

After Recording Return to:
Smith Knowles, P.C.
Burt R. Willie
4723 Harrison Boulevard, Suite 200
Ogden, Utah 84403

03-192-0001 thru 0016 and 03-192-0018
03-227-0001 thru 0017
03-229-0002 thru 0010

**FIRST AMENDED & RESTATED CONDOMINIUM DECLARATION
FOR PAGES PLACE CONDOMINIUMS**

THIS FIRST AMENDED & RESTATED CONDOMINIUM DECLARATION FOR PAGES PLACE CONDOMINIUMS (hereinafter this "Declaration") is made and executed this 10th day of AUGUST, 2013, by Pages Place Home Owners Association, on behalf of and for the benefit of its Members.

RECITALS

A. The Condominium Declaration for Pages Place PUD Phase 1, recorded in the records of the Davis County, Utah Recorder's Office on June 21, 2000 as Entry No. 1599012 (hereinafter the "Original Declaration"), is hereby amended and superseded pursuant to Articles 17.04, 17.05 and 19.03 of the Original Declaration, with no less than sixty-seven percent (67%) of the votes allocated to all Membership having been cast approving and consenting to this Declaration, the attached Bylaws for Pages Place Home Owners Association (hereinafter "Bylaws"), and the Articles of Incorporation for Pages Place Home Owners Association (hereinafter "Articles"), as well as sixty-seven percent (67%) of First Mortgagees consenting and approving these amendments through vote or implied approval as set forth in Article 17.05 of the Original Declaration. This Declaration hereby amends, replaces and supersedes all prior declarations, rendering the prior declarations of no further force and effect.

B. On or about June 21, 2000, the Condominium Declaration for Pages Place PUD Phase 1 was recorded in the records of the Davis County, Utah Recorder's Office as Entry No. 1599012 ("Original Declaration").

C. On or about June 21, 2000, a plat Map depicting Phase 1 of the Project was recorded in the records of the Davis County, Utah Recorder's Office as Entry No. 1599011 ("Phase 1 Plat").

D. On or about August 12, 2005, a plat Map depicting Phase 2 of the Project was recorded in the records of the Davis County, Utah Recorder's Office as Entry No. 2104483 ("Phase 2 Plat").

E. On or about January 9, 2006, a plat Map depicting Phase 3 of the Project was recorded in the records of the Davis County, Utah Recorder's Office as Entry No. 2136822 ("Phase 3 Plat").

F. No Supplemental Declaration was recorded in conjunction with the recording of the Phase 2 Plat or Phase 3 Plat.

G. The Declarant Control Period, as set forth in Article 6.02 of the Declaration, has expired.

H. The Membership desires to subject Phases 1, 2 and 3 to the terms and conditions of this Declaration.

I. Phase 1 consists of four (4) Buildings, with each Building containing four (4) Units for a total of sixteen (16) Units.

J. Phase 2 consists of four (4) Buildings, with each Building containing four (4) Units for a total of sixteen (16) Units.

K. Phase 3 consists of two (2) Buildings, one (1) Building containing four Units and the other Building containing five (5) Units, for a total of nine (9) Units.

L. Exhibit A to the Original Declaration is hereby revoked and replaced by Exhibit A to this Declaration, which more particularly describes the real property within Phases 1, 2 and 3 (collectively the "Property").

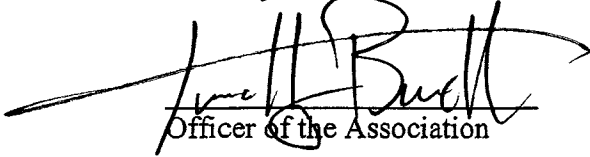
M. Exhibit B to the Original Declaration is hereby revoked and replaced by Exhibit B to this Declaration, which sets forth a current list of Units, square footage, and their respective percentage of undivided interest in the Common Areas.

N. Pages Place Home Owners Association ("Association") has previously operated as an unincorporated association. The Membership desires that the Board organize the Association as a non-profit corporation and file its Articles of Incorporation with the Utah Secretary of State contemporaneously with the recording of this Declaration. The Unit Owners hereby authorize and approve the creation of a Utah nonprofit corporation, to be known as Pages Place Home Owners Association by filing with the State of Utah the Articles of Incorporation for the Association in a form substantially similar to those contained in Exhibit "C", attached hereto.

O. On or about August 10, 2013, pursuant to proper notice, a meeting was held wherein at least sixty-seven percent (67%) of the Membership was present and cast votes approving and consenting to this Declaration, the attached Bylaws, and Articles of Incorporation, as well as sixty-seven percent (67%) of First Mortgagees being present and casting their vote, or approving through implication, consenting and approving the Declaration, Bylaws and Articles of Incorporation.

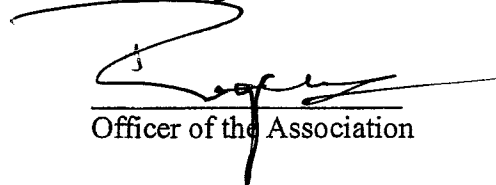
Timothy James Brandt and Chase Rogers, officers of the Association, hereby certify and swear that the above described meeting was held and that the requisite number of votes were cast accepting and approving of the recording of this Declaration, Bylaws and filing the Articles of Incorporation.

Timothy James Brandt



Officer of the Association

Chase Rogers



Officer of the Association

P. This Declaration will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").

Q. The Association and its Membership are governed by the terms of this Declaration, the Articles of Incorporation and the Bylaws for Pages Place Home Owners Association, which are attached hereto as Exhibit "D" and shall be recorded in the Davis County Recorder's Office contemporaneously with the recording of this Declaration.

R. The Membership hereby submits the Property and its management to the provisions of the Condominium Ownership Act, Utah Code Sections 57-8-1, *et seq.*, as amended from time to time, which project does not constitute a cooperative. All Units are subject to certain protective covenants, conditions and restrictions all as set forth in this Declaration, and which are deemed to be covenants running with the land mutually burdening and benefiting each of the Units within the project. The Membership desires to provide for preservation of the values and amenities of the Property and for maintenance of the Common Areas and Limited Common Areas.

S. These Recitals are made a part of this Declaration.

COVENANTS, CONDITIONS AND RESTRICTIONS

ARTICLE I

DEFINITIONS

1.1 Basic Definitions. Unless the context clearly requires the application of a more general meaning, the following terms, when used in the Declaration, shall have the following meanings:

- (a) "Act" means the Utah Condominium Ownership Act, Utah Code Annotated beginning at Sections 57-8-1.
- (b) "Articles" means the Articles of Incorporations of the Association, as the same may be amended from time to time.
- (c) "Assessment" means an assessment levied pursuant to this Declaration and the Act.
- (d) "Assessment Lien" or "Lien" means the statutory lien of the Association on a Unit

as authorized by the Act.

- (e) "Association" means Pages Place Home Owners Association, Inc., a Utah nonprofit corporation, and its successors and assigns.
- (f) "Association Documents" means this Declaration, the Articles, the Bylaws and any Rules and Regulations, as they may be amended from time to time.
- (g) "Board", "Board of Directors" or "Board of Trustees", shall mean the duly elected and acting Board of Directors of the Association.
- (h) "Bylaws" mean the Bylaws of the Association, as they may be amended from time to time.
- (i) "Common Areas" means all of the Property, together with all improvements located thereon; provided the Common Areas shall not include any Unit. The Common Areas are depicted on the Plat(s) and Exhibit "E" attached hereto.
- (j) "Common Expenses" means (i) any and all costs, expenses and liabilities incurred by or on behalf of the Association, including, without limitation, costs, expenses and liabilities for (A) managing, operating, maintaining, repairing, altering and improving the Common Areas; (B) administering and enforcing the covenants, conditions, restrictions, reservations and easements created hereby; (C) levying, collecting and enforcing the Assessments, charges and liens imposed pursuant hereto; (D) regulating and managing the Property; and E) operating the Association; and (ii) reserves for any such costs, expenses, liabilities and replacement of improvements to Common Areas.
- (k) "Declaration" means the First Amended and Restated Condominium Declaration of Pages Place Condominiums, as it may be amended from time to time.
- (l) "Limited Common Areas" means the areas of the Property which are reserved for use exclusively in connection with a designated Unit or Units appurtenant thereto, as depicted on the Plats and Exhibit "E" or as designated by the Board.
- (m) "Limited Common Expenses" shall be the cost and expense associated with the maintenance and repairs to Limited Common Areas and shall be paid by the Owners of the Unit(s) to which the Limited Common Area is appurtenant, and is subject to the Association's enforcement rights and remedies under the Declaration and Act.
- (n) "Map(s)" or "Plat(s)" means the Record of Survey Plat of Pages Place PUD, including Phase 1 Plat, Phase 2 Plat and Phase 3 Plat, as may be amended from time to time pursuant to the terms of the Declaration.
- (o) "Membership" means the requisite number of Owners of the total Units to approve and consent to this Declaration, the Articles and the Bylaws.

(p) "Mortgage" means any mortgage, deed of trust or other document pledging any Unit or interest therein as security for payment of a debt or obligation.

(q) "Mortgagee" means any Person named as a mortgagee or beneficiary in any Mortgage, or any successor to the interest of any such person under such Mortgage.

(r) "Owner" means the record holder of legal title to the fee simple interest in any Unit or portion thereof. If there is more than one record holder of legal title to a Unit, each record holder shall be an Owner.

(s) "Person" means any natural person, corporation, partnership, limited liability company, association, trustee or any other entity recognized as being capable of owning real property under the laws of the State of Utah.

(t) "Property" or "Project" means the real property located in the County of Davis, State of Utah that is more particularly described on Exhibit A attached to the Amended Declaration.

(u) "Rules and Regulations" means any instruments adopted by the Board for the regulation and management of the Common and Limited Common Areas.

(v) "Special Assessments" has the meaning given to such term in this Declaration and the Act.

(w) "Unit" means an individual residential dwelling within the Project designated as a Unit on the Map and shall generally include, with respect to each such dwelling all structures within the boundary of the Unit, including but not limited to: (i) footings, pilings, foundations, roofs, ceilings, floors, walls and other support structures; (ii) all exterior walls, including, without limitation all exterior doors (including any garage(s) and garage door(s)), exterior windows and exterior wall coverings; (iii) where applicable, the portion of all interior demising walls on the Unit side of a vertical plane through the center of each such demising wall; (iv) where applicable, the portion of all interior demising ceilings or floors on the Unit side of a vertical plane through the center of each such demising ceiling or floor; (v) all porches, skylights, exterior fixtures, chimneys, decks and other similar items attached to the exterior of the dwelling which are intended for the exclusive benefit of the dwelling; (vi) all improvements and fixtures within the space bounded by the outside surfaces of the dwelling; (vii) all heating, ventilation and air conditioning equipment and all other utility equipment which exclusively serves the dwelling; and (viii) all pipes, wires, conduits, chutes, flues, ducts, shafts, public utility, water or sewer lines, or other fixture lying inside the designated boundary of the dwelling.

1.02. Gender and Number. Wherever the context of this Declaration so requires, (a) words used in the masculine gender shall include the feminine and neuter genders; (b) words used in the neuter gender shall include the masculine and feminine genders; (c) words used in the singular shall include the plural; and (d) words used in the plural shall include the singular.

ARTICLE II

UNITS AND COMMON AREAS

2.01 Units.

(a) The Project consists of three (3) Phases containing 41 Units as depicted on the Plat(s).

(b) All Units shall be capable of being independently owned, encumbered and conveyed. The owner or Owners of each Unit shall be entitled to the exclusive possession and control of such Unit, subject to the rights of the Association set forth in the Association Documents.

2.02 Use of Units. Absent written consent from the Board approving a different use, the use of Units shall be for residential purposes only.

2.03 Description of Units. The Units are described in the Recitals and as depicted on the Plat(s) and Exhibit "E".

2.04 Separate Taxation of Units. Each Unit constitutes a separate parcel of real estate and will be separately assessed and taxed.

2.05 Modification to Units. Without prior, written approval from the Board, an Owner may not make any repairs, modifications or alterations to any part of the exterior of a Unit or building. The Board may require that such modification or repairs be made in a particular manner and with qualified persons to maintain conformity within the Project.

2.06 Description of Common Areas. The Common Areas shall consist of the lawn, landscaped areas, and any other improvement placed on the land surrounding the Units as indicated on the Plat(s) and Exhibit "E" hereto.

2.07 Ownership of Common Areas. The Common Areas shall be owned by the Owners of all of the Units as tenants in common. A percentage of undivided interest in the Common Areas shall attach to each Unit, as set forth in Exhibit "B". Upon any conveyance or transfer of a Unit, the undivided interest in Common Areas attributable to such Unit shall automatically be conveyed or transferred with the Unit. No undivided interest in Common Areas may be transferred or conveyed separate or apart from the Unit to which the undivided interest is attributable. Each Owner shall have a license to use all of the Common Areas, subject to the terms and conditions of the Association Documents. The Common Areas are depicted on the recorded Plats, as well as Exhibit "E", attached hereto.

2.08 Limited Common Areas. Notwithstanding anything in the Association Documents to the contrary, only the Owner or Owners of the Unit or Units to which any Limited Common Areas relate, as designated on the Plats (or as may be designated from time to time by resolution of the Board), may use such Limited Common Areas, it being intended that Limited

Common Areas shall be available for the use of any other Owner or Owners appurtenant thereto. The Limited Common Areas are depicted on the recorded Plats, as well as Exhibit "E", attached hereto.

2.09 Shares of Common Expenses. Except as otherwise set forth in this Declaration, all Common Expenses shall be allocated equally among all Units as set forth in Exhibit "B".

2.10 Voting. At any meeting of the Association requiring a vote of Owners, each Owner of a Unit, provided said Owner is in compliance with the Association Documents, shall be entitled to cast the number of votes assigned to each Unit, as set forth in Exhibit B attached hereto, and as further delineated in the Bylaws.

ARTICLE III

THE ASSOCIATION

3.01 Formation of the Association. The Association shall be comprised of the Owners of Units within the Property, and is established to perform the following functions and exercise the following rights and powers for the benefit of the Owners and the enforcement of these covenants. Membership in the Association is deemed an appurtenance to the Unit, and is transferable only in conjunction with the transfer of the title to the Unit.

3.02 Purposes and Powers. The Association's purposes are (i) to manage, operate, construct, improve, alter and maintain the Common Areas and Limited Common Areas; (ii) to administer and enforce the covenants, conditions, restrictions, reservations and easements created hereby; (iii) and to levy, collect and enforce the assessments, charges, fines and liens imposed pursuant hereto.

3.03 Association Documents.

(a) The obligations burdens and benefits created by this Declaration touch and concern the Property and are, and shall be, covenants running with each Unit for the benefit of all other units and the Common Areas and Limited Common Areas. The Association and each Owner shall comply with and benefit from each term, provision, covenant, condition, restriction, reservation and easement contained in the Association Documents.

(b) In the event that there is any conflict or inconsistency between the terms and conditions of this Declaration and the terms and conditions of the Articles, the Bylaws or the Rules and Regulations, the terms and conditions of this Declaration shall control. In the event that there is any conflict or inconsistency between the terms and conditions of the Articles and the terms and conditions of the Bylaws or the Rules and Regulations, the terms and conditions of the Articles shall control. In the event of any conflict or inconsistency between the terms and conditions to the Bylaws and the terms and conditions of the Rules and Regulations, the terms and conditions of the Bylaws shall control.

3.04 Books and Records. Upon request, the Association shall allow Owners and their respective agents to inspect current copies of the Association Documents and the books, records, budgets and financial statements of the Association during normal business hours and under other reasonable circumstances, the Association may charge a reasonable fee for copying such materials in an amount authorized by the Act.

3.05 Personal Liability and Indemnification.

(a) To the full extent permitted by applicable law, no Director or officer shall be personally liable to the Association or any Owner for any injury, damage, loss, cost or expense suffered or incurred by reason of any act or omission of such Director or officer, unless a court of competent jurisdiction finds that such Director or officer breached a fiduciary duty that such Director or officer owed to the Association or an Owner.

(b) To the full extent permitted by applicable law, no Director or officer of the Association and no employee, agent or committee member of the Association shall be personally liable to the Association or any Owner for any injury, damage, loss, cost or expense suffered or incurred by reason of any act or omission of such Director or officer, employee, agent or committee member, unless a court of a competent jurisdiction finds that act or omission of such Director or officer, employee, agent or committee member was wanton and willful.

(c) The Association shall indemnify and hold each present or former Director or officer, employee, harmless agent or committee member against any and all claims, suits, proceedings, injuries, damages, losses, costs and expenses, including, but not limited to, attorneys' fees and disbursements, asserted against or incurred by any such present or former Director or officer, employee, agent or committee member to the fullest extent permitted by the Association Documents.

3.06 Reserve Fund Analysis. Prior to the first annual meeting following the recording of this Declaration, The Board of Directors shall cause a reserve analysis to be conducted for the Common Areas and, if applicable, the Limited Common Areas. The Board shall thereafter review and, if necessary, update a previously conducted reserve analysis no less frequently than every three (3) years. The Board may conduct a reserve analysis itself or may engage a reliable person or organization, as determined by the Board, to conduct the reserve analysis.

(a) The Board may not use money in a reserve fund:

- (i) For daily maintenance expenses unless a majority of the Owners vote to approve the use of reserve fund money for that purpose;
- (ii) For any purpose other than the purpose for which the reserve fund was established;

3.07 Reserve Fund Creation. Based on the results of the reserve analysis, the Board shall create a reserve fund into which the Board shall cause to be deposited those Common Area assessments collected from Owners for the purpose of funding a separate reserve fund for

Common Areas and, if applicable, Limited Common Areas. The Board shall cause an assessment to be made against all appurtenant Owners, which assessment shall be collected on the same terms and conditions as other common expenses, in an amount sufficient to fund the reserve fund according to the findings of the reserve analysis. The Board shall maintain a reserve fund separate from other funds of the Association.

3.08 Date of Commencement of Assessments. The assessments provided for herein shall commence as to each Unit on the first day of the first month following: (i) the date of conveyance of the Unit; or (ii) the effective date of the first budget, whichever is later. Assessments shall be due and payable in a manner and on a schedule as the Board of Directors may provide.

3.09 Association Rules. The Board from time to time and subject to the provisions of this Declaration may adopt, amend, repeal and enforce rules and regulations governing, among other things, (a) the use of the Common Areas and Limited Common Areas; (b) the use of any facilities owned by the Association; (c) the collection and disposal of refuse; (d) the maintenance of animals on the Property; (e) parking and vehicle storage limitations; and (f) other matters concerning the use and enjoyment of the Property and the conduct of residents, as deemed necessary by the Board.

3.10 Association Fines. The Board shall have the power to levy and enforce fines against Unit Owners that are in violation of this Declaration in accordance with the Act.

3.11 Transfer Fee. The Board shall have power to levy a one-time transfer fee when a change in ownership of the Unit occurs in an amount determined by the Board.

3.12 Statement of Account. Any Owner may request the Association to provide a statement of his account to any lender or prospective buyer of that Unit showing the assessments to be paid in full, or the amount of any past due assessments. The Association may charge an amount authorized by the Act.

3.13 Election. The elections for members of the Board of Directors are governed by the Bylaws.

3.14 Notice of Election, Notice of Meeting. Notice of any meeting for the election of members to the Board of Directors or for any other purpose is governed by the Bylaws.

3.15 Independent Accountant. The Association may retain the services of an independent accountant to assist the Board of Directors and Officers to maintain accurate financial records of the Association.

ARTICLE IV

MEMBERSHIP IN THE ASSOCIATION

4.01 Membership.

(a) There shall be one Membership appurtenant to every Unit. A Membership may not be separated from the Unit to which it is appurtenant.

(b) Any Membership appurtenant to a Unit having more than one Owner shall be shared by such Owners.

(c) A Membership may be transferred or encumbered only in connection with the conveyance or encumbrance of a fee simple interest in the Unit to which the Membership is appurtenant.

ARTICLE V

SUBORDINATION OF THE LIEN TO INSTITUTIONAL FIRST AND SECOND MORTGAGES

5.01 The lien of assessments, including interest, late charges (subject to the limitations of Utah law), and costs (including attorney fees) provided for herein, shall be subordinate to the lien of any institutional first or second Mortgage upon any Unit. The sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit pursuant to foreclosure of an institutional first or second Mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer; provided, that to the extent there are any proceeds of the sale on foreclosure of such Mortgage or by exercise of such power of sale in excess of all amounts necessary to satisfy all indebtedness secured by and owed to the holder of such Mortgage, the lien shall apply to such excess. No sale or transfer shall relieve such Unit from lien rights for any assessments thereafter becoming due. Where the Mortgagee holding an institutional first or second Mortgage of record or other purchaser of a Unit obtains title pursuant to remedies under the Mortgage, its successors and assigns shall not be liable for the share of the assessments by the Association chargeable to such Unit which became due prior to the acquisition of title to such Unit by such acquirer. No foreclosure, sale or transfer shall relieve any Owner who was the Owner prior to such foreclosure, sale or transfer from personal liability for any assessments due and owing prior to such foreclosure, sale or transfer.

ARTICLE VI

ASSESSMENTS, LIENS, & THE APPOINTMENT OF TRUSTEE

6.01 Enforcement Powers. The Association shall have all rights and remedies available at law to enforce these covenants by actions in law or equity brought in the name of the Association, the power to retain professional services needed to the enforcement of these covenants and to incur expenses for that purpose. The officers of the Association shall have the

authority to compromise claims and litigation on behalf of the Association resulting from the enforcement of these covenants. In the event that the Board of the Association initiates legal action against a specific Unit owner or owners to enforce these covenants, and the Association prevails in a court of law, then the Board of the Association shall have the right to assess the costs of such litigation against the Unit or Units in question. The Board of the Association may file a lien against such Unit or Units with the amount involved to carry interest. The Board is further authorized to take whatever reasonable action is necessary to obtain payment including, but not limited to, foreclosure of the lien. The Board of the Association shall have the exclusive right to initiate enforcement actions in the name of the Association, however this shall not limit the individual right of Unit Owners to personally enforce these covenants in their own name. The Association may appear and represent the interest of the Association at all public meetings concerning zoning, variances, or other matters of general application and interest to the Owners. Owners may appear individually.

6.02 Liens. Pursuant to the Act, the Association shall have a statutory lien on each Unit for any Assessment levied against that Unit and any interest, attorney's fees and disbursements and costs of collection imposed against its Owner pursuant to any Association Document. The Assessment Lien shall secure all of the foregoing obligations of an Owner from the time such obligations become due. If an Assessment is payable in installments, the Assessment Lien secures each installment from the time it becomes due, including the due date set by any valid Association Document. Such lien, when delinquent, may be enforced by suit, judgment, and foreclosure.

6.03 Foreclosure. The Association, acting on behalf of the Owners, shall have the power to bid for the Unit at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. During the period in which a Unit is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be charged or levied on it; and (c) each other Unit shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged had such Unit not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid Common Expenses and attorney fees shall be maintainable without foreclosing or waiving the lien securing the same.

6.04 Assessments. The Association has the power to levy assessments against each Unit as necessary to carry out these functions. An equal assessment shall be levied against all Units, whether vacant or improved. In addition, a separate assessment shall be levied equally against all Units that are appurtenant to Limited Common Areas. Assessments will be made annually to meet the anticipated and recurring costs, expenses and other expenditures of the Association including, but not limited to, the costs of litigation, maintenance, acquisition, repair and replacement of capital facilities, liability insurance, any water for irrigation of areas within the control of the Association, the costs of complying with and enforcing rights under these covenants, and working capital, capital improvements and contingency reserves. Notice of the assessment and the proposed amount of the annual assessment will be given in advance along with the notice of the annual meeting of the Association, provided that the amount of the proposed assessment may be increased or decreased at the meeting in which it is approved by the Owners. The Association may also levy special assessments to cover unanticipated expenses or

shortfalls. No special assessment will be levied without approval of a majority of a quorum of the Owners in attendance in person or by proxy at a meeting called for that purpose.

6.05 Interest. If an Owner fails to pay to the Association any Assessment or other amount due to the Association as and when the same becomes due, the Owner shall pay to the Association interest on such unpaid amount at the rate of 18 percent per annum from the due date of such unpaid amount until the date paid.

6.06 Appointment of Trustee. The Association hereby conveys and warrants pursuant to U.C.A. Sections 57-1-20 and 57-8-45 to Burt R. Willie, Esq., a licensed member of the Utah State Bar, with power of sale, any unit and all improvements to the unit for the purpose of securing payment of assessments under the terms of this Declaration.

6.07 One Action Rule. All rights and remedies of the Association shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right or remedy. The "One Action Rule" shall not be a defense to the enforcement of all rights and remedies of the Association.

6.08 Assignment of Assessments. The Association shall have the unrestricted right to assign its right to receive Assessments and other future income, either as security for obligations of the Association or otherwise.

ARTICLE VII

MAINTENANCE OF COMMON AREAS, LIMITED COMMON AREAS AND UNITS

7.01 Maintenance of Common Areas. Except as otherwise provided in this Declaration, the Association, or its duly designated agent, shall maintain all Common Areas, including, without limitation, the improvements and landscaping located thereon in good order and repair and shall otherwise manage and operate all Common Areas as it deems necessary and appropriate.

7.02 Maintenance of Limited Common Areas. The Limited Common Areas within the Property are comprised of private decks appurtenant to one or more Unit(s). Accordingly, the maintenance of the Limited Common Areas is the responsibility of the Unit(s) appurtenant to said Limited Common Areas.

7.03 Snow Removal. The Association shall make reasonable and prudent efforts to remove snow from sidewalks and other relevant Common Areas within the Project. Owners shall be responsible for removing snow from entryways, stairs, porches, decks and patio areas appurtenant to their Unit(s).

7.04 Association Responsibility for Maintenance of Units. The Association shall maintain the following:

- (a) Roofs, rain gutters and window wells;

- (b) Foundations (not including concrete pads within a Unit);
- (c) Structural components, framing and insulation in ceilings and floors, and any exterior or bearing walls;
- (d) Structural components, framing and insulation in interior walls of Units that are common to two or more Units;
- (e) Sewer and drainage pipes, water, and utility lines to the extent said utilities serve two or more Units; and
- (f) Outside exterior surfaces of Units

7.05 Owner's Responsibility for Maintenance of Units.

(a) Each Owner, at such Owner's sole cost and expense, shall maintain and/or replace such Owner's Unit and the improvements constituting a part thereof, in good order and repair, including:

- (i) Entryways, decks, patios, balconies, porches and gates;
- (ii) All interior and exterior doors, including frames, locks, hinges, door jams and garage doors;
- (iii) Finished interior flooring, tiles, wallpaper, paint, carpet, wood, fireplaces, other material comprising finished interior floors, walls or ceilings;
- (iv) Framing and insulation associated with interior walls;
- (v) Drywall and similar materials within a Unit;
- (vi) Skylights, windows, window sills, window frames, glass, screens, and patio doors;
- (vii) Sewer and drainage pipes, wiring, power, water and other utility lines to the extent located within an Owner's Unit;
- (viii) Concrete pads within Unit(s) or garage(s); and
- (ix) Plumbing fixtures, fans, stoves, refrigerators, appliances, heaters, furnaces, fireplaces, vents, chimneys, HVAC systems, compressors, condensers, ducting, air conditioning, water spigots, lighting fixtures, pipes, and similar appliances, fixtures and pipes that exclusively serve an Owner's Unit(s)

(b) If, in the reasonable judgment of the Association, an Owner fails to maintain the Owner's Unit, or the exterior of any improvements constituting a part thereof in good order and repair, and such failure remains uncured for more than thirty days after the Association's delivery of written notice thereof to such Owner, the Association may enter upon such Unit and perform such maintenance or repair as the Association deems necessary or advisable and charge all costs and expenses incurred by the Association in connection therewith to the Owner.

ARTICLE VIII

COVENANTS, CONDITIONS AND RESTRICTIONS

8.01 Exterior Antennas and Satellite Dishes. An Owner is first required to utilize existing cables, satellite dishes, antennas and related structures before installing any new hardware to the exterior of the Unit or building. Prior approval from the Board as to the location

of new satellite dishes, antennas, cables and related hardware is required.

8.02 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Unit, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such Unit or surrounding Common or Limited Common Areas in the vicinity thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other Unit or Common or Limited Common Areas, or to the occupants or users thereof.

8.03 Trash and Rubbish. The burning of rubbish, leaves or trash on the Property is prohibited. Trash containers shall be covered. No Owner, shall permit anything or condition to exist in or about his Unit which may induce, breed or harbor infectious plant diseases or noxious insects.

8.04 Animals. No animal, bird, fowl, livestock of any kind shall be raised, bred or kept in or about any Unit except that domestic dogs and cats (maximum of three) and other household pets may be permitted by the Association so long as they are kept within the Unit at all times, except when on a leash and under the direct control of the Owner. Pet owners shall promptly remove and dispose of all excrement emitted by their pets in any Common or Limited Common Area. No pet runs, kennels or houses shall be allowed outside of Units, within the Limited Common Areas or Common Areas. The Board may adopt Rules and Regulations with respect to the size and type of permitted pets, as well as other Rules and Regulations governing permitted pets.

8.05 Restriction of Further Subdivision, Property Restrictions and Rezoning. No Unit shall be further subdivided or separated into smaller Units by any Owner. No application for rezoning of any Unit, and no applications for variances or use permits, shall be filed with any governmental authority unless the proposed use of the Unit has been approved by the Board and the proposed use otherwise complies with the Declaration.

8.06 Rental of Lease of Units. The provisions of this Declaration, the Articles, Bylaws and the Rules and Regulations shall apply with equal force to renters or lessees of any Unit.

8.07 Rental Restrictions. As of the date of the vote approving and consenting to this Declaration, as set forth in Recital O above, the following Units were under lease or rental agreements with persons other than the Owner of the Unit(s).

1. Unit 1617
2. Unit 1644
3. Unit 1652
4. Unit 1662
5. Unit 279
6. Unit 283
7. Unit 305
8. Unit 307
9. Unit 309
10. Unit 319

11. Unit 325
12. Unit 329
13. ~~Unit 333~~

The above referenced Units shall be allowed to continue renting said Units until: (1) the Unit Owner or other person holding an ownership interest in said Unit occupies the Unit, or (2) a transfer in ownership of the Unit occurs.

(a) The rental or lease of any other Unit or the re-rental/re-lease of the above Units, shall only be allowed upon the prior, written approval by the Board and subject to the following restrictions:

- (i) No more than 15 Units of the 41 total Units may be rented or leased at any one time;
 - (ii) The Units must be rented or leased pursuant to a written lease, a copy of which must be provided to the Board and must include a provision requiring the tenant to agree to be subject to the provisions of this Declaration, the Articles, Bylaws and the Rules and Regulations and be for a period of no more than 24 months.
 - (iii) Any Owner who rents or leases his Unit shall be responsible for the conduct of his tenants, and upon written notice from the Board, the Owner shall be responsible for correcting violations of the Declaration, Article, Bylaws, or Rules and Regulations committed by such tenants. If an owner fails to correct any such violations by the tenants within 72 hours of such notice, the Board shall be deemed to be the agent of the Owner and empowered to take any enforcement action the Owner would be entitled to take, the cost of such action to be assessed to the Owner and payable within thirty (30) days of assessment. Such costs shall be collected and enforced in the same manner as Assessments under this Declaration. Any Owner by the act of renting or leasing his Unit shall be deemed to have consented to these procedures and shall indemnify and save harmless the Board against any and all liability therefor. It is expressly understood that the remedies available to the Board shall include, but not be limited to, the right to seek eviction of the tenant.
 - (iv) An additional assessment, in an amount determined by the Board, shall be charged to each Unit that is rented or leased.
- (b) The following individuals are exempt from the 15 Unit limitation:
- (i) A Unit Owner in the military for the period of the Unit Owner's deployment;
 - (ii) A Unit occupied by a Unit Owner's parent, child or sibling;
 - (iii) A Unit Owner whose employer has relocated the Unit Owner for no less than two years; and

- (iv) A Unit owned by a trust or other entity created for estate planning purposes if the trust or entity was created for the estate of a current resident of the Unit; or the parent, child, or sibling of the current resident of the Unit.

ARTICLE IX

EASEMENTS AND RESERVATIONS

9.01 Owners' Easements Over Common Areas. Subject to the terms and conditions of this Declaration and all other Association Documents, the Membership hereby grants to the Owners an easement over, across and through the Common Areas (a) for ingress and egress to their Units, and (b) to use and enjoy the Common Areas.

9.02 Utility Easement. There is hereby created blanket easement over, across, through and under the Property for ingress to, egress from, and the installation, replacement, repair and maintenance of, all utility and service lines and systems, including, without limitation, water, sewer, gas, telephone, electricity and cable television, as solely relates to this Property.

9.03 Association's Easements Over Common Areas. The Membership hereby grants the Association an easement over, across, through and under the Common Areas to (a) exercise any right held by the Association under this Declaration or any other Association document, and (b) perform any obligation imposed upon the Association by this Declaration or any other Association Document. Notwithstanding the foregoing, the Association shall not enter upon any Unit without reasonable prior notice to the owner of the unit, except in cases of emergency.

9.04 Recorded Easements. The Property shall be subject to all easements shown on any recorded Plat(s) affecting the Property and to any other easements of record or of use as of the date of recordation of this Declaration.

9.05 Encroachments. The Board may grant appropriate easements when an encroachment occurs on a Common Area or Unit due to construction, reconstruction, repair, shifting, settlement, or other movement of any portion of a Common Area or Unit improvement. Such encroachment easement shall only be valid until the encroachment is cured.

ARTICLE X

INSURANCE

10.01 Insurance Required to be Obtained by the Association. The Association shall obtain and maintain all insurance required by this Declaration and applicable law, and any additional insurance that the Board deems necessary.

10.02 Hazard Insurance. The Association shall maintain a blanket policy of property insurance covering the entire Project, including all buildings, Units, improvements, fixtures, equipment, Common Area and Limited Common Area. The policy shall be in an amount not

less than 100% of current replacement cost of all covered property. The deductible for the Association's policy may not be in excess of \$10,000.00.

- (a) Owners' Responsibility for Payment of the Deductible. If a covered loss occurs under the Association's insurance policy, the Association's policy provides primary coverage, and the Owner is responsible to pay the Association's policy deductible. An Owner's insurance policy, if any, applies to that portion of the loss attributable to the Association's policy deductible. If an owner fails to pay said portion, the Association may levy an assessment or fine against the Owner for said amount.
- (b) Association's Right to Not Tender Claims that are Under the Deductible. The Board may, through exercising its business judgment, determine that a claim is likely not to exceed the deductible and decide not to tender the claim.

10.03 General Liability Insurance. The Association shall obtain comprehensive general liability insurance coverage insuring the Owners, their guests and invitees, and the Association, its agents and employees against liability incident to the ownership, use and maintenance of the Common Areas, Limited Common Areas and membership in the Association. The Board may determine a reasonable coverage amount for this insurance. Such insurance shall contain language that does not exclude coverage based upon negligent acts by an Owner, Member or Association.

10.04 Director and Officer Insurance. The Association may obtain Director and Officer liability insurance or other coverage related to the operation and management of the Association.

ARTICLE XI

DAMAGE & DESTRUCTION

11.01 Immediately after damage or destruction by fire or other casualty to all or any part of the Common Areas and Limited Common Areas covered by insurance written in the name of the Association, the Board, or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Common Areas and Limited Common Areas. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Common Areas and Limited Common Areas to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

11.02 Any damage or destruction to the Common Areas and Limited Common Areas shall be repaired or reconstructed unless the Members representing at least sixty-seven (67%) percent of the total vote of the Association, shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the costs of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided,

however, such extension shall not exceed sixty (60) additional days. No mortgagee shall have the right to participate in the determination of whether the damage or destruction to Common Areas and Limited Common Areas shall be repaired or reconstructed; provided, however, this provision shall not apply to construction mortgagees providing construction financing for such damaged property.

11.03 In the event, that it should be determined in the manner described above that the damage or destruction to the Common Areas and Limited Common Areas shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of the Common Areas and Limited Common Areas shall be restored to their natural state and maintained by the Association, in a neat and attractive condition.

ARTICLE XII

CONDEMNATION

12.01 Condemnation of Common Areas. Whenever all or any part the Common Areas shall be taken by condemnation or similar proceeding, or whenever all or any part of the Common Areas is conveyed in lieu of a taking under a threat of condemnation, the award payable in connection therewith shall be paid to the Association and used by the Association (a) first, to repair any damage to Common Areas resulting from the condemnation or other taking and (b) second, for any other Common Expenses.

ARTICLE XIII

MISCELLANEOUS

13.01 Amendment.

(a) Owners may amend any provision of this Declaration at any time by a vote of at least 67 percent of all membership. If the necessary votes and consents are obtained, the Association shall cause to be recorded with the Recorder for Davis County, Utah, an amendment to this Declaration in accordance with the terms and conditions of the Act.

13.02 Interpretation of the Declaration. Except for judicial construction, the Association, by its Board, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefited or bound by the covenants and the provisions hereof.

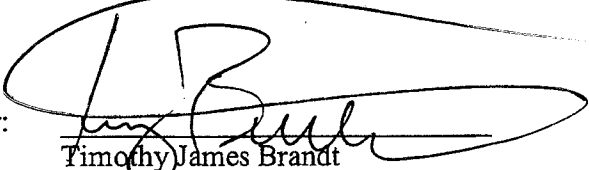
13.03 Severability. Any determination by any court of competent jurisdiction that any

provision of this Declaration is invalid or unenforceable shall not affect the validity and enforceability of any other provisions hereof.

13.04 Reference to Declaration and Deeds. Deeds to and instruments affecting any Unit or any other part of the Property may contain the provisions set forth herein by reference to this Declaration, but regardless of whether any such reference is made in any deed or instrument, each and an of the covenants, conditions, restrictions, reservations, easements, assessments, charges and liens set forth herein shall be binding upon the grantee-owner or other person claiming through any deed or other instrument and his or her heirs executors, administrators, successors and assigns.

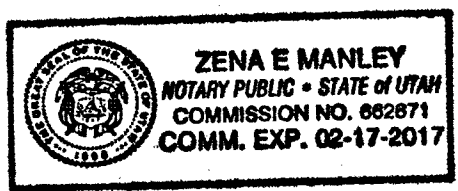
13.05 Captions and Titles. All captions and titles of headings of Articles and Sections in this Declaration are for the purpose of reference and convenience and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

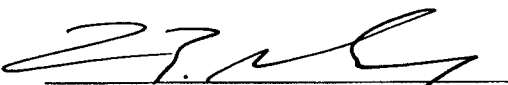
PAGES PLACE HOME OWNERS ASSOCIATION

By: 
Timothy James Brandt
Its: President

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this 17 day of ~~OCTOBER~~ 2013, personally appeared before me Timothy James Brandt, who, being by me duly sworn, did say that he is President of Pages Place Home Owners Association and that the within and foregoing instrument was signed in behalf of said Board and he duly acknowledged to me he executed the same.




Notary Public

Legal Description

PHASE I LEGAL DESCRIPTION

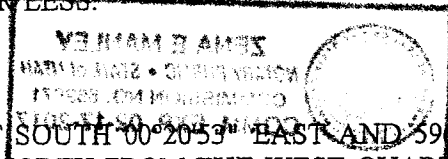
BEGINNING AT A POINT WHICH IS SOUTH 00°20'53" EAST 316.80 FEET AND SOUTH 89°49'00" EAST 596.57 FEET AND NORTH 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°25'30" EAST 130.00 FEET, THENCE NORTH 89°49'00" WEST 8.49 FEET, THENCE NORTH 204.96 FEET, THENCE EAST 129.21 FEET, THENCE SOUTH 72°11'47" EAST 31.01 FEET, THENCE SOUTH 67.27 FEET, THENCE SOUTH 89°49'00" EAST 4.85 FEET, THENCE SOUTH 68.55 FEET, THENCE SOUTH 82°28'55" EAST 92.63 FEET, TO AN EXISTING FENCE, THENCE SOUTH 00°14'29" WEST 178.34 FEET, ALONG SAID FENCE, THENCE NORTH 89°48'60" WEST 247.13 FEET (BY DEED 240.64), TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES.

PHASE 2 LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS 316.80 FEET SOUTH 00°20'53" EAST AND 596.57 FEET SOUTH 89°49'00" EAST AND 33.00 FEET NORTH FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING OF PAGES PLACE PUD PHASE I; AND RUNNING ALONG THE WEST LINE OF PAGES PLACE PUD PHASE I THE FOLLOWING FOUR (4) COURSES; NORTH 00°25'30" EAST 130.00 FEET; NORTH 89°49'00" WEST 8.49 FEET; NORTH 204.96 FEET; EAST 6.34 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 01°41'00" EAST 32.11 FEET; THENCE NORTH 51.94 FEET; THENCE NORTH 89°14'00" EAST 393.66 FEET; THENCE SOUTH 00°20'12" WEST 164.88 FEET; THENCE NORTH 89°39'48" WEST 144.19 FEET; THENCE SOUTH 00°14'29" WEST 82.72 FEET TO THE NORTHEAST CORNER OF SAID PAGES PLACE PUD PHASE I; THENCE ALONG THE BOUNDARY LINE OF SAID PAGES PLACE PUD PHASE I THE FOLLOWING SIX (6) COURSES; NORTH 82°28'55" WEST 92.63 FEET; NORTH 68.55 FEET; NORTH 89°49'00" WEST 4.85 FEET; NORTH 57.27 FEET; NORTH 72°11'47" WEST 31.01 FEET; WEST 122.87 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 1.37 ACRES MORE OR LESS.

PHASE 3 LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS 316.80 FEET SOUTH 00°20'53" EAST AND 596.57 FEET SOUTH 89°49'00" EAST AND 33.00 FEET NORTH FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING OF PAGES PLACE PUD PHASE 1; AND RUNNING ALONG THE WEST LINE OF PAGES PLACE PUD PHASE I THE FOLLOWING THREE (3) COURSES: NORTH 00°25'30" EAST 130.00 FEET; NORTH 89°49'00" WEST 8.49 FEET; NORTH 204.96 FEET AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES: NORTH 83.95; NORTH 89°14'00" EAST 400.95 FEET



TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°14'00"
EAST 246.82 FEET TO THE WEST LINE OF CALL MEADOWS PHASE 3; THENCE
ALONG SAID LINE SOUTH 00°09'37" WEST 61.37 FEET; THENCE NORTH 89°50'23"
WEST 25.62 FEET; THENCE SOUTH 00°24'53" WEST 108.18 FEET; THENCE NORTH
89°39'48" WEST 221.18 FEET TO THE EAST LINE OF PAGES PLACE PUD PHASE 2;
THENCE NORTH 00°20'12" EAST 164.88 FEET ALONG SAID EAST LINE TO THE TRUE
POINT OF BEGINNING. CONTAINING 0.89 ACRES MORE OR LESS.

Interest in General Common Elements & Number of Votes

Unit No.	Unit Square Footage	Total Square Footage	Percentage Interest in Common Elements	Number of Votes
No. A 1621 North Pages Place Drive	1274		2.44%	1
No. B 1625 North Pages Place Drive	1259		2.44%	1
No. C 1617 North Pages Place Drive	1624		2.44%	1
No. D 1613 North Pages Place Drive	1383		2.44%	1
No. A 1634 North Pages Place Drive	1391		2.44%	1
No. B 1635 North Pages Place Drive	1346		2.44%	1
No. C 1630 North Pages Place Drive	1740		2.44%	1
No. D 1626 North Pages Place Drive	1438		2.44%	1
No. A 1639 North Pages Place Drive	1480		2.44%	1
No. B 1635 North Pages Place Drive	1504		2.44%	1
No. C 1643 North Pages Place Drive	1918		2.44%	1
No. D 1647 North Pages Place Drive	1522		2.44%	1
No. A 1665 North Pages Place Drive	1380		2.44%	1
No. B 1661 North Pages Place Drive	1382		2.44%	1
No. C 1657 North Pages Place Drive	1813		2.44%	1
No. D 1653 North Pages Place Drive	1901		2.44%	1
No. A 1697 North Pages Place Drive	1467		2.44%	1
No. B 1693 North Pages Place Drive	1522		2.44%	1
No. C 1681 North Pages Place Drive	2194		2.44%	1
No. D 1685 North Pages Place Drive	2079		2.44%	1
No. A 1644 North Pages Place Drive	1620		2.44%	1
No. B 1648 North Pages Place Drive	1607		2.44%	1
No. C 1652 North Pages Place Drive	2531		2.44%	1
No. D 1656 North Pages Place Drive	2128		2.44%	1
No. A 1662 North Pages Place Drive	1480		2.44%	1
No. B 1668 North Pages Place Drive	1575		2.44%	1
No. C 345 West Pages Place Drive	1831		2.44%	1
No. D 341 West Pages Place Drive	2186		2.44%	1
No. A 333 West Pages Place Drive	1076		2.44%	1
No. B 329 West Pages Place Drive	1076		2.44%	1
No. C 325 West Pages Place Drive	1076		2.44%	1
No. D 319 West Pages Place Drive	1076		2.44%	1
No. A 303 West Pages Place Drive	1111		2.44%	1
No. B 305 West Pages Place Drive	1076		2.44%	1
No. C 307 West Pages Place Drive	768		2.44%	1
No. D 309 West Pages Place Drive	1077		2.44%	1
No. A 295 West Pages Place Drive	1112		2.44%	1
No. B 291 West Pages Place Drive	1090		2.44%	1

No. C 287 West Pages Place Drive	1088		2.44%	1
No. D 283 West Pages Place Drive	1076		2.44%	1
No. E 279 West Pages Place Drive	1112		2.44%	1
Total		60,389	100.00%	41

ARTICLES OF INCORPORATION FOR PAGES PLACE HOME OWNERS ASSOCIATION

WE, the undersigned natural person(s) over the age of eighteen years, acting as incorporators of a non-profit corporation pursuant to the Utah Nonprofit Corporation and Cooperative Association Acts, hereby adopt the following Articles of Incorporation for said corporation:

ARTICLE I - NAME

- 1.1 The name of the nonprofit corporation is Pages Place Home Owners Association, hereinafter "the Association."
- 1.2 The principal place of business of the Association is:

1697 Pages Place Drive
Bountiful, Utah 84010
The Association may establish such other offices and locations as necessary for its operation.

ARTICLE II - DURATION

- 2.1 The duration of the Association shall be perpetual unless earlier dissolved pursuant to law.

ARTICLE III - DEFINITIONS

- 3.1 When used in these Articles the following terms shall have the meaning indicated:
 - 3.1.1 Articles shall mean and refer to these Articles of Incorporation of Pages Place Home Owners Association.
 - 3.1.2 Association shall mean and refer to Pages Place Home Owners Association, the Utah nonprofit corporation which is created by the filing of these Articles.
 - 3.1.3 Board shall mean the Board of Directors of the Association.
 - 3.1.4 Bylaws shall mean the instrument entitled "Bylaws for Pages Place Home Owners Association," executed and filed for recording in the office of the County Recorder of Davis, Utah which Bylaws are hereby adopted by the Association.

- 3.1.5 Common Areas shall mean all property owned or intended to eventually be owned by the Association for the common use and enjoyment of the Owners, together with all improvements thereon and all easements appurtenant thereto, as defined in the Declaration, its exhibits, and/or recorded Plat(s). The Association, through its Board, reserves the right to enter into service agreements with third parties for the operation and maintenance of the Common Areas.
- 3.1.6 Declaration shall mean and refer to the instrument entitled "First Amended & Restated Declaration of Covenants, Conditions and Restrictions for Pages Place Condominiums," executed and filed for recording in the office of the County Recorder of Davis County, Utah; together with the Plat(s), and subsequent amendments or supplementations to the Declaration and/or Plat(s).
- 3.1.7 Member shall mean and refer to every person who holds membership in the Association.
- 3.1.8 Owner shall mean and refer to the person who is the owner of record (in the office of the County Recorder of Davis County, Utah) of a fee or an undivided fee interest in any Unit, including contract sellers, but not including purchasers under contract until such contract is fully performed and legal title is conveyed of record. Notwithstanding, any applicable theory relating to a mortgage, deed of trust, or like instrument, the term Owner shall not mean or include a mortgagee, or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure on any arrangement or proceeding in lieu thereof.
- 3.1.9 Plat(s) shall mean and refer to the recorded plat(s) covering the Property.
- 3.1.10 Property shall mean and refer to the real property situated in Davis County, Utah, as set forth in the Declaration.
- 3.1.11 Unit shall mean and refer to any of the separately numbered and individually described condominium units shown on the recorded Plat(s).

ARTICLE IV - POWERS AND PURPOSES

- 4.1 Purpose. The Association is organized and shall be operated as a nonprofit corporation for the sole purpose of maintaining and administering the Common Areas, collecting and disbursing the

assessments and charges provided for in the Declaration and Bylaws, otherwise administering, enforcing, and carrying out the terms of the Declaration and Bylaws, and generally providing for and promoting the recreation, health, safety, and welfare of Owners of the Property.

- 4.2 Powers. The Association shall have all of the powers conferred upon it by the Declaration and Bylaws and all powers allowed by law necessary or convenient for accomplishment of any of its purposes, including all powers referred to or described in Section 16-6a-302 and 303, or Section 57-8-101 *et seq.*, Utah Code Ann., as amended.
- 4.3 Limitation. The Association is not organized for pecuniary profit. Notwithstanding the breadth of the foregoing portion of this Article IV, no dividend shall be paid to, no part of the Association's funds shall be distributed to, and no part of the net income of the Association shall inure to the benefit of, any of its Members, Directors, or Officers or any other person except to reimburse costs.

ARTICLE V - MEMBERSHIP AND VOTING RIGHTS

- 5.1 Membership/Stock. Every Owner shall be a Member of the Association. Membership in the Association shall be mandatory, shall be appurtenant to the Unit in which the Owner has the necessary interest, and shall not be separated from the Unit to which it appertains. Neither the issuance nor the holding of shares of stock shall be necessary to evidence membership in the Association. The Members of the Association shall have voting rights as set forth in the Declaration. Notwithstanding, the Association is authorized issue one share of stock for each Unit within the Property.
- 5.2 Multiple Ownership Interests. In any situation where a Member is entitled personally to exercise the vote for his Unit and more than one (1) person holds the interest in such Unit required for membership, the vote for such Unit shall be exercised as those Persons determine among themselves and advise the Board of the Association, in writing, prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended if more than one (1) person seeks to exercise it.
- 5.3 Membership List. The Association shall maintain up-to-date records showing the name of each person who is a Member, the address and telephone number of such person, and the Unit to which the membership of such person is appurtenant. In the event of any transfer of fee or undivided interest in a Unit either the transferor or transferee shall furnish the Association with evidence establishing that the transfer has occurred, that the Deed or other instrument accomplishing the transfer is of record in the office of the County Recorder of Davis County, Utah and the necessary information to update the Association membership records. The

Association may for all purposes act and rely on the information concerning Members and Unit ownership, which is thus acquired by it or, at its option, the Association may act and rely on current ownership information respecting any Unit or Units which is obtained from the office of the County Recorder of Davis County, Utah. The address of a Member shall be deemed to be the address of the residence situated on such Member's Unit unless the Association is otherwise advised in writing.

ARTICLE VI - ASSESSMENTS

- 6.1 Members of the Association shall be subject to assessments by the Association from time to time in accordance with the provisions of the Declaration and shall be liable to the Association for payment of such assessments. Members shall not be individually or personally liable for the debts or obligations of the Association.

ARTICLE VII - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

- 7.1 The address of the initial registered agent of the Association is:

Burt R. Willie
SMITH KNOWLES, P.C.
4723 Harrison Blvd., Suite 200
Ogden, Utah 84403

By signing below, the undersigned, whose address is set forth hereinabove, accepts appointment as the registered agent.

SMITH KNOWLES, P.C.

By: Burt R. Willie
Burt R. Willie
Its: Registered Agent

ARTICLE VIII - APPOINTMENT OF BOARD OF DIRECTORS

- 8.1 The Board shall be elected by the Members of the Association in accordance with the Declaration, these Articles of Incorporation and the Bylaws of the Association.
- 8.2 The Association shall have one (1) class of membership - Class A. The Directors selected by the Association must be Members unless or until there are insufficient Members who desire to serve on the Board, in which case Directors need not be Members of the Association.

ARTICLE IX - BOARD OF DIRECTORS

- 9.1 Number, Tenure and Qualifications. The affairs of the Association shall be managed by a Board of Directors composed of at least three (3) and no more than five (5) individuals, which Board is composed of those individuals currently serving until the election of Directors takes place at the next Annual Meeting. Each Director shall hold office for a term of one (1) year or until a replacement Director is elected at the Annual Meeting. Each Director shall hold office until his term expires and until his successor has been duly elected and qualified.
- 9.2 Current Board. The persons who are to serve as the Board of Directors until election at the annual meeting are as follows:

<u>Name</u>	<u>Address:</u>
1. Tim Brandt	1697 Pages Place Bountiful, Utah 84010
2. Chase Rogers	1681 Pages Place Bountiful, Utah 84010
3. Emily Een	1685 Pages Place Bountiful, Utah 84010
4. Brittany Brandt	1697 Pages Place Bountiful, Utah 84010

ARTICLE X - INCORPORATORS

- 10.1 The name and address of the incorporators of the Association are as follows:

<u>Name</u>	<u>Address:</u>
1. Tim Brandt	1697 Pages Place Bountiful, Utah 84010
2. Chase Rogers	1681 Pages Place Bountiful, Utah 84010
3. Emily Een	1685 Pages Place Bountiful, Utah 84010
4. Brittany Brandt	1697 Pages Place Bountiful, Utah 84010

ARTICLE XI - MISCELLANEOUS

11.1 Transfer of Common Areas. The Board may, in connection with dissolution of the Association or otherwise, dedicate or transfer any part of the Common Area to any public agency or authority for such purpose and subject to such conditions as may be agreed to by the Board. Any such dedication or transfer must, however, be consented to by sixty-seven percent (67%) of the votes of the membership, which Members present in person or by proxy are entitled to cast at a meeting duly called for such purpose. No such dedication or transfer, however, may take place without the Association first receiving approval from Davis County or other applicable government entity pursuant to all applicable state and city laws, rules and ordinances in effect at the time of such proposed dedication or transfer.

Dissolution. The Association may be dissolved by the affirmative vote of sixty-seven percent (67%) of the votes of the membership, which Members present in person or by proxy are entitled to cast at a meeting duly called for the purpose. Upon dissolution of the Association, all of its assets (including the Common Areas) shall be transferred to a nonprofit corporation, trust, or other entity to be used for purposes similar to those provided for in these Articles and the Declaration.

Manager. The Association may carry out through a Managing Agent any of its functions which are properly authorized by the Declaration. Any Managing Agent shall be an independent contractor and not an agent or employee of the Association. The Managing Agent shall be responsible for managing the Property for the benefit of the Association and the Members and shall, to the extent permitted by law and the terms of the agreement with the Association, be authorized to perform any of the functions or acts required or permitted to be performed by the Association itself. Retention of a Managing Agent shall be within the Board's discretion and the Board is authorized to enter into a contract for services with the Managing Agent.

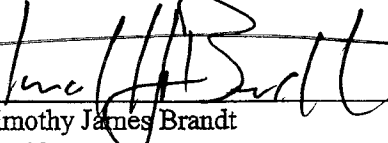
Amendment. Any amendment to these Articles shall require the affirmative vote of at least sixty-seven percent (67%) of the membership votes, which Members present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose.


Resolutions. The Board may adopt resolutions for regulation and management of the affairs of the Association not inconsistent with these Articles, the Declaration, Bylaws or applicable Utah law.


Interpretation. The captions which precede the various portions of these Articles are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders. The invalidity or unenforceability of any provision contained in these Articles shall not affect the validity or enforceability of the remainder hereof. These Articles have been prepared in conjunction with the Declaration and should be read and construed in light of that fact and liberally so as to affect all of the purposes of both instruments. These Articles may not be amended in any manner inconsistent with the Declaration, and in the event of conflict between these Articles and the Declaration, the Declaration shall control. To the extent the provisions of the Utah Revised Nonprofit Corporation and Community Association Acts and any modifications, amendments, and additions thereto are consistent with these Articles and the Declaration, such legislation shall supplement the terms hereof.

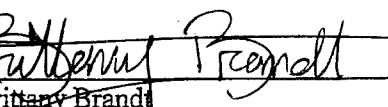
DATED this 10th day of August, 2013.

PAGES PLACE HOME OWNERS ASSOCIATION

By: 
Timothy James Brandt
Its: President

By: 
Chase Rogers
Its: Vice President

By: 
Emily Een
Its: Secretary

By: 
Brittany Brandt
Its: Treasurer

**BYLAWS
FOR
PAGES PLACE HOME OWNERS ASSOCIATION**

The following are the Bylaws for Pages Place Home Owners Association ("Bylaws"), a Utah non-profit corporation (the "Association"). These Bylaws shall govern the administration of Pages Place Home Owners Association.

**ARTICLE I
LOCATION**

The initial principal office of the Association shall be located at 1697 Pages Place Drive, Bountiful, Utah 84010 but meetings of Members and Directors may be held at such places within the State of Utah, as may be designated by the Board of Directors ("Board").

**ARTICLE II
DEFINITIONS**

All terms used but not defined herein shall have the meanings given them under that certain First Amended & Restated Condominium Declaration for Pages Place Condominiums, recorded contemporaneously herewith in the Official Records of the Davis County Recorder, as Entry No. _____, (hereinafter referred to as the "Declaration"), applicable to the Property, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth herein at length. The term "Member" shall mean and refer to those persons entitled to Membership as provided in the Declaration and Articles of Incorporation of the Association.

**ARTICLE III
MEETINGS OF MEMBERS**

Section 3.1 Annual Meetings. Unless otherwise determined by the Association and subject to notice thereof as provided in Section 3.3 below, annual meetings of the Members shall be held in the tenth month of each year. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3.2 Special Meetings. Special meetings of the Members may be called by the Board, or upon written the delivery of a written petition to the Board with the signatures of Members holding at least twenty-five percent (25%) of the voting power as outlined in the Declaration and these Bylaws.

EXHIBIT "D"

Section 3.3 Notice of Meetings. The Board shall cause written notice of the time and place, and in the case of a special meeting the purpose, for all meetings of the Members, special or annual, to be delivered via: (1) hand delivery; (2) regular US mail, postage prepaid, or (3) email not less than ten (10) days and not more than sixty (60) days prior to the meeting.

A Member may provide written notice to the Board to only receive notice of meetings via regular US mail, postage prepaid.

Section 3.4 Quorum. The quorum required for any action by the Members hereunder, unless otherwise specifically set forth in the Declaration, shall be as follows: at each scheduled meeting called, the presence of Members or of proxies entitled to cast at least thirty (30%) of all outstanding votes shall constitute a quorum. If no quorum is present, the meeting shall be postponed to a date not less than five (5) days or more than thirty (30) days following the immediately preceding meeting, wherein the members present at such subsequently scheduled meeting shall constitute a quorum.

Section 3.5 Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically terminate upon conveyance by the Member of his Unit.

Section 3.6 Conduct of Meeting. The President, or in his absence the Vice President, shall preside over all meetings. The Secretary shall keep minutes of all meetings and maintain a record of the minutes, adopted resolutions and rules.

Section 3.7 Voting. Only an Owner that is in full compliance with the terms and conditions of the Declaration and is current on all assessments and charges due and owing shall be deemed in good standing and entitled to vote at any annual or special meeting.

The Association shall have one (1) class of voting membership, Class "A", as follows:

Class "A" membership shall be entitled to one (1) equal vote for each Unit in which they are an Owner. There shall be only one (1) vote per Unit. In any situation where a Owner is entitled personally to exercise the vote for his Unit and more than one (1) Person holds the interest in such Unit required for membership, the vote for such Unit shall be exercised as those Persons determine among themselves and advise the Board, in writing, prior to or at a scheduled meeting. In the absence of such advice, the Unit's vote shall be suspended if more than one (1) Person seeks to exercise it.

**ARTICLE IV
BOARD, SELECTION AND TERM OF OFFICE**

Section 4.1 Number, Tenure and Qualifications. The affairs of the Association shall be managed by a Board of Directors as set forth in the Articles.

Section 4.2 Removal. Any Director may be removed from the Board, with or without cause, by a sixty-seven percent (67%) vote of the Members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Directors and shall serve for the unexpired term of his predecessor.

Section 4.3 Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 4.4 Action Taken Without a Meeting. Any compensation for a Director or Officer of the association must be approved by the Board.

**ARTICLE V
NOMINATION AND ELECTION OF DIRECTORS**

Section 5.1 Nomination. Nomination for election to the Board shall be made to the Board ten (10) days in advance of the annual, or special meeting for the purpose of electing Directors. The Board shall accept as many nominations as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. In the event that insufficient nominations are received by the Board prior to the annual or special meeting, nominations may be made from the floor at the annual or special meeting.

Section 5.2 Election. Election to the Board shall be by written ballot. At such election the Members or their proxies may cast in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected.

**ARTICLE VI
MEETINGS OF THE BOARD**

Section 6.1 Regular Meetings. Regular meetings of the Board shall be held at least annually, as determined by the Board. Assessments for the upcoming year shall be fixed at the annual meeting held on the first month of each year, or as the Board may determine.

Section 6.2 Special Meetings. Special meetings of the Board shall be held when called by the President of the Association or by any two (2) Directors after not less than ten (10) days notice to each Director.

Section 6.3 Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII POWERS AND DUTIES OF THE BOARD

Section 7.1 Powers and Duties. The Board shall have all of the powers and duties necessary for the administration of the affairs of the Association in accordance with the provisions of the Declaration and as outlined below. The Board may delegate its authority to a manager or managers, subject to any limitations or provisions contained in the Declaration, the Board shall be responsible for a number of activities including, but not limited to the following:

- A) Management of the Association;
- B) Preparation of annual assessments and budget;
- C) Collecting the Assessments;
- D) Maintaining a bank account for the Association and designating required signatories;
- E) Maintaining the Common Areas and Facilities;
- F) Adopting and amending rules and regulations;
- G) Enforcing the Declaration, including the retention of legal counsel;
- H) Commencing legal action when necessary;
- I) Levying fines, sanctions and citations;
- J) Paying any amount necessary to discharge any mechanic's or materialman's lien or other encumbrance levied against the Common area or Facilities;
- K) Purchasing and maintaining insurance;
- L) Keeping books and records of the Association;
- M) Making emergency repairs;
- N) Managing parking;
- O) Managing reasonable pet restrictions; and
- P) Performing other actions and duties to enforce the terms and conditions of the Declaration and effectively manage the Association.

ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 8.1 Enumeration of Officers. The officers of this Association shall be a president, vice-president and secretary, who shall at all times be members of the Board, a treasurer or such other officer as the Board may from time to time, by resolution, create.

Section 8.2 Election of Officers. The election of officers shall take place at each annual meeting of the Members. Elected officers shall serve in their office for a period of one (1) year. Notwithstanding, nothing in these Bylaws prevent an officer or directors from being re-elected to their respective positions.

Section 8.3 Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 8.4 Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 8.5 Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 8.3 of this Article.

Section 8.6 Duties. The duties of the officers are as follows:

President: The president shall preside at all meetings of the Board and shall see that orders and resolutions of the Board and/or the Members are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes on behalf of the Association.

Vice-President: The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary: The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses and shall perform such other duties as required by the Board.

Secretary/Treasurer: The Secretary/Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall co-sign all checks and promissory notes of the association; keep proper books of account; if the Board deems appropriate, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the Membership at its regular annual meeting, and deliver a copy of each to the Members.

**ARTICLE IX
COMMITTEES**

The Board may, if it elects, appoint such committees as deemed appropriate in carrying out its purposes.

**ARTICLE X
AMENDMENTS, ORDER OF PRECEDENCE**

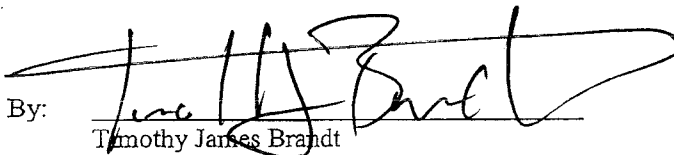
These Bylaws may be amended, at a regular or special meeting of the Members, by Members holding at least sixty-seven percent (67%) of the total ownership. An amendment to these Bylaws shall be effective immediately upon recordation in the Office of the Davis County Recorder, State of Utah. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

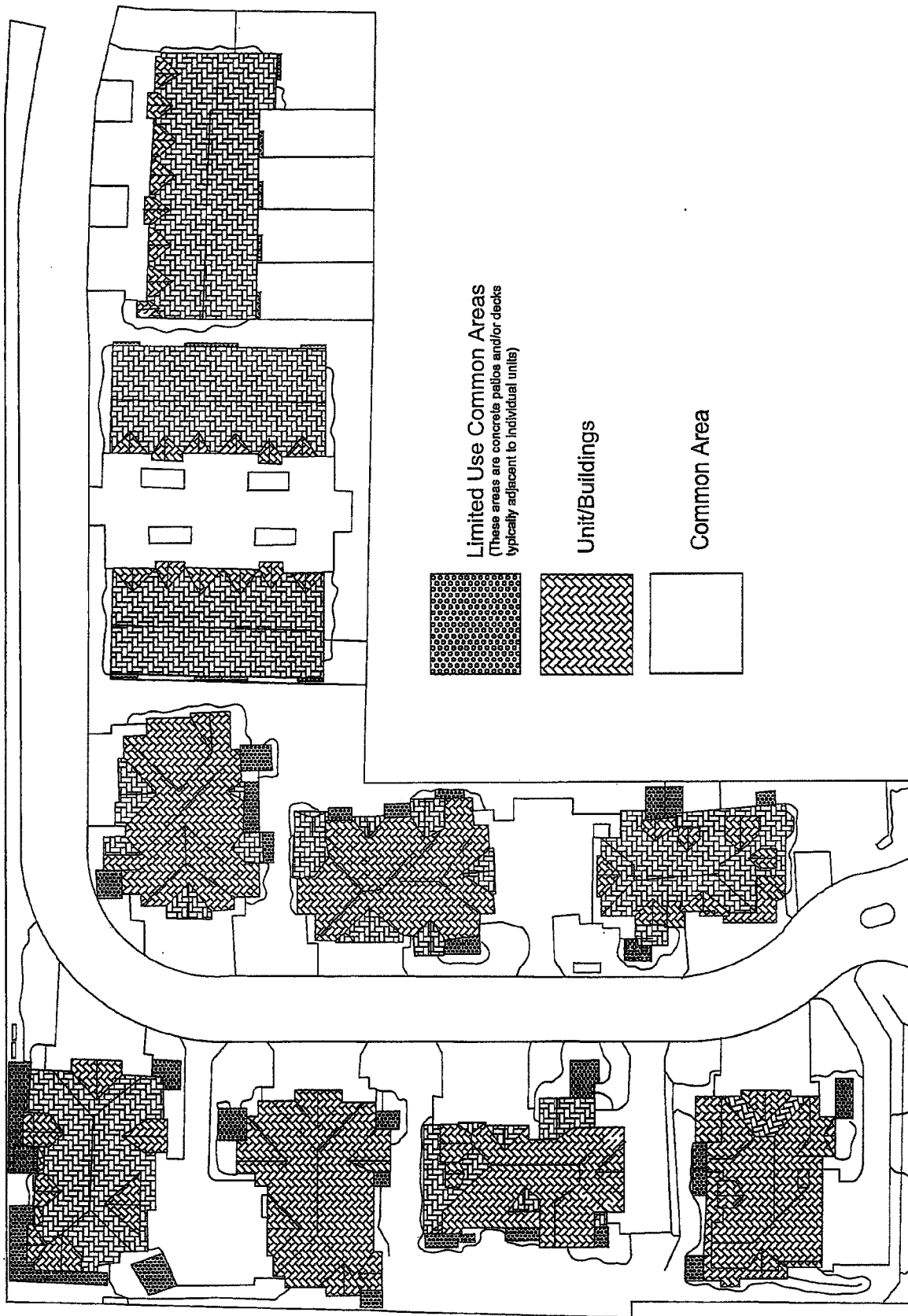
**ARTICLE XI
FISCAL YEAR**



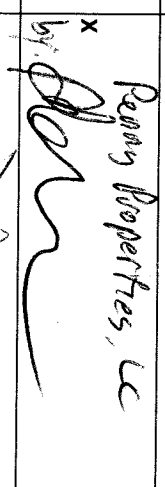
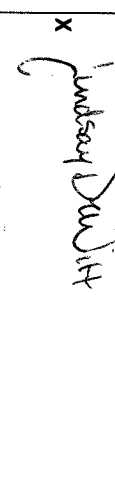


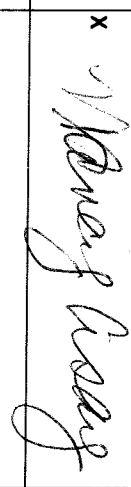


The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.










The foregoing Bylaws are adopted by the Undersigned and made effective upon this 10th day of AUGUST, 2013.

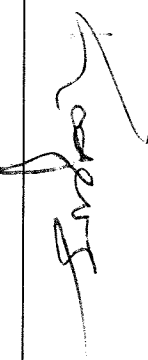



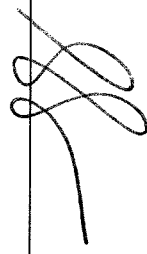
PAGES PLACE HOME OWNERS ASSOCIATION
A Utah non-profit corporation

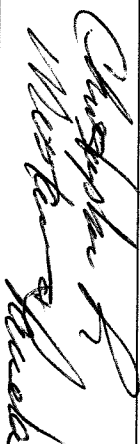
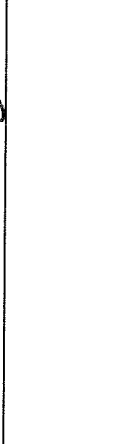
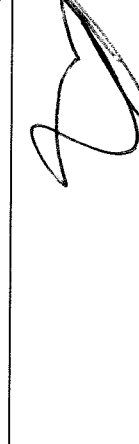
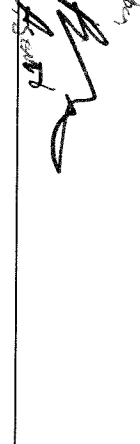
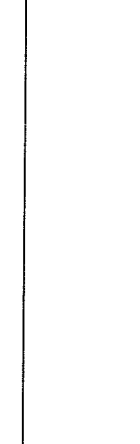
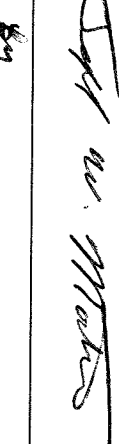
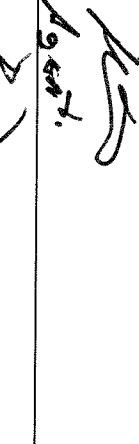

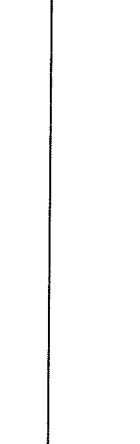
By: 
Timothy James Brandt
Its: President



UNIT NO.	SERIAL NO.	OWNER(S)	MAILING ADDRESS	CITY	STATE	ZIP	SIGNATURE - THE SIGNATURE BELOW INDICATES THAT I APPROVE THE AMENDMENT TO THE COVENANTS DECLARATION
No. A 1621 North Pages Place Drive	03-192-0001	Braden, Martin & Kathleen	1621 North Pages Place Dr.	Bountiful	UT	84010	X 
No. B 1625 North Pages Place Drive	03-192-0002	Thomson, Annette & Brent	1625 North Pages Place Dr.	Bountiful	UT	84010	X 
No. C 1617 North Pages Place Drive	03-192-0003	Penny Properties LC	5669 South Redwood Rd. Unit B	SLC	UT	84123	X 
No. D 1613 North Pages Place Drive	03-192-0004	Dewitt, Jared and McQuarrie, Lindsay	1613 North Pages Place Drive	Bountiful	UT	84010	X 
No. A 1634 North Pages Place Drive	03-192-0005	Pages Place LC and Fike, Matthew	1634 North Pages Place Drive	Bountiful	UT	84010	X 
No. B 1638 North Pages Place Drive	03-192-0006	Peteman, Lenise	1638 North Pages Place Drive	Bountiful	UT	84010	X 
No. C 1630 North Pages Place Drive	03-192-0007	Asay, Nancy S. - Trustee	1630 North Pages Place Drive	Bountiful	UT	84010	X 
No. D 1626 North Pages Place Drive	03-192-0008	Robinson, Krista and Melvin	154 North 575 East	NSL	UT	84054	X 
No. A 1639 North Pages Place Drive	03-192-0009	Knaub, Jacob	1639 North Pages Place Drive	Bountiful	UT	84010	X 

UNIT NO.	SERIAL NO.	OWNER(S)	MAILING ADDRESS	CITY	STATE	ZIP	SIGNATURE - THE SIGNATURE BELOW INDICATES THAT I APPROVE THE AMENDMENT TO THE COVENANTS DECLARATION
No. B 1635 North Pages Place Drive	03-192-0010	Farnes, Reed A.	1635 North Pages Place Drive	Bountiful	UT	84010	X 
No. C 1643 North Pages Place Drive	03-192-0011	Kammeyer, Kent G.	1643 North Pages Place Drive	Bountiful	UT	84010	X 
No. D 1647 North Pages Place Drive	03-192-0012	Calamunci, Tindaro	1647 North Pages Place Drive	Bountiful	UT	84010	X 
No. A 1665 North Pages Place Drive	03-192-0013	Ranck, Laura	1665 North Pages Place Drive	Bountiful	UT	84010	X 
No. B 1661 North Pages Place Drive	03-192-0014	Baird, Debra	1661 North Pages Place Drive	Bountiful	UT	84010	X 
No. C 1657 North Pages Place Drive	03-192-0015	Mecham, Robert and Tamara	1657 North Pages Place Drive	Bountiful	UT	84010	X 
No. D 1653 North Pages Place Drive	03-192-0016	Juback, Emily and Shawn	1653 North Pages Place Drive	Bountiful	UT	84010	X 
No. A 1697 North Pages Place Drive	03-227-0001	Brandt, Timothy and Britany	1697 North Pages Place Drive	Bountiful	UT	84010	X 
No. B 1693 North Pages Place Drive	03-227-0002	Hughes, Charles and Kathleen	1693 North Pages Place Drive #5B	Bountiful	UT	84010	X 

UNIT NO.	SERIAL NO.	OWNERS	MAILING ADDRESS	CITY	STATE	ZIP	SIGNATURE - THE SIGNATURE BELOW INDICATES THAT I APPROVE THE AMENDMENT TO THE COVENANTS DECLARATION
No. C 1681 North Pages Place Drive	03-227-0003	Rogers, Chase and Elizabeth	1681 North Pages Place Drive #5C	Bountiful	UT	84010	X 
No. D 1685 North Pages Place Drive	03-227-0004	Eem, Matt	1685 North Pages Place Drive #D5	Bountiful	UT	84010	X 
No. A 1644 North Pages Place Drive	03-227-0005	Workman, Carissa and Wane	2944 Lewis Park Cove	Bountiful	UT	84010	X 
No. B 1648 North Pages Place Drive	03-227-0006	Uffens, Kara	1648 North Pages Place Drive	Bountiful	UT	84010	X
No. C 1652 North Pages Place Drive	03-227-0007	Pirela, Heberto and Rowberry, Diane	877 North 900 West	West Bountiful	UT	84087	X
No. D 1656 North Pages Place Drive	03-227-0008	Blackham, Laura and Leonard	1656 North Pages Place Drive	Bountiful	UT	84010	X 
No. A 1662 North Pages Place Drive	03-227-0009	Sovereign, Shell	1662 North Pages Place Drive	Bountiful	UT	84010	X 
No. B 1668 North Pages Place Drive	03-227-0010	Aurand, Gaynor	1668 North Pages Place Drive	Bountiful	UT	84010	X
No. C 345 West Pages Place Drive	03-227-0011	Marshall, Roberta	345 West Pages Place Drive	Bountiful	UT	84010	X

UNIT NO.	SERIAL NO.	OWNERS	MAILING ADDRESS	CITY	STATE	ZIP	SIGNATURE - THE SIGNATURE BELOW INDICATES THAT I APPROVE THE AMENDMENT TO THE COVENANTS DECLARATION
No. D 341 West Pages Place Drive	03-227-0012	Mustain, Christopher & Pamela	341 West Pages Place Drive	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. A 333 West Pages Place Drive	03-227-0013	333 Pages Place LC c/o Elizabeth Perrod	3306 Sunset Hollow Dr.	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. B 329 West Pages Place Drive	03-227-0014	Knowlton, Brian	70 North Main Street #106	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. C 325 West Pages Place Drive	03-227-0015	D M Schafir Living Trust / Schafir, Dixie	70 North Main Street #106	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. D 319 West Pages Place Drive	03-227-0016	Flaney, Kevin	1411 Baypointe Dr.	Newport Beach	CA	92660	<input checked="" type="checkbox"/> 
No. A 303 West Pages Place Drive	03-229-0001	Morton, Evelyn & Jeffrey	303 West Pages Place Drive	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. B 305 West Pages Place Drive	03-229-0002	D M Schafir Living Trust / Schafir, Dixie	70 North Main Street #106	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. C 307 West Pages Place Drive	03-229-0003	Knowlton, Brian	70 North Main Street #106	Bountiful	UT	84010	<input checked="" type="checkbox"/> 
No. D 309 West Pages Place Drive	03-229-0004	Scholz, Joshua & Katherine	3621 Coronation Way	Bountiful	UT	84010	<input checked="" type="checkbox"/> 

UNIT NO.	SERIAL NO.	OWNER(S)	MAILING ADDRESS	CITY	STATE	ZIP	SIGNATURE - THE SIGNATURE BELOW INDICATES THAT I APPROVE THE AMENDMENT TO THE COVENANTS DECLARATION
No. A 295 West Pages Place Drive	03-229-0003	Spooner, Jennifer	295 West Pages Place Drive	Bountiful	UT	84010	X <i>Jennifer Spooner</i>
No. B 291 West Pages Place Drive	03-229-0006	Lillywhite, Jaquae	291 West Pages Place Drive	Bountiful	UT	84010	X <i>Jaquae Lillywhite</i>
No. C 287 West Pages Place Drive	03-229-0007	Willey, Jennifer	287 West Pages Place Drive	Bountiful	UT	84010	X <i>Jennifer Willey</i>
No. D 283 West Pages Place Drive	03-229-0008	Knowlton, Brian	70 North Main Street #106	Bountiful	UT	84010	X <i>Brian Knowlton</i>
No. E 279 West Pages Place Drive	03-229-0009	279 Pages Place LC	3306 South Sunset Hollow	Bountiful	UT	84010	X