contained herein.

ARTICLE XV Protection of Water System

This Article has been adopted to assist in protecting the safe drinking water supply of The Pole Patch Landowners Association from the possibility of contamination or pollution by requiring compliance with state and local plumbing codes, OSHA and other applicable industry standards

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ARTICLE XV Protection of Water System

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for water system safety within the Owner(s) private water system(s), and to promote reasonable elimination or control of cross connection in the plumbing fixtures and piping system(s) of each Owner, as required by state and local plumbing codes, OSHA and other applicable industry standards to assure water system safety and to provide for the administration of a continuing program of back flow prevention which will systematically and effectively prevent the contamination of the drinking water system due to unprotected connections.

It shall be the responsibility of each Owner to purchase, install, test and maintain any back flow prevention device or assembly required complying with this Article. No water service connection to any premises shall be installed or maintained by the Owner or the Association unless the water supply is protected as required by State Laws, regulations, plumbing codes, and this Article. In the event an Owner's water system is found to be in violation of this Article, service shall be discontinued by the Association if:

- (a) A back flow prevention assembly required by this Article for control of back flow and cross connections is not installed, tested, and maintained; or
- (b) If it is found that a back flow prevention assembly has been removed or bypassed; or
- (c) If an unprotected cross connection exists on the premises; or
- (d) If an Owner causes that a periodic system survey has not been conducted as requested by the Association.

Service will not be restored until such conditions or defects are corrected.

Each Owner's system(s) shall be opened for inspection at all reasonable times to authorized representatives of the Association to determine whether cross connections or other structural or sanitary hazards, including violation of this Article exist and to audit the results of the required survey.

Whenever the Association deems a service connection's water usage contributes a sufficient hazard to the water supply, an approved back flow prevention assembly shall be installed on the service line or the identified Owner's water system, at or near the property line, or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line (meter protection), or, as determined by the Association, an approved assembly or air gap may be installed in a manner that will isolate the cross connection from the Owner's system as well as the water system (isolation).

The type of protective assembly required above shall depend on the degree of hazard which exists at the point of cross connection (whether direct or indirect), applicable to local and state requirements or resulting from the required survey. All presently installed back flow prevention assemblies which do not meet the requirements of this section but were approved assemblies for the purpose described herein at the time of installation and which have been properly maintained shall, except for the inspection and maintenance requirements, be excluded from the

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requirements of these rules so long as the Association is assured that they will satisfactorily protect the Association's water system. Whenever an existing assembly is removed from the present location or requires more than minimum maintenance or when the Association finds that the operation or maintenance of this assembly constitutes a hazard to health, the unit shall be replaced by an approved back flow prevention assembly meeting the local and state requirements.

If the Association determines that a cross connection violation or other violation of this Article has occurred, service shall be discontinued to the Owner by providing a physical break in the service line. The Owner shall be liable for all of the expenses incurred by the Association to discontinue service, the expenses to remedy the violation and for all consequential damages caused thereby. Water services shall be withheld until such time that the Owner has come into compliance with the regulations of this Article, assumed responsibility for all expenses and damages that The Association has incurred or has made arrangements to pay for the same.

Definitions, for purposes of this Article:

Approved Backflow Assembly or Device: An assembly or means designed to prevent back flow and accepted by the Utah Division of Drinking Water as meeting an applicable specification or as suitable for the proposed use.

Back flow: The reversal of the normal flow of water caused by either back pressure or back siphonage.

Back Pressure: Water or other liquids, mixtures, or substances under pressure into the feeding distribution pipes of a potable water supply system from any source(s) other than the intended source.

Back Siphonage: The flow of water or other substances into the distribution pipes of a potable water supply system from any source(s) other than the intended source, caused by the reduction of pressure in the potable water supply system.

Contamination: Degradation of the quality of the potable water supply by sewage, industrial fluids or waste liquids, compounds or other materials.

Cross Connection: Any physical connection or arrangement of piping or fixtures which may allow non-potable water or industrial fluids or other material of questionable quality to come in contact with potable water inside a distribution system. This would include any temporary connections, such as swing connections, removable sections, four-way plug valves, spools, dummy sections of pipe, swivel or change-over devices or sliding multi-port tubes of other plumbing arrangements.

Cross Connection - Controlled: A connection between a potable water system and a non-potable water system with an approved back flow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

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Cross Connection Containment: The installation of an approved back flow assembly at the water service connection to any Owner's premises where it is physically and economically infeasible to find which would permanently eliminate or control all actual or potential cross connections with the Owner's water system, or, the installation of an approved back flow prevention assembly on the service line leading to and supplying a portion of an Owner's water system where there are actual or potential cross connections which cannot be effectively eliminated or controlled at the point of the cross connection.

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Exhibit A

A. Certain real property in the County of Weber, State of Utah, which is more particularly described as follows (the "Property"):

A part of the East one-half of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S.

Survey:

BEGINNING at a point which is 1013.0 feet North 89°09'30" West, 671.75 feet South 1°56'30" West 746.0 feet South 24°29' West and 440.80 feet South 2°10'20" West from the Northeast corner of said Section 18 to the true point of beginning; running thence South 2°10'20" West 215.00 feet; thence South 0°57'50" West 1436.9 feet; thence North 89°14'20" East 590.0 feet; thence North 20°05' 1503.0 feet 77 o 48 '08" West 1098.56 feet to the point of beginning consisting of Lots , inclusive, Pole Patch No. 1, an unrecorded subdivision.

A part of the Northwest Quarter of Section 17 and the Northeast Quarter of Section 18, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the North Quarter corner of said Section 17 and running thence South 0°06'40" East 2260.10 feet, thence North 83°44'30" West 457.80 feet, thence North 59°47' West 504.50 feet; thence North 83°27' West 2018.00 feet; thence South 20°05' West 258.00 feet to a point on the existing corp. limits of Pleasant View thence North 77°48'08" West 1098.56 feet along said existing corp. limits; thence North 2°10'20" East 440.80 feet; thence North 24°29' East 746.0 feet, thence North 1°56'30" East 671.75 feet to the Section line; thence South 89°09'30" East 3705.67 feet along said Section line to the point of beginning, consisting of Lots, inclusive, Pole Patch No. 2, an unrecorded subdivision.

B. The following Parcels are included in "A." above:

16-009-0004, 16-009-0012, 16-009-0037, 16-009-0038, 16-009-0039, 16-009-0040, 16-009-0041, 16-009-0042, 16-009-0043, 16-009-0044, 16-009-0045, 16-009-0046, 16-009-0047, 16-009-0048, 16-009-0049, 16-009-0050, 16-009-0051, 16-009-0052, 16-009-0053, 16-009-0054, 16-009-0055, 16-009-0056, 16-009-0057, 16-009-0070, 16-012-0005, 16-012-0028, 16-012-0038, 16-012-0039, 16-012-0040, 16-012-0041, 16-012-0042, 16-012-0043, 16-012-0045, 16-012-0046, 16-012-0047, 16-012-0048, 16-012-0049, 16-012-0072, 16-012-0090, 16-012-0091.

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 16-009-0047, 16-009-0048, 16-009-0049, 16-009-0050, 16-009-0051, 16-009-0052,
 16-009-0053, 16-009-0054, 16-009-0055, 16-009-0056, 16-009-0057, 16-009-0070,
 16-012-0005, 16-012-0028, 16-012-0038, 16-012-0039, 16-012-0040, 16-012-0041,
 16-012-0042, 16-012-0043, 16-012-0045, 16-012-0046, 16-012-0047, 16-012-0048,
 16-012-0049, 16-012-0072, 16-012-0090, 16-012-0091.

16-009-0003, 16-009-0058

✓ NP

IN WITNESS WHEREOF, the undersigned President and Vice President hereby certify and declare that these AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLE PATCH SUBDIVISION of POLE PATCH LANDOWNERS ASSOCIATION, INC., were duly presented to and adopted by the Board of Trustees of POLE PATCH LANDOWNERS ASSOCIATION, INC. at a meeting of said Board duly called, convened and held on the 8th day of March, 2016 and that the undersigned, being duly authorized by a resolution of the Board of Trustees, hereby execute these AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLE PATCH SUBDIVISION of POLE PATCH LANDOWNERS ASSOCIATION, INC this 16th day of April, 2016.

POLE PATCH LANDOWNERS ASSOCIATION, INC., a Utah nonprofit corporation.

By: [Signature]
Shawn Maynard, President and Trustee

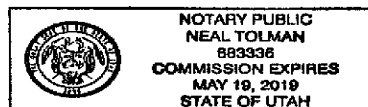
By: [Signature]
Brice Penrod, Vice President and Trustee

NOTARY PUBLIC

STATE OF UTAH, WEBER COUNTY

The foregoing instrument was acknowledged before me this 04/23/16 (date) by the persons listed above.

By: [Signature]
Notary Public



Printed Name: Neal Tolman

My Commission Expires:
05/19/2019

IN WITNESS WHEREOF, the undersigned President and Vice President hereby certify and declare that these AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLE PATCH SUBDIVISION of POLE PATCH LANDOWNERS ASSOCIATION, INC., were duly presented to and adopted by the Board of Trustees of POLE PATCH LANDOWNERS ASSOCIATION, INC. at a meeting of said Board duly called, convened and held on the 8th day of March, 2016 and that the undersigned, being duly authorized by a resolution of the Board of Trustees, hereby execute these AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLE PATCH SUBDIVISION of POLE PATCH LANDOWNERS ASSOCIATION, INC this 16th day of April, 2016.

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Shawn Maynard, President and Trustee

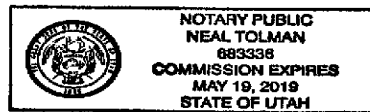
By: [Signature]
Brice Penrod, Vice President and Trustee

NOTARY PUBLIC

STATE OF UTAH, WEBER COUNTY

The foregoing instrument was acknowledged before me this 04/23/16 (date) by the persons listed above.

By: [Signature]
Notary Public



Printed Name: Neal Tolman

My Commission Expires:
05/19/2019