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BOOK 2369 PAGE 118

Recorded AUG 26 1965 at 5:00 p.m.
Request of SADDON ABSTRACT COMPANY
Fr. EL TAGGART CHASE
R. Salt Lake County, Utah
\$29.80 By [Signature] Deputy
Ref. _____

ENABLING DECLARATION

FOR

CANYON CREST CONDOMINIUM PROJECT

THIS DECLARATION is made and executed this 26th day of August, 1965, by SAWYER INVESTMENT COMPANY, a Utah corporation, hereinafter termed "Declarant," pursuant to the provisions of the Utah Condominium Ownership Act.

RECITALS

WHEREAS, Declarant is the owner of a parcel of land together with easements, privileges and appurtenances thereunto belonging, situate in Salt Lake County, State of Utah, and hereinafter more particularly described and

WHEREAS, Declarant has constructed or is in the process of constructing a certain apartment home building and certain other improvements upon the aforesaid premises in accordance with the plans and drawings set forth in the record of survey map filed herewith dated the 3rd day of August, 1965, consisting of 8 sheets, prepared and certified to by LaMar P. Smith, a duly Registered Utah Land Surveyor, and

WHEREAS, Declarant desires by filing this Enabling Declaration and the aforesaid record of survey map, to submit the said property and the apartment home building and other improvements being constructed thereon, together with all appurtenances thereto to the provisions of the Utah Condominium Ownership Act as a condominium project to be known as Canyon Crest Condominium Project, and

WHEREAS, Declarant desires and intends to sell the fee title to the individual units contained in said condominium project, together with the undivided ownership interests in the common and the limited common areas and facilities appurtenant to each of said units to various purchasers, subject to the covenants, restrictions and limitations herein reserved to be kept and performed.

NOW THEREFORE, for such purposes, Declarant hereby makes the following Declaration:

I. DEFINITIONS

1. The term "the Act" shall mean and refer to the Utah Condominium Ownership Act as the same may be amended from time to time.
2. The term "the condominium project" shall mean and refer to the hereinafter described tract of land, together with all improvements and appurtenances located thereon or belonging thereto.
3. The term "record of survey map" shall mean and refer to that certain record of survey map filed with this Declaration dated the 3rd day of August, 1965, consisting of 8 sheets, prepared by LaMar P. Smith, a duly Registered Utah Land Surveyor.

4. The term "common areas and facilities" shall mean and refer to:

(1) The hereinafter described land on which the building or buildings are located.

(2) Those common areas and facilities specifically set forth and designated as such in the Record of Survey Map.

(3) All foundations, columns, girders, beams, supports, perimeter walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building or buildings.

(4) The yards, gardens, and swimming pool.

(5) All installations for the furnishing of central services, such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, power producing equipment, waste heat boilers, and control equipment pertaining to these facilities.

(6) The elevators, tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus and installation existing for common use.

(7) All other parts of the project necessary or convenient to its existence, maintenance and safety or normally in common use.

(8) That part of the condominium project, not specifically included within the respective units or limited common areas and facilities as hereinafter defined.

5. The term "limited common areas and facilities" shall mean and refer to the porch or patio in front of certain units, the covered parking areas, certain open parking spaces, and storage spaces, all as indicated on the record of survey map.

6. The term "management committee" shall mean and refer to the management committee of Canyon Crest, which is charged with and has the responsibility and authority to make and to enforce all of the reasonable rules and regulations covering the operation and maintenance of the condominium project.

7. The term "Unit" shall mean and refer to one of the apartment home units or to one of the commercial units to be contained within the Condominium Project comprising one of the respective parts of the Condominium Project which is designated as such on the Record of Survey Map and which is intended to be independently owned, encumbered and/or conveyed, including the walls and partitions which are wholly contained within a designated Unit and the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings. The paint or other finishing on the inside surfaces of perimeter walls (the exterior and hallway walls of the building), shall be deemed to be a part of the pertinent Unit, but

all other portions of said perimeter walls shall be deemed to be Common Areas and Facilities. Partition walls, i.e., walls common to two or more Units, shall be deemed to be part of the Units they separate, and each Unit shall be deemed to include as part thereof the entire area within and extending to the center of such partition walls. Should a Unit Owner own two or more adjoining Units, such Unit Owner shall be deemed to own, (i) the entirety of the partition wall between the Units which he owns, and (ii) all of the pipes, wires, conduits, or other utility lines within such Units, if he or his predecessor in interest originally paid for the cost thereof. The term "Unit" shall not, however, be deemed to include the undecorated and/or unfinished surfaces of the perimeter walls, floors and ceilings surrounding such Unit, except as shown otherwise on the Record of Survey Map, nor shall it be deemed to include pipes, wires, conduits or other public utility lines running through such Unit which are utilized for or serve more than one Unit.

8. The term "unit owner" shall mean and refer to the legal owner of a Unit as herein defined and the owner of an undivided interest in the common and limited common areas and facilities.

9. The term "common expenses" shall mean and refer to all sums lawfully assessed by the management committee against the unit owners in accordance with the provisions of the Act, this Declaration, the Bylaws of the management committee (copy of which Bylaws is attached hereto marked Exhibit B and by reference made a part hereof), the management agreement for operation of the condominium project and such rules and regulations pertaining to the condominium project as the management committee may from time to time make and adopt. Common expenses shall include the cost of operating, maintaining, repairing, supervising and managing all power and heat producing equipment.

10. The term "common profits" shall mean and refer to the balance of all income, rents, profits and revenues received by the management committee from or in connection with the management and operation of the condominium project which may remain after the deduction of the common expenses.

11. The term "unit number" shall mean and refer to the number, letter or combination thereof designating the unit in the record of survey map.

12. The term "majority" or "majority of the unit owners" shall mean and refer to the owners of more than fifty per cent in the aggregate in interest of the undivided ownership of the common and limited common areas and facilities.

II. SUBMISSION

Declarant hereby submits to the provisions of the Act as a condominium project to be known as Canyon Crest Condominium Project, the following described tract of land situate in Salt Lake County, State of Utah, to-wit:

All of Lot 1, Oak Hills Plat "M", according to the official plat thereof on file and of record in the Office of the County Recorder of Salt Lake County, Utah.

Subject to the following described easements and rights of way, to-wit:

A. An easement for the installation and continued maintenance, repair, reconstruction and removal of underground telephone and electric power circuits, hot water, chilled water, steam and gas, water mains, snow melting systems, to be contained in ducts and pipes below the surface of the land within a ten foot wide strip of land, being five feet on each side of the following described center line, to-wit:

Beginning on the southeasterly line of Lot 1, Oak Hills, Plat "M" at a point north $56^{\circ} 32' 38''$ east 10.96 feet from the southernmost corner of said Lot 1, Oak Hills Plat "M" and running thence north $29^{\circ} 23' 59''$ east 2.25 feet; thence along a 99 foot radius curve to the left 89.85 feet; thence north $22^{\circ} 36' 01''$ west 20.60 feet; thence along a 105 foot radius curve to the left 69.64 feet; thence north $60^{\circ} 36' 01''$ west 107.08 feet; thence along a 55 foot radius curve to the left 47.42 feet to a point north 20° west 5 feet from the southwesterly corner of said Lot 1.

B. An easement for the installation and continued maintenance, repair, reconstruction and removal of underground telephone and electric power circuits, hot water, chilled water, steam and gas, water mains, snow melting systems, to be contained in ducts and pipes below the surface of the land or supported within fifteen inches of the ceiling beams where any pipes or ducts run through common or limited common areas within the building. No pipe, duct, support or any equipment of any type may be set in the building in any way to limit or obstruct driveways, car stalls or access to common or limited common areas; the easement being within a ten foot wide strip of land or building being five feet on each side of the following described center line and that part of the easement falling within the building being restricted to use between the elevations of 5122.69 feet and 5150.00 feet, Salt Lake Base Elevation, to-wit:

Beginning on the easterly line of Donner Way and 5 feet northwesterly from the northwesterly line of a 25 foot right of way as recorded in the Salt Lake County Recorder's office August 19, 1963, Entry Number 1940498, Book 2088, Page 258, at a point 69.73 feet northwesterly along said line of Donner Way from the southernmost corner of Lot 1, Oak Hills Plat "M" and running thence north $63^{\circ} 30'$ east parallel to and 5 feet northwesterly from said 25 foot right of way 152.04 feet; thence north parallel to and 5 feet west of said 25 foot right of way 164.92 feet; thence north $61^{\circ} 20'$ east parallel to and 5 feet from said 25 foot right of way 28.49 feet to a point 5 feet west of the east line of said Lot 1; thence north parallel to and 5 feet west of the east line of said Lot 1, 111.82 feet;

thence west parallel to and 5 feet south of the north line of said Lot 1, 170.41 feet; thence south 70° west parallel to and 5 feet from said line of Lot 1, 238.56 feet; thence south 20° east parallel to and .5 feet northeasterly from the southwesterly line of said Lot 1, 122.61 feet more or less to a point on the northerly line of Easement A, said point being north 20° west 10.0 feet more or less and north 70° east 5 feet from the southwesterly corner of said Lot 1.

C. An easement for the installation and continued maintenance, repair, reconstruction and removal of underground telephone and electric power circuits, hot water, chilled water, steam and gas to be contained in ducts and pipes below the surface of land in Salt Lake County, State of Utah, described as follows: A strip of land ten feet wide being five feet on each side of the following described center line:

Beginning at a point 5 feet northwesterly from the northwesterly line of a 25 foot right of way as recorded in the Salt Lake County Recorder's office August 19, 1963, as Entry No. 1940498, in Book 2088, at Page 258, and 152.04 feet north 63° 30' east and 69.73 feet northwesterly along the easterly line of Donner Way from the southmost corner of Lot 1, Oak Hills Plat "M" and running thence south 33.52 feet more or less to the southeasterly line of Lot 1, Oak Hills Plat "M".

D. A 25 foot right of way and easement as recorded in the Salt Lake County Recorder's office, August 19, 1963, as Entry No. 1940498 in Book 2088, at Page 258, being 12.5 feet on each side of the following described center line, to-wit:

Beginning on the east line of Lot 1, Oak Hills Plat "M" at a point 174.97 feet north from the southeast corner of said Lot 1 and running thence south 61° 20' west 14.25 feet to a point 12.5 feet west of said lot line; thence south on a line 12.5 feet west from and parallel to said east line of Lot 1, 166.37 feet; thence south 63° 30' west 171.64 feet more or less to the east line of Donner Way. The legal description of which 25 foot wide strip of land was modified and changed by easement modification agreement dated August 26, 1964, and recorded September 9, 1964, in Book 2234 at Page 173, Records of Salt Lake County, to read as follows, to-wit: Beginning at a point on center line of original gas pipeline No. 2 right of way, Survey Station 32+91.7 whence the 2" iron pipe at the center of Section 11, Township 1 South, Range 1 East of the Salt Lake Base and Meridian bears south 25° 56' west 1,069 feet; thence north 63° 30' east 188.4 feet to Station 34+80.1; thence north 166.37 feet, parallel and 12.5 feet distant from the east property line of the Oak Hills, Inc., land, thence north 61° 20' east 14.25 feet to a point on the easterly line of Lot 1, Oak Hills Plat "M," which said point is 174.97 feet north from the southeast corner of said Lot 1.

E. A consent to cross right of way, said right of way being crossed being the same as set forth in paragraph "D" above,

with underground telephone and electric power circuits, hot water, chilled water, steam and gas to be contained in ducts and pipes below the surface of the ground and said crossing to be made at and within the following described location: A strip of land ten feet wide being five feet on each side of the following described center line in Section 11, Township 1 South, Range 1 East of the Salt Lake Base and Meridian:

Beginning at a point on the northwesterly line of a 25 foot right of way as recorded in the Salt Lake County Recorder's office August 19, 1963, as Entry No. 1940498, in Book 2088, at Page 258, and 5.59 feet south, more or less, and 152.04 feet north $63^{\circ} 30'$ east and 69.73 feet northwesterly along the easterly line of Donner Way from the southmost corner of Lot 1, Oak Hills Plat "M"; and running thence south 27.93 feet more or less to the southeasterly line of the said 25 foot right of way, said consent to cross right of way being recorded in the office of the Salt Lake County Recorder on September 9, 1964, as Entry No. 2025933, in Book 2234, at Page 176.

F. A right of way of general passage over and upon a 10 foot wide strip of land being 5 feet on each side of the following described center line, to-wit:

Beginning on the easterly line of Donner Way at a point north $29^{\circ} 23' 59''$ east 10.96 feet from the southernmost corner of Lot 1, Oak Hills Plat "M", and running thence north $56^{\circ} 32' 38''$ east parallel to and 5 feet northwesterly from the southeasterly line of said Lot 1, 207.62 feet; thence north 5.31 feet to a point 5 feet west and 8 feet north of the southeasterly corner of said Lot 1.

G. That portion of a perpetual easement and right of way over and across a fifty foot strip of land which falls within Lot 1, Oak Hills Plat "M" which easement and right of way was recorded in the Salt Lake County Recorder's office on October 31, 1961, as Entry No. 1808643 in Book 1857, at Page 395 of the official records, being more particularly described as follows:

Beginning on the east line of Donner Way at a point north $29^{\circ} 23' 59''$ east 12.00 feet from the southernmost corner of Lot 1, Oak Hills Plat "M" and running thence northerly along the arc of a curve to the left (radius 94.00 feet bearing north $60^{\circ} 36' 01''$ west) a distance of 85.31 feet; thence north $22^{\circ} 36' 01''$ west, 17.60 feet; thence north $29^{\circ} 23' 59''$ east, 28.06 feet; thence south $60^{\circ} 36' 01''$ east, 50.00 feet; thence south $29^{\circ} 23' 59''$ west 112.97 feet to the beginning.

Together with the following described rights of way:

A. A right of way of general passage over and upon a ten foot wide strip of land being 5 feet on each side of the following described center line, to-wit:

Beginning on the easterly line of Donner Way at a point south $29^{\circ} 23' 59''$ west 10.96 feet from the southernmost corner of Lot 1, Oak Hills Plat "M" and running thence north $56^{\circ} 32' 38''$ east, parallel to and 5 feet southeasterly from the south-easterly line of said Lot 1, 232.50 feet; thence north 10.69 feet to a point 5 feet east and 8 feet north of the southeasterly corner of said Lot 1.

B. A right of way of general passage over and upon a ten foot wide strip of land being five feet on each side of the following described center line, to-wit:

Beginning at a point 5 feet north from the northeast corner of Lot 1, Oak Hills Plat "M," and running thence west parallel to and 5 feet north of the north line of said Lot 1, 177.15 feet; thence south 70° west parallel to and 5 feet northerly from said line of Lot 1, 250.30 feet; thence south 20° east parallel to and 5 feet westerly from said line of Lot 1, 142.61 feet more or less to the northerly line of Donner Way, at a point 5 feet south-westerly from the southwest corner of said Lot 1; subject to all recitals and reservations contained in the Quit Claim Deed from Salt Lake City to Oak Hills, Inc. recorded February 5, 1963, as Entry No. 1898107 in Book 2014, at Page 371 and the restricted right of Oak Hills, Inc. to locate a 20 foot easement for a private exit road and storm sewer to Emigration Highway and Emigration Creek respectively as reserved in special Warranty Deed recorded September 16, 1964, as Entry No. 2027787 of Official Records.

III. COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration and submission are made upon and under the following covenants, conditions and restrictions:

1. The building and improvements of the Canyon Crest Condominium Project are located and to be located upon the premises hereinabove described.
2. A description of the building showing the character of construction, the number of stories and basements, the number of units and their identity, the approximate areas and immediate common access areas are set forth in and upon the record of survey map which is being recorded with this Declaration and to which reference is hereby made for all of such information.
3. The description of common and limited common areas and facilities is identified in the definition of terms in this Declaration hereinabove set forth. The units to which the use of the limited common areas is reserved are shown either upon Exhibit A attached hereto and by this reference made a part hereof, or upon the record of survey map, or both.
4. The percentage of undivided interest ownership in the common and limited common areas and facilities appurtenant to each unit and its owner for all purposes including voting, is more particularly shown upon said Exhibit A.

5. The condominium project is intended and restricted to use for individual housing purposes, except units 108, 109, 110, 111, 112, 113, and 114, which may be used for commercial purposes.

6. The name of the person to receive service of any process which may be authorized by law or under the provisions of this Declaration or under the provisions of the Act is Robert D. Sawyer, who resides at 1417 Beacon Drive in Salt Lake City, Salt Lake County, State of Utah; provided, however, that the Management Committee shall have the right to appoint a successor or substitute process agent. Such successor or substitute process agent shall be designated and appointed by duly executed instrument filed in the Office of the County Recorder of Salt Lake County, State of Utah, for attachment to this Declaration.

7. This Declaration and the covenants, restrictions, limitations, conditions and uses herein provided for shall constitute covenants to run with the land hereby submitted to the condominium project and shall be binding upon the Declarant and its successors and assigns and upon all subsequent owners of all or any part of the condominium project and upon their grantees, successors, heirs, executors, administrators, devisees and assigns.

8. The condominium project, including the common and limited common areas and facilities appurtenant thereto, shall be managed, operated and maintained by a Management Committee as agent of the unit owners in accordance with the terms, conditions and provisions of:

- (1) The Act;
- (2) This Declaration;
- (3) The Bylaws of the Management Committee attached hereto as Exhibit B, and any amendments thereto;
- (4) Such rules and regulations pertaining to the condominium project as the Management Committee may from time to time adopt and all agreements and determinations lawfully made by the Management Committee respecting the condominium project not in contravention of the Act, this Declaration and the Bylaws.

9. In the event any of the buildings in the condominium project are destroyed or damaged to the extent of seventy-five per cent (75%) or less, the Management Committee shall be responsible for repairing, rebuilding and/or restoring the same to the condition it was in immediately prior to such destruction or damage, and the Management Committee shall, in this connection, be entitled to use the proceeds of any and all insurance policies which it may have had in force on said premises as of the date of such destruction or damage. In the event any of the buildings in the condominium project are destroyed or damaged to the extent of more than seventy-five per cent (75%) of the value thereof, the unit owners shall, at a meeting duly and regularly called by the Management Committee for that purpose, determine whether or not said premises should be rebuilt, repaired or disposed of. The determination, under this paragraph, of the extent of any damage to the project shall be made by a group of three (3) MAI appraisers who shall be selected by the Management Committee for that

purpose. In the event all of said appraisers cannot agree on the extent of the damage or destruction to the project, the decision of any two with respect thereto shall be conclusive. Unless unit owners representing the ownership of not less than seventy-five per cent (75%) of the units agree to the withdrawal of the condominium project from the provisions of the Act and to its subsequent disposal, the premises shall be repaired, rebuilt or restored to the same condition they were in immediately prior to said destruction or damage. In the event the cost of such repair, rebuilding or restoration shall exceed the amount realized by the Management Committee from the proceeds of any insurance policy or policies as above provided, all of the unit owners shall contribute to such additional cost in relation to their undivided interest in the common areas and facilities.

10. Except as herein otherwise provided, the vote of more than sixty-five per cent (65%) in the aggregate in interest of the undivided ownership of the common and limited common areas and facilities shall be required to amend this Declaration and/or the record of survey map, which approval and consent shall be by duly executed and recorded instruments; provided, however, that until seventy per cent (70%) in number of Units in the condominium project shall have been sold by Sawyer Investment Company, that Company hereby reserves and is hereby vested with the right to amend this Declaration and/or the Record of Survey Map, consistent always with the provisions of the Act.

11. As more fully provided in Section 2 of Article XIX of the Bylaws, the Management Committee shall insure that the condominium project is at all times covered by fire, liability and property insurance in the name or names of such person or persons and in such amounts as the Management Committee may from time to time determine to be proper, necessary and adequate. The individual unit owners shall carry insurance coverage of their own on such of their individual property as may be located in their Units and shall procure such further insurance coverage respecting their ownership, use or occupation of their individual units as they may deem necessary; provided, however, that no unit owner shall be entitled to exercise his right to maintain insurance coverage on a unit of which he is the owner in such a way as to decrease the amount which the Management Committee may realize under any insurance policy which the Management Committee may have in force on the project at any particular time.

12. It is acknowledged that the Condominium Project will have to be completed after the date of the filing of this Declaration. It is further acknowledged that one or more of the Unit Owners may desire, subsequent to the filing of this Declaration, to either enlarge a Unit owned by them, by acquiring additional floor space from another Unit Owner, or to convey or dispose of a portion of a Unit owned by them. Accordingly, it is hereby provided that notwithstanding any provision herein contained which may be construed to the contrary, a Unit Owner shall have the right to sell or convey to another contiguous unit owner any part of a Unit of which he is the legal owner; provided, however, that a portion of a Unit must be conveyed or transferred to a contiguous unit owner and shall in no event be conveyed or transferred separately or apart from the percentage of undivided interest in the Common Areas and Facilities proportionately appurtenant thereto; and provided further, that the Unit Owner effecting a sale or transfer of a portion only of a Unit shall bear the full cost of

CANYON CREST CONDOMINIUM PROJECT

Unit No.	Approx. No. of Sq. Ft.	Related Limited Common Areas		% Ownership	# of Rms.	Location of Unit within Condominium Project	Sheet No. of Record of Survey Map Showing Unit	General Description of Unit
		Car Stall #	Patio					
101	725	C13		.453	3	1st Floor	5 of 8	1 Bed, 1 Bath
102	300	A36		.205	1	1st Floor	5 of 8	Studio
103	300	B25		.205	1	1st Floor	5 of 8	Studio
104	300	B43		.205	1	1st Floor	5 of 8	Studio
105	300	B44		.205	1	1st Floor	5 of 8	Studio
106	300	C27		.205	1	1st Floor	5 of 8	Studio
107	300	C28		.205	1	1st Floor	5 of 8	Studio
108	400	-		.234	2	1st Floor	5 of 8	Office
109	400	-		.234	2	1st Floor	5 of 8	Office
110	925	-	1	.541	3	1st Floor	5 of 8	Coffee Shop
111	1,120	-	-	.656	4	1st Floor	5 of 8	Beauty Salon
112	130	-	-	.076	1	1st Floor	5 of 8	Barber Shop
*113	110	-	-	3.241	1	1st Floor	5 of 8	Laundry, Stg. & Stalls
114	1,265	-	-	.740	5	1st Floor	5 of 8	Office
201	1,875	B21	1	1.125	6	2nd Floor	6 of 8	3 Bed, 2 Bath
202	1,300	B57	1	.790	5	2nd Floor	6 of 8	2 Bed, 2 Bath
203	1,300	B59	1	.790	5	2nd Floor	6 of 8	2 Bed, 2 Bath
204	1,300	B61	1	.790	5	2nd Floor	6 of 8	2 Bed, 2 Bath
205	1,300	B62	1	.790	5	2nd Floor	6 of 8	2 Bed, 2 Bath
206	1,875	B23	1	1.125	6	2nd Floor	6 of 8	3 Bed, 2 Bath
207	750	B24	1	.468	3	2nd Floor	6 of 8	1 Bed, 1 Bath
208	775	C61	1	.482	3	2nd Floor	6 of 8	1 Bed, 1 Bath
209	775	C62	1	.482	3	2nd Floor	6 of 8	1 Bed, 1 Bath
210	750	C48	1	.468	3	2nd Floor	6 of 8	1 Bed, 1 Bath
301	1,875	B17	1	1.125	6	3rd Floor	6 of 8	3 Bed, 2 Bath
302	1,300	B51	1	.790	5	3rd Floor	6 of 8	2 Bed, 2 Bath
303	1,300	B53	1	.790	5	3rd Floor	6 of 8	2 Bed, 2 Bath
304	1,300	B54	1	.790	5	3rd Floor	6 of 8	2 Bed, 2 Bath
305	1,300	B56	1	.790	5	3rd Floor	6 of 8	2 Bed, 2 Bath
306	1,875	B19	1	1.125	6	3rd Floor	6 of 8	3 Bed, 2 Bath
307	750	B64	1	.468	3	3rd Floor	6 of 8	1 Bed, 1 Bath
308	775	A54	1	.482	3	3rd Floor	6 of 8	1 Bed, 1 Bath
309	775	A66	1	.482	3	3rd Floor	6 of 8	1 Bed, 1 Bath
310	750	B70	1	.468	3	3rd Floor	6 of 8	1 Bed, 1 Bath
401	1,875	B13	1	1.125	6	4th Floor	6 of 8	3 Bed, 2 Bath
402	1,300	B67	1	.790	5	4th Floor	6 of 8	2 Bed, 2 Bath
403	1,300	B68	1	.790	5	4th Floor	6 of 8	2 Bed, 2 Bath
404	1,300	A13	1	.790	5	4th Floor	6 of 8	2 Bed, 2 Bath
405	1,300	B71	1	.790	5	4th Floor	6 of 8	2 Bed, 2 Bath
406	1,875	B15	1	1.125	6	4th Floor	6 of 8	3 Bed, 2 Bath
407	750	B74	1	.468	3	4th Floor	6 of 8	1 Bed, 1 Bath
408	775	B75	1	.482	3	4th Floor	6 of 8	1 Bed, 1 Bath
409	775	B77	1	.482	3	4th Floor	6 of 8	1 Bed, 1 Bath
410	750	B78	1	.468	3	4th Floor	6 of 8	1 Bed, 1 Bath

Unit No.	Approx. No. of Sq. Ft.	Related Limited Common Areas		% Ownership	# of Rms.	Location of Unit within Condominium Project	Sheet No. of Record of Survey Map Showing Unit	General Description of Unit
		Car Stall #	Patio					
501	1,875	B9	1	1.125	6	5th Floor	6 of 8	3 Bed, 2 Bath
502	1,300	A10	1	.790	5	5th Floor	6 of 8	2 Bed, 2 Bath
503	1,300	A12	1	.790	5	5th Floor	6 of 8	2 Bed, 2 Bath
504	1,300	B41	1	.790	5	5th Floor	6 of 8	2 Bed, 2 Bath
505	1,300	B65	1	.790	5	5th Floor	6 of 8	2 Bed, 2 Bath
506	1,875	B11	1	1.125	6	5th Floor	6 of 8	3 Bed, 2 Bath
507	750	C46	1	.468	3	5th Floor	6 of 8	1 Bed, 1 Bath
508	775	C47	1	.482	3	5th Floor	6 of 8	1 Bed, 1 Bath
509	775	B73	1	.482	3	5th Floor	6 of 8	1 Bed, 1 Bath
510	750	C60	1	.468	3	5th Floor	6 of 8	1 Bed, 1 Bath
601	1,875	B5	1	1.125	6	6th Floor	6 of 8	3 Bed, 2 Bath
602	1,300	C29	1	.790	5	6th Floor	6 of 8	2 Bed, 2 Bath
603	1,300	A6	1	.790	5	6th Floor	6 of 8	2 Bed, 2 Bath
604	1,300	A7	1	.790	5	6th Floor	6 of 8	2 Bed, 2 Bath
605	1,300	A9	1	.790	5	6th Floor	6 of 8	2 Bed, 2 Bath
606	1,875	B7	1	1.125	6	6th Floor	6 of 8	3 Bed, 2 Bath
607	750	C41	1	.468	3	6th Floor	6 of 8	1 Bed, 1 Bath
608	775	C42	1	.482	3	6th Floor	6 of 8	1 Bed, 1 Bath
609	775	C43	1	.482	3	6th Floor	6 of 8	1 Bed, 1 Bath
610	750	C45	1	.468	3	6th Floor	6 of 8	1 Bed, 1 Bath
701	1,875	B1	1	1.125	6	7th Floor	6 of 8	3 Bed, 2 Bath
702	1,300	A25	1	.790	5	7th Floor	6 of 8	2 Bed, 2 Bath
703	1,300	A26	1	.790	5	7th Floor	6 of 8	2 Bed, 2 Bath
704	1,300	C14	1	.790	5	7th Floor	6 of 8	2 Bed, 2 Bath
705	1,300	B27	1	.790	5	7th Floor	6 of 8	2 Bed, 2 Bath
706	1,875	B3	1	1.125	6	7th Floor	6 of 8	3 Bed, 2 Bath
707	750	C35	1	.468	3	7th Floor	6 of 8	1 Bed, 1 Bath
708	775	C37	1	.482	3	7th Floor	6 of 8	1 Bed, 1 Bath
709	775	C38	1	.482	3	7th Floor	6 of 8	1 Bed, 1 Bath
710	750	C39	1	.468	3	7th Floor	6 of 8	1 Bed, 1 Bath
801	1,875	B46	1	1.125	6	8th Floor	6 of 8	3 Bed, 2 Bath
802	1,300	A18	1	.790	5	8th Floor	6 of 8	2 Bed, 2 Bath
803	1,300	A20	1	.790	5	8th Floor	6 of 8	2 Bed, 2 Bath
804	1,300	A21	1	.790	5	8th Floor	6 of 8	2 Bed, 2 Bath
805	1,300	A23	1	.790	5	8th Floor	6 of 8	2 Bed, 2 Bath
806	1,875	B48	1	1.125	6	8th Floor	6 of 8	3 Bed, 2 Bath
807	750	C55	1	.468	3	8th Floor	6 of 8	1 Bed, 1 Bath
808	775	C56	1	.482	3	8th Floor	6 of 8	1 Bed, 1 Bath
809	775	C57	1	.482	3	8th Floor	6 of 8	1 Bed, 1 Bath
810	750	C59	1	.468	3	8th Floor	6 of 8	1 Bed, 1 Bath
901	1,875	B39	1	1.125	6	9th Floor	6 of 8	3 Bed, 2 Bath
902	1,300	A42	1	.790	5	9th Floor	6 of 8	2 Bed, 2 Bath
903	1,300	A28	1	.790	5	9th Floor	6 of 8	2 Bed, 2 Bath
904	1,300	A15	1	.790	5	9th Floor	6 of 8	2 Bed, 2 Bath
905	1,300	A17	1	.790	5	9th Floor	6 of 8	2 Bed, 2 Bath
906	1,875	C22	1	1.125	6	9th Floor	6 of 8	3 Bed, 2 Bath
907	750	C49	1	.468	3	9th Floor	6 of 8	1 Bed, 1 Bath
908	775	C51	1	.482	3	9th Floor	6 of 8	1 Bed, 1 Bath
909	775	C52	1	.482	3	9th Floor	6 of 8	1 Bed, 1 Bath
910	750	C53	1	.468	3	9th Floor	6 of 8	1 Bed, 1 Bath

Unit No.	Approx. No. of Sq. Ft.	Related Limited Common Areas		% Ownership	# of Res.	Location of Unit within Condominium Project	Sheet No. of Record of Survey Map Showing Unit	General Description of Unit
		Car Stall #	Patio					
1001	1,875	C9	1	1.125	5	10th Floor	6 of 8	3 Bed, 2 Bath
1002	1,300	A32	1	.790	5	10th Floor	6 of 8	2 Bed, 2 Bath
1003	1,300	A33	1	.790	5	10th Floor	6 of 8	2 Bed, 2 Bath
1004	1,300	A35	1	.790	5	10th Floor	6 of 8	2 Bed, 2 Bath
1005	1,300	A40	1	.790	5	10th Floor	6 of 8	2 Bed, 2 Bath
1006	1,875	C11	1	1.125	5	10th Floor	6 of 8	3 Bed, 2 Bath
1007	750	A49	1	.468	3	10th Floor	6 of 8	1 Bed, 1 Bath
1008	775	A50	1	.482	3	10th Floor	6 of 8	1 Bed, 1 Bath
1009	775	A51	1	.482	3	10th Floor	6 of 8	1 Bed, 1 Bath
1010	750	A53	1	.468	3	10th Floor	6 of 8	1 Bed, 1 Bath
1101	1,875	C5	1	1.125	5	11th Floor	6 of 8	3 Bed, 2 Bath
1102	1,300	C32	1	.790	5	11th Floor	6 of 8	2 Bed, 2 Bath
1103	1,300	C34	1	.790	5	11th Floor	6 of 8	2 Bed, 2 Bath
1104	1,300	C7	1	.790	5	11th Floor	6 of 8	2 Bed, 2 Bath
1105	1,300	A5	1	.790	5	11th Floor	6 of 8	2 Bed, 2 Bath
1106	1,875	A3	1	1.125	5	11th Floor	6 of 8	3 Bed, 2 Bath
1107	750	A43	1	.468	3	11th Floor	6 of 8	1 Bed, 1 Bath
1108	775	A45	1	.482	3	11th Floor	6 of 8	1 Bed, 1 Bath
1109	775	A46	1	.482	3	11th Floor	6 of 8	1 Bed, 1 Bath
1110	750	A47	1	.468	3	11th Floor	6 of 8	1 Bed, 1 Bath
1201	1,875	C1	1	1.125	5	12th Floor	6 of 8	3 Bed, 2 Bath
1202	1,300	C30	1	.790	5	12th Floor	6 of 8	2 Bed, 2 Bath
1203	1,300	C23	1	.790	5	12th Floor	6 of 8	2 Bed, 2 Bath
1204	1,300	A30	1	.790	5	12th Floor	6 of 8	2 Bed, 2 Bath
1205	1,300	C25	1	.790	5	12th Floor	6 of 8	2 Bed, 2 Bath
1206	1,875	C3	1	1.125	5	12th Floor	6 of 8	3 Bed, 2 Bath
1207	750	A61	1	.468	3	12th Floor	6 of 8	1 Bed, 1 Bath
1208	775	A62	1	.482	3	12th Floor	6 of 8	1 Bed, 1 Bath
1209	775	A63	1	.482	3	12th Floor	6 of 8	1 Bed, 1 Bath
1210	750	A65	1	.468	3	12th Floor	6 of 8	1 Bed, 1 Bath
1401	1,875	C20	1	1.125	5	14th Floor	6 of 8	3 Bed, 2 Bath
1402	1,300	B35	1	.790	5	14th Floor	6 of 8	2 Bed, 2 Bath
1403	1,300	B50	1	.790	5	14th Floor	6 of 8	2 Bed, 2 Bath
1404	1,300	A37	1	.790	5	14th Floor	6 of 8	2 Bed, 2 Bath
1405	1,300	A39	1	.790	5	14th Floor	6 of 8	2 Bed, 2 Bath
1406	1,875	B37	1	1.125	5	14th Floor	6 of 8	3 Bed, 2 Bath
1407	750	A55	1	.468	3	14th Floor	6 of 8	1 Bed, 1 Bath
1408	775	A57	1	.482	3	14th Floor	6 of 8	1 Bed, 1 Bath
1409	775	A58	1	.482	3	14th Floor	6 of 8	1 Bed, 1 Bath
1410	750	A59	1	.468	3	14th Floor	6 of 8	1 Bed, 1 Bath
1501	2,000	B31	1	1.200	5	15th Floor	7 of 8	3 Bed, 2 Bath
1502	1,350	B29	1	.820	5	15th Floor	7 of 8	2 Bed, 2 Bath
1503	1,375	C16	1	.835	5	15th Floor	7 of 8	2 Bed, 2 Bath
1504	1,350	C18	1	.820	5	15th Floor	7 of 8	2 Bed, 2 Bath
1505	2,000	B33	1	1.200	5	15th Floor	7 of 8	3 Bed, 2 Bath

		<u>% Owner- ship</u>
* Laundry		.064
Storage Area	- C101, C102, C103, B101, B102, B103, B104, B105, A101, A102, A103, A104, A105, A106, A107, A108, A109	.597
74 Car Stalls	- A- 1-2-4-8-11-14-16-19-22-24-27- (22) 29-31-34-38-41-44-48-52-56-60-64	
	B- 2-4-6-8-10-12-14-16-18-20-22-26- (32) 28-30-32-34-36-38-40-42-45-47-49- 52-55-58-60-63-66-69-72-76	
	C- 2-4-6-8-10-12-15-17-19-21-24-26- (20) 31-33-36-40-44-50-54-58	2.220
24 Surface Stalls	- 1-2-3-4-5-6-7-8-9-10-11-12-13-14- 15-16-17-18-19-20-21-22-23-24	<u>.360</u>
	TOTAL	3.241

BYLAWS OF MANAGEMENT COMMITTEE
OF
CANYON CREST CONDOMINIUM PROJECT

EXHIBIT B

These Bylaws are adopted for the government of the Canyon Crest Condominium Project, pursuant to the provisions of the Utah Condominium Ownership Act and the Declaration of SAWYER INVESTMENT COMPANY, executed pursuant to the provisions of such Act.

ARTICLE I.

DEFINITION OF TERMS

The term "committee" means the management committee of Canyon Crest Condominium Project.

The term "owner or owners" means the unit owner or owners of units in Canyon Crest Condominium Project.

The term "project" means the Canyon Crest Condominium Project.

The term "Act" means the Utah Condominium Ownership Act.

The term "declaration" refers to the instrument to which these bylaws are attached as Exhibit B.

ARTICLE II.

ESTABLISHMENT OF MANAGEMENT COMMITTEE

The committee is established as an agent of the owners and the acts and duties of the committee performed in accordance with these bylaws are performed as the agents of the owners.

ARTICLE III.

NUMBER OF COMMITTEE AND SELECTION OF MEMBERS

The committee shall be composed of five members. The members of the committee shall be elected annually at a meeting of the owners called for that purpose. Each owner shall be entitled to the number of votes equal to his or its percentage of undivided interest ownership in the common and limited common areas and facilities of the project; provided, however, that during the four-year period commencing January 1, 1966, SAWYER INVESTMENT COMPANY shall be entitled to name three of such committee members. Until the first annual meeting of the owners, the members of the committee although less than five, shall be the following named persons, holding the following offices in said committee, to-wit:

Frank D. Sawyer, President
D. Spencer Nilson, Secretary
Robert D. Sawyer

ARTICLE IV.
MEETING OF OWNERS

Section 1: Annual Meeting. The annual meeting of the owners shall be held at seven o'clock, P.M., on the second Monday in March, 1967, and on the second Monday in March of each year thereafter at the office of the project or at such other place as shall be stated in the notice of the meeting; provided that whenever such date falls on a legal holiday the meeting shall be held on the next succeeding business day. At such meeting the owners shall elect committee members for one-year terms to serve until their successors shall be elected and shall qualify. Only owners shall be elected members of the committee; provided, however, that officers or agents of corporate owners or of SAWYER INVESTMENT COMPANY may also be elected or named members of the committee

Section 2: Special Meetings. Special meetings of the owners shall be called by the President, by a majority of the committee members, or by any number of owners holding at least one-third of the undivided ownership interest in the project.

Section 3: Calls and Notices. The calls and notices of all meetings of the owners shall conform to the provisions of these bylaws.

Section 4: Presiding Officer. The President, and in his absence a Vice President, of the committee shall preside at all such meetings.

Section 5: Quorum. At any meeting of the owners, the holders of a majority of the undivided ownership interest in the project shall constitute a quorum for all purposes; provided, however, except as otherwise provided by law or the declaration, that no capital expenditure for the project of more than \$5,000.00 shall be authorized except upon a vote of the holders of more than 65% of the undivided ownership interest in the project.

ARTICLE V.
GOVERNING COMMITTEE

Section 1: Responsibilities. The business and property of the owners shall be managed by the committee. The committee may, however, engage the services of a manager and enter into such management agreement or agreements as it may deem desirable.

Section 2: Vacancies. In case of any vacancy in the committee the remaining members may elect a successor member to hold office until the next meeting of the owners.

Section 3: Regular Meetings. A regular annual meeting of the committee shall be held immediately after the adjournment of each annual meeting of the owners at the place at which such owners' meeting was held. Regular meetings other than the annual meeting shall be held at regular intervals at such place and at such time as the committee may from time to time by resolution provide.

Section 4: Special Meetings. Special meetings of the committee shall be held whenever called by the President, the Vice President, or a

majority of the committee. By unanimous consent of the committee members, special meetings may be held without call or notice at any time or place. Notice of all calls and meetings of the committee shall be as provided in these bylaws.

Section 5: Quorum. A quorum for the transaction of business at any meeting of the committee shall consist of a majority of the members then in office.

Section 6: Compensation. Committee members as such shall not receive any stated salary for their services, but by resolution of the unit owners a fixed sum and expenses of attendance, if any, may be allowed for attendance at each regular or special meeting of the committee, provided that nothing herein contained shall be construed to preclude any committee member from serving the owners in any other capacity and receiving compensation therefor.

Section 7: Acceptability of Tenants. The committee shall have prerogative to either accept and approve or reject and disapprove all occupants or proposed occupants of the project. The owner or owners of each unit in the project shall notify the committee in writing of the name of any proposed occupants of a unit at least ten days prior to the proposed date of occupancy. The committee shall have three days from and after the receipt by it of such notice in which to accept and approve or reject and disapprove said proposed occupants. Failure on the part of the committee to give notice to said owner or owners of the rejection and disapproval of a proposed occupant within the aforesaid three-day period shall operate as a waiver of the committee's right to reject and disapprove such proposed occupant. In the event the committee gives notice as above provided of the rejection and disapproval of the proposed occupant and gives as its reason therefor that said proposed occupant is not of good moral character, the rejection and disapproval shall be final. However, in the event the committee rejects and disapproves a proposed occupant and gives no reason therefor, the owner or owners concerned shall have the right to have said rejection and disapproval reviewed by the remaining owners at a special meeting of the owners which shall be called at the request of such owners by the President or Vice President of the committee pursuant to the provisions of these bylaws. Upon receiving such request, the President or Vice President, as the case may be, shall call a special meeting of the owners and shall give such notice of said meeting as shall be required to insure that the same shall be held within five days after the receipt of such request. Unless owners representing fifty-one per cent or more of the undivided ownership interest in the project's common and limited common areas and facilities vote at said meeting in favor of reversing the committee's rejection and approval, the committee's decision shall be and remain final.

Section 8: Transfer or Lease of Units. The owner, or owners, of any unit in the project who desires to convey said unit, or to enter into any agreement for the occupancy of said unit by another person or persons, shall give the committee ten (10) days' advance written notice thereof, which notice shall state the name and address of the proposed purchaser or occupant, as the case may be, and the terms and

conditions upon which said proposed purchaser or occupant agrees to purchase or occupy said unit. The committee on behalf of the remaining owners shall have the right, exercisable at any time within five (5) days after its receipt of such notice, to purchase or enter into an agreement for the occupancy of said unit upon the same terms and conditions as those specified in the notice; provided, however, that in the event the committee enters into an agreement under this Section 8 for the occupancy of any unit; it shall have the right to sub-let said unit to any person or persons reasonably suitable to both the committee and to the owner of said unit. In the event the committee determines that it desires to purchase, or enter into an agreement respecting the occupancy of, a unit as above provided, but believes that the price or rental specified in the notice is unreasonable, the committee shall give the owner or owners of said unit written notice thereof within five (5) days after its receipt of notice of the proposed sale or occupancy agreement. The notice thus given by the committee shall state that the committee on behalf of the remaining owners has elected or thereby elects to purchase said unit, or enter into an agreement for the occupancy of the same, and shall state further that the committee believes the price or rental specified in the notice given to it is unreasonable. The committee shall thereafter be obligated to purchase said unit, or enter into an agreement for the occupancy of same, at a price or rental to be determined by a group of three (3) MAI appraisers to be selected as follows: The Committee shall select one appraiser, the unit owner or owners concerned shall select one appraiser and the two appraisers thus selected shall select the third appraiser. In the event all three (3) appraisers cannot agree on a price or rental to be paid, the decision of any two of the three shall be binding. The committee and the unit owner or owners concerned shall make every reasonable effort to select their respective appraisers and to take any other action on their part to be taken so as to secure a decision respecting the price or rental which is to be paid at the earliest possible date.

ARTICLE VI.

OFFICERS

Section 1: Selection of Officers. The committee shall perform its functions through its officers, who shall be appointed by the committee. Such appointment shall regularly take place at the first meeting of the committee immediately following the annual meeting of the owners; provided, however, that such appointment may be made at any other meeting of the committee.

Section 2: Additional Officers and Agents. The committee may appoint such other officer and agents in addition to those hereinbelow expressly named as they shall deem necessary who shall have such authority to perform such duties as may be prescribed from time to time by the committee.

Section 3: Removal. All officers and agents of the committee shall be subject to removal with or without cause at any time by the affirmative vote of the majority of the then members of the committee.

ARTICLE VII.

PRESIDENT

The President shall be the chief executive of the committee and shall exercise general supervision over the property and affairs of the project. He shall sign on behalf of the committee all contracts and shall do and perform all acts and things which the committee may require of him. He shall serve without compensation.

ARTICLE VIII.

VICE PRESIDENT

In the event of the President's absence or inability to act, the Vice President shall have the powers of the President.

ARTICLE IX.

SECRETARY

The Secretary shall keep the minutes of the committee and such records as these bylaws or any resolution of the committee may require him to keep. He shall perform such other services as the committee may impose upon him and shall receive such compensation as the committee may fix or approve.

ARTICLE X.

TREASURER

The Treasurer shall have the custody and control of the funds of the committee, subject to the action of the committee and shall, when requested by the President so to do, report the state of the finances of the committee at each annual meeting of the owners and at any meeting of the committee. He shall perform such other services as the committee may require of him and shall receive such compensation as the committee may affix or approve. He shall furnish the committee with a bond conditioned upon the faithful performance of his duties in such amount and with such sureties as the committee shall require. The offices of Secretary and Treasurer may be held by the same person.

ARTICLE XI.

CALLS AND NOTICES OF MEETINGS

Section 1: Annual Meeting. At least ten days before the date of the annual meeting of the owners the Secretary shall cause a written notice setting forth the time, place and general purpose of the meeting to be delivered personally or deposited in the mail with postage prepaid, addressed to each owner of record at his last known post office address.

Section 2: Special Meetings. Notice of special meetings of the owners shall be given to each owner in writing at least forty-eight hours before the time fixed for the meeting and shall be delivered personally or mailed postage prepaid to each owner at his last known post office

address. Whenever all of the owners shall meet in person or by proxy, such meeting shall be valid for all purposes. No call or notice of any meeting of owners shall be necessary if waiver of call and notice be signed by all of the owners.

Section 3: Special Committee Meetings. Notice of special meetings of the committee shall be given to each member orally or in writing at least twenty-four hours before the time fixed for the meeting. No notice need be given of regular meetings of the committee. Whenever all members of the committee meet, such meetings shall be valid for all purposes. No call or notice of any meeting of the committee shall be necessary if waiver of call and notice be signed by all of the committee members.

ARTICLE XII.

ANNUAL STATEMENT

The committee shall present at each annual meeting of the owners, and when called for by a vote of the owners at any special meeting, a full, complete statement of the business and condition of the committee and the project.

ARTICLE XIII.

FISCAL YEAR

The fiscal year of the committee shall be on a calendar year basis unless otherwise fixed.

ARTICLE XIV

BUILDING RULES

The committee shall have the power to adopt and establish by resolution such building, management and operational rules as the committee shall deem necessary for the maintenance, operation, management and control of the project and the committee may from time to time by resolution alter, amend and repeal such rules.

ARTICLE XV.

AMENDMENT OF BYLAWS

These bylaws may be amended by the affirmative vote of the owners of more than sixty-five per cent in interest of the common and limited common areas and facilities of the project at any regular or special meeting of the owners called and noticed for that purpose; provided, however, that no amendment of Article III hereof shall be effective during the four-year period commencing January 1, 1966, unless such amendment shall be approved in writing by Sawyer Investment Company.

ARTICLE XVI.

OPERATION AND MAINTENANCE OF CONDOMINIUM PROJECT

The committee as agent for the owners shall be responsible for the maintenance, control, operation and management of the project in

accordance with the provisions of the Utah Condominium Ownership Act, the Declaration whereby the project is established and submitted to the provisions of the Act, these bylaws, such management agreement as the committee may enter into and such building, management and operational rules and regulations as the committee may adopt from time to time as herein provided, and all agreements and determinations lawfully made and entered into by the committee. The committee shall in this connection provide for the proper and reasonable maintenance, control, operation and management of the project and of the common and limited common areas and facilities appurtenant thereto. The management committee shall provide to each unit all utility services, except telephone. General repair, maintenance and janitorial services as may be reasonably required for the proper and necessary care, maintenance and repair of said common and limited common areas and facilities shall be provided. In addition, the committee will be responsible for the proper and reasonable painting and repairing of all patios and balconies contained within the project, including all fences, railing and outside walls surrounding the same, although said patios and balconies are not part of the project's common areas and facilities. The committee shall have no obligation or responsibility with respect to the care or maintenance of the individual units. Owners shall be responsible for the cleaning of their respective patios and glass walls and doors.

ARTICLE XVII.

PAYMENT OF EXPENSES AND DISTRIBUTION OF INCOME

Section 1: General Operating Reserve Fund. Upon the dates the respective units of the project are ready for occupancy the owner or purchaser of each such unit shall prepay to the committee the sum of Fifty Dollars (\$50.00) per unit. The amount so paid shall be used by the committee for the purpose of establishing a general operating reserve fund for use in connection with the management and operation of the project. The amount of such fund may be increased or decreased by the committee from time to time as the committee may deem advisable.

Section 2: Payment of Expenses. All costs and expenses incurred by the management committee as agent for the owners in connection with the maintenance, control, operation and management of the project including all costs of operating, maintaining, repairing and managing power and heat producing equipment shall be paid and discharged by the management committee or the project manager from the general operating reserve fund as the same shall become due and payable. Each owner shall in turn pay the project manager for his share of said costs and expenses on the basis of such owner's proportional interest in the project's common and limited common areas and facilities. Such payments by the owners to the project manager shall be paid monthly in advance and shall be payable on such day and in such amounts as the management committee shall determine; provided, however, that the total amount of all payments required to be paid by any owner to the project manager during any given year shall not exceed such owner's proportional part of the actual cost and expenses of the project during such year.

Section 3: Remedies for Non-Payment of Common Expense. Should any owner fail to pay his share of the common expenses at the time the

same become due, the management committee shall be and is hereby authorized and empowered for and on behalf of the owners to enforce any right or remedy authorized by the Act, the Declaration, these Bylaws, the Management Agreement, or any other instrument respecting such pay, right or remedy.

ARTICLE XVIII.

ANNUAL BUDGET

On or before the 1st day of December, 1967, and on or before the first day of December of each year thereafter the committee shall prepare an operating budget setting forth an itemized statement of the anticipated receipts and disbursements for the coming year and taking into account the general condition of the project. Each such budget, together with a written statement from the committee outlining a plan of operation for the year in question and justifying in every important particular the estimates made, shall be submitted to the owners in final draft on or before February 1, 1968 and each year thereafter. Such budget, with any changes therein, shall be adopted by the owners at each annual meeting. Said operating budget shall serve as a supporting document for the schedule of proposed monthly assessments for the annual period for which it is prepared. Said budget shall also constitute a major guideline under which the committee and the project manager shall operate during such annual period, and there shall be no substantial variances therefrom by the manager without the approval and consent of the committee, except in the case of emergencies.

ARTICLE XIX.

TAXES AND INSURANCE

Section 1: Taxes. It is acknowledged that under the Utah Condominium Ownership Act each of said units and each of said units' percentage of undivided interest in the common and limited common areas and facilities of the project are subject to separate assessment and taxation by each assessing unit and special district for all types of taxes authorized by law and that as a result thereof no taxes will be assessed or payable against the project as such. Each owner will therefore pay and discharge any and all taxes which may be assessed against any said unit of which he is the owner, and against the percentage of undivided interest in the common and limited common areas and facilities of the project, and against any items of personal property located in or upon any unit of which he is the owner.

Section 2: Insurance. The committee shall secure and maintain the following insurance coverage on the project:

(a) A policy or policies of fire insurance as provided in paragraph 11, Section III of the Declaration, with extended coverage endorsement, for the full insurable replacement value of the units and common and limited areas of the condominium project or such other fire and casualty insurance as the committee shall determine to be necessary to provide substantially equal protection to the owners, and their

mortgagees, as their respective interests may appear, which said policy or policies shall provide for a separate loss payable endorsement in favor of the mortgagee or mortgagees of each unit if any.

(b) A policy or policies as provided in paragraph 11, Section III of the Declaration insuring the committee, the owners and the manager against any liability to the public or to the owners of units and of the common and limited common areas, and their invitees, or tenants, incident to the ownership and/or use of the condominium project; and including the personal liability exposure of the owners. Limits of liability under such insurance shall not be less than Three Hundred Thousand Dollars (\$300,000.00) for any one person injured, in any one accident, nor less than One Million Five Hundred Thousand Dollars (\$1,500,000.00) for all persons injured, in any one accident, and shall not be less than One Hundred Thousand Dollars (\$100,000.00) for property damage each occurrence. Such limits and coverage shall be reviewed at least annually by the committee and increased in its discretion. Said policy or policies shall be issued on a comprehensive liability basis and shall provide cross liability endorsement wherein the rights of named insureds under the policy or policies shall not be prejudiced as respects his, her or their action against another named insured.

The committee shall obtain and maintain at all times insurance of the type and kind and in at least the amounts provided hereinabove, and including insurance for such other risks, of a similar or dissimilar nature, as are or shall hereafter customarily be covered with respect to other condominium projects similar in construction, design and use, which insurance shall be governed by the following provisions:

(a) All policies shall be secured with a company licensed to do business in the State of Utah and holding a rating of "AA" or better by Best's Insurance Reports;

(b) Authority to adjust losses under policies hereafter in force in the condominium project shall be vested in the committee or its authorized representative;

(c) In no event shall the insurance coverage obtained and maintained by the committee hereunder be brought into contribution with insurance purchased by individual owners or their mortgagees;

(d) Each owner may obtain additional insurance at his own expense, provided, however, that no owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount which the committee, in behalf of all of the owners, may realize under any insurance policy which the committee may have in force on the condominium project at any particular time;

(e) Any owner who obtains individual insurance policies covering any portion of the project other than personal property belonging to such owner shall be required to file a copy of such individual policy or policies with the committee within thirty (30) days after purchase of such insurance;

(f) The committee shall be required to make every effort to secure insurance policies that will provide:

(1) A waiver of subrogation by the insurer as to any claims against the committee, the manager, the owners and their respective servants, agents and guests;

(2) That the master policy on the condominium project cannot be cancelled, invalidated or suspended on account of the conduct of any one or more individual owners;

(3) That the policy cannot be cancelled, invalidated or suspended on account of the conduct of any officer or employee of the committee or manager without a prior demand in writing that the committee or manager cure the defect;

(4) That any "no other insurance" clause in the master policy exclude individual owners' policies from consideration.

ARTICLE XX.

PROJECT MANAGER

The committee may employ a project manager for the project under a management agreement containing such terms and conditions as the committee shall deem to be in the interest of the owners. Such project manager shall be responsible for managing the project for and on behalf of the owners in accordance with these bylaws and said management agreement. It is acknowledged that a management agreement is presently being entered into with Sawyer Investment Company, a Utah corporation, for the management of the project for a four-year period commencing on the 1st day of March, 1966.

ARTICLE XXI.

RIGHT OF ENTRY

Section 1: By the Committee. The committee and its duly authorized agents shall have the right to enter any and all of said units in case of an emergency originating in or threatening such unit or any part of the project, whether the owner or occupant thereof is present at the time or not. The committee and its duly authorized agent shall also have the right to enter any and all of said units at all reasonable times as required for the purpose of making necessary repairs on the common areas and limited common areas and facilities of the project.

Section 2: By Owners. All owners and their duly authorized agents and representatives shall have the right to enter any of said units contained within the project for the purpose of performing emergency installations, alterations or repairs to the mechanical or electrical devices or installations located therein or thereon; provided, however, such emergency installations, alterations or repairs are necessary to prevent damage or threatened damage to other units in the project and provided further that the owner affected by such entry shall first be notified thereof if available and the time permits.

ARTICLE XXII.

REIMBURSEMENT FOR DAMAGES

Each owner shall promptly perform or cause to be performed all maintenance and repair work within any of said units owned by him which if omitted will adversely affect the building in which said unit is located in its entirety or any part of the project and shall be liable in damages for any failure on his part so to do. Each owner shall also reimburse the committee for the full value of any repairs or replacements to the common and limited common areas and facilities made necessary through the negligence or fault of such owner or such owner's tenants.

ARTICLE XXIII.

NUISANCES

No owner or occupant shall cause, permit or suffer any nuisance to be created or carried on in any unit of which he is the owner or occupant.

ARTICLE XXIV.

PARKING FACILITIES

The project has or will have covered parking facilities as shown by the record of survey map of the project. Said parking facilities shall be and remain a part of the project's limited common areas and facilities and the owner of the respective units shall have the right to the exclusive use of such parking spaces as may be granted to such owner in connection with the ownership of his unit. No automobile shall be parked in the project outside of the designated parking areas.

ARTICLE XXV.

USE AND OCCUPANCY

Section 1: Obstruction of Common Areas and Facilities. No owner shall cause or allow nor permit any person over whom he has or may exercise supervision or control to cause or allow any foyer, stairway, hallway, exit, entrance, breezeway, fire escape, roadway, driveway, or sidewalk in or on the project to be obstructed or to be used for any purpose other than for ingress to or egress from said units of the project.

Section 2: Use of Units. No owner or occupant of any of said units (except units Nos. 108, 109, 110, 111, 112, 113, and 114, which may be used for commercial purposes) shall without the prior written consent of the management committee occupy or use any of said units or permit any person over whom such owner or occupant has or may exercise supervision and control to occupy or use the same for any purpose other than a private dwelling or to permit or suffer anything to be done or kept in or on any of said units which would constitute a nuisance or violation of any law, ordinance or regulation which would increase the rate of fire insurance on the project or which might otherwise interfere with the rights of other owners or occupants of the project. No advertisement or illumination

shall be inscribed or exposed on or at any window or outside wall of the project. The porch or patio in front of each unit is for the exclusive use of that owner except in cases of fire or other emergency. All others should protect this privacy by confining their usage to their own porch or patio.

Section 3: Carpeting of Units. The floor surfaces of all Units above the first floor shall be carpeted, except the floor surfaces of kitchens and bathrooms, which may have ceramic tile or other hard surfaces.

Section 4: Maintenance of Units. Each owner or occupant of any of said units shall at such owner's or occupant's sole cost and expense maintain the interior of such unit and its equipment and appurtenance in good order, condition or repair and in a clean and sanitary condition and do all redecorating, painting, or varnishing which may at any time be necessary to maintain such unit in a clean and attractive condition. No such owner or occupant shall, however, without the prior written consent of the committee make or permit to be made any structural alteration, improvement or addition in or to any of said units which would adversely affect the construction, design, or appearance of the building in which said unit is situated or any other unit. No shade, awnings or window guards shall be used on the outside of any building contained within the project without the prior written approval of the committee. No radio or TV antenna or aerial shall be installed on the outside of any building contained within the project without the prior written consent of the committee.

Section 5: Minimum Age for Occupancy. There shall be no occupants in any of the units of the project by a person under the age of twelve (12) years; provided, however, that an occupant who is over the age of eleven years and nine months shall be deemed to be twelve years of age for purposes of this provision. Visitation in any unit for a period of more than two (2) weeks shall be deemed, and may be treated by the committee as, occupancy for purposes of this section. Notwithstanding any provision hereinabove contained which may be construed to the contrary, a child which is born to an occupant of a unit in the project shall qualify, and may remain, as an occupant of the project until, but not after, said child attains the age of two (2) years.

Section 6: Pets. No bird or animal shall be kept or harbored in the project unless the same in each instance be expressly permitted by the committee in writing. In no event shall dogs be permitted in any of the common areas and facilities of the project unless carried on a leash. The owner shall indemnify the management committee and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal or pet in the project. The keeping of pets within the project shall be subject to such further rules and regulations as the committee may adopt and prescribe.

Section 7: No Waiver of Strict Performance. The failure on the part of the committee to insist in one or more instances upon a strict performance of any of the terms, covenants or conditions of the aforesaid Act, Declaration, record of survey map, management agreement, rules,

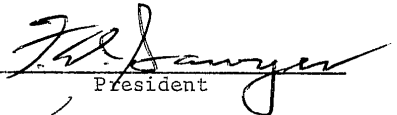
regulations, agreements, determinations and these bylaws or to exercise any right or option therein contained shall not constitute nor be construed as a waiver or relinquishment of any other right which the committee may have hereunder or which it may hereafter acquire.

ARTICLE XXVI.


PARTIAL INVALIDITY

If any provision of these Bylaws is held invalid such determination shall not affect the remaining provisions hereof.

ADOPTED AND APPROVED THIS 26th day of August, 1965,
by Management Committee.



President



Secretary