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NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
AMERICAN HOUSING DEV CORP
810 BOSTON BLDG #9 EXCHANGE PL
SLC UT 84111
REC BY:V ASHBY ,DEPUTY - WI

DECLARATION OF CONDOMINIUM
FOR
THE COTTAGES ON COLLEGE

This Declaration of Condominium (the "Declaration") is made and executed this 30th day of September, 1996, by THE COTTAGES ON COLLEGE, L.C., a Utah limited liability company (the "Declarant").

RECITALS:

A. Description of Land. The condominium project (the "Project") that is the subject of this Declaration is situated in and upon the following described real property (the "Subject Land") located in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

B. Condominiums. The Declarant has constructed or intends to construct certain residential condominiums upon the Subject Land, as shown on the Map referred to and defined below.

C. Record of Survey Map. Declarant has prepared and has recorded concurrently herewith, in the office of the County Recorder for Salt Lake County, State of Utah, a "Record of Survey Map for The Cottages on College, a Utah condominium project" (the "Map").

D. Association and Bylaws. The Cottages on College Owners Association, Inc. (the "Association"), has been created concurrently herewith by filing Articles of Incorporation therefor with the Utah Division of Corporations and Commercial Code. The Association shall henceforth be the governing body of the Project subject hereto and shall operate in accordance with the "Bylaws of The Cottages on College" which are attached hereto as Exhibit "C" (the "Bylaws").

E. Intent and Purpose. The Declarant intends by recording this Declaration and the Map to submit the Subject Land and all improvements situated upon the Subject Land to the provisions of the Utah Condominium Ownership Act (the "Act"), as a condominium project, and to impose upon said property mutually beneficial restrictions under a general plan of improvement for the benefit of all condominiums within said Project and the Owners thereof.

ARTICLE I
DEFINITIONS

1.1 Defined Terms. Unless the context clearly indicates otherwise, certain terms as used in this Declaration shall have the meanings set forth in this Article I.

1.14 "Mortgage" shall mean any mortgage, deed of trust, or other security instrument by which a Condominium or any part thereof is encumbered.

1.15 "Mortgagee" shall mean (i) any person named as the mortgagee or beneficiary under any Mortgage by which the interest of any Owner is encumbered, or (ii) any successor to the interest of such person under such Mortgage.

1.16 "Owner" shall mean any person or entity or combination thereof, including the Declarant, at any time owning a Condominium within the Project, as shown on the records of Salt Lake County, State of Utah. The term "Owner" shall not refer to any Mortgagee (unless such Mortgagee has acquired title for other than security purposes) or to any person or entity purchasing a Condominium under contract until such contract is fully performed and legal title conveyed.

1.17 "Project" shall mean the Subject Land, all Condominiums and all Common Areas and Facilities, including all Limited Common Areas and Facilities.

1.18 "Subject Land" shall mean the land upon which the Project is situated, as more particularly described in Paragraph A of the Recitals above.

1.19 "Total Votes of the Association" shall mean the total number of votes appertaining to the Condominiums in the Project, as shown in Exhibit "B" attached hereto.

1.20 "Unit" shall mean an individual building located on the Subject Land, and shall include, without limiting the generality of the foregoing, walls, foundations, basements, roofs, windows, doors, fireplaces, if any, and all other improvements to such building, as well as all pipes, condensers, vents, ducts, shafts, flues, chutes, conduits, wires, and other utility and service lines, improvements and equipment both (i) inside the walls, foundations and physical bounds of the building and (ii) outside the walls, foundations and physical bounds of the building, where the same exist for the exclusive use of the Unit, from the point they leave the building until they connect to another pipe, cable, line or conduit that services other Units or property. Mechanical equipment located outside the building and in the Common Area or Limited Common Area shall be considered a part of the Unit. A Unit holder's interest shall be held in fee simple.

ARTICLE II SUBMISSION AND DIVISION OF PROJECT

2.1 Submission to Act. The Declarant hereby submits the Subject Land and all improvements now or hereafter made in or upon the Subject Land to the provisions of the Act, and the Act shall apply thereto. All of said property is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, and improved as a condominium project to be known as The Cottages on College, a Utah condominium project. All of said property is and shall be subject to the covenants, conditions, restrictions, uses, limitations, and obligations set forth herein, each and all of which are declared and agreed to be for the benefit of the Project and in furtherance of a plan for improvement of said property and division thereof into Condominiums; further, each and all of the provisions hereof shall be deemed

to run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns, and any person acquiring, leasing, or owning an interest in the real property and improvements comprising the Project, their lessees, heirs, executors, administrators, devisees, successors and assigns.

2.2 Division into Condominiums. The Project is hereby divided into Condominiums, each such Condominium consisting of a Unit and an appurtenant undivided interest in the Common Areas as set forth in Exhibit "B" attached hereto. Each Unit shall have an equal undivided interest in the Common Areas and Facilities.

2.3 Easements. The Declarant, its successors and assigns, shall have a transferable easement over and on the Common Areas and Facilities, including roads providing ingress and egress to the Project, for the purpose of making improvements on the land within the Project, for the purpose of doing all things reasonably necessary and proper for the construction, completion and development of the Project.

ARTICLE III IMPROVEMENTS

3.1 Description of Improvements. The improvements included in the Project are now or will be located upon the Subject Land. The Map shows the 21 Units which are to be contained in the Project. Each Unit shall be a separate building. Each of the Units shall be principally constructed of wood frame, brick, stucco, sheetrock interiors and asphalt shingle roofs, and such other materials as allowed by current building codes.

3.2 Description and Legal Status of Units. The Map shows the Unit number of each Unit, its location, dimensions, and those Limited Common Areas and Facilities which are reserved for use of its Owner. All Condominiums shall be capable of being independently owned, encumbered, and conveyed.

3.3 Contents of Exhibit "B". Exhibit "B" to this Declaration furnishes the following information with respect to each Condominium: (a) The Unit number, and (b) the number of votes of the Owner of the Condominium as a Member of the Association.

ARTICLE IV NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP

4.1 Interior of Units. Each Owner shall have the exclusive right to repair, reconstruct, paint, repaint, tile, wax, paper, carpet, or otherwise maintain and decorate all interior surfaces and improvements within the Unit.

4.2 Maintenance of Units and Limited Common Areas. Each Owner shall, at his sole cost, have the right and the obligation to maintain (in a clean and sanitary condition and in a state of good repair), repair, reconstruct, improve, and paint the exterior of his Unit, including without limitation, the walls, windows, foundation, and roof of his Unit, and permanent fixtures and appurtenances thereto, and the Limited Common Areas and Facilities appurtenant to his Unit, including but not limited to patios and decks; provided however,

1.2 "Act" shall mean the Utah Condominium Ownership Act and amendments thereto (Title 57, Chapter 8, Utah Code Annotated).

1.3 "Association" shall mean The Cottages on College Owners Association, Inc., a Utah nonprofit corporation, organized to be the Association referred to herein.

1.4 "Board of Trustees" or "Board" shall mean the Board of Trustees of the Association.

1.5 "Common Areas" shall mean all physical portions of the Project, except all Units.

1.6 "Common Expense Fund" shall mean the fund created or to be created pursuant to the provisions of Article IX of this Declaration and into which all funds of the Association shall be deposited.

1.7 "Common Facilities" shall mean all furniture, furnishings, equipment, facilities, fixtures, and other personal property and real property improvements owned by the Association for the use and benefit of all Owners, and all furniture, furnishings, equipment, facilities, and other personal property hereafter purchased in accordance with this Declaration with monies from the Common Expense Fund. Except as otherwise expressly provided in this Declaration, Common Facilities shall be deemed to be part of the Common Areas.

1.8 "Condominium" shall mean a Unit and the undivided interest in the Common Areas appurtenant to such Unit.

1.9 "Declarant" shall mean The Cottages on College, L.C., a Utah limited liability company, its successors or assigns.

1.10 "Limited Common Areas" or "Limited Common Areas and Facilities" shall mean any Common Areas or Common Facilities designated for the exclusive use of the Owner of a particular Unit. Any porches, patios, landscaping, storage facilities and other areas that are immediately contiguous to the Unit and identified and designated on the Map as reserved for exclusive use of the Owner of a certain Unit shall be Limited Common Areas for the exclusive use of the Owner of the Unit bearing the same number or designation and/or as specified on the Map.

1.11 "Manager" shall mean the person, firm, or company, if any, designated from time to time by the Association to manage, in whole or in part, the affairs of the Association and the Project.

1.12 "Map" shall mean the Record of Survey Map for The Cottages on College, as amended, pertaining to the Project and recorded or to be recorded in the office of the County Recorder for Salt Lake County, State of Utah.

1.13 "Member" shall mean a member of the Association.

that no Owner shall repair, materially alter, reconstruct or paint any exterior portion of his Unit or any part of the Limited Common Areas appurtenant to his Unit, or install any fencing within such Limited Common Area, without first obtaining the approval of the Board of Trustees of the Association. The Board shall have the duty and right to insure that all repair, reconstruction and painting of the exterior of the Units and the Limited Common Areas in the Project is done in a good and workmanlike manner and in conformity with the general architectural and design specifications and criteria (the "Criteria") that presently exist in the Project as a whole, as said Criteria may be reasonably modified from time to time by the Board to reflect the passage of time, so as to allow the Project to maintain a consistent and reasonably unified appearance. While Owners shall generally maintain and repair all Limited Common Areas appurtenant to their Units, the Association nonetheless shall be responsible and shall have the right (i) to remove snow from driveways and walks in the front of Units (but not patios), and (ii) to maintain the lawns, plants, trees, and other landscaping, and the related sprinkler systems, that exist in the Common Areas and Limited Common Areas of the Project. In the event that any Unit or any Limited Common Area should develop an unsanitary or unclean condition or fall into a state of disrepair, and in the event that the Owner of such Unit or the Unit to which the exclusive right to use the Limited Common Area appertains should fail to correct such condition or state of disrepair promptly following written notice from the Association, the Association shall have the right, at the expense of the Owner and without liability to the Owner for trespass or otherwise, to enter said Unit or Limited Common Areas and Facilities and correct or eliminate said unsanitary or unclean condition or state of disrepair.

4.3 [Intentionally left blank.]

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

4.5 Prohibition Against Subdivision of Unit. Except as provided in this Article IV, no Unit Owner, by deed, plat or otherwise, shall subdivide or in any manner cause his Unit to be separated into physical tracts or parcels smaller than the whole Unit as shown on the Map.

4.6 Ownership of Common Areas and Facilities. All Units shall have an equal undivided interest in the Common Areas and Facilities appurtenant thereto. The appurtenant undivided interest applicable to each Unit shall have a permanent character and shall not be altered without the unanimous written consent of all Owners expressed in a duly recorded amendment to this Declaration. Except as otherwise provided in this Declaration, each Owner shall be entitled to the nonexclusive use of the Common Areas and Facilities in any manner that does not hinder or encroach upon the rights of other Owners and is not contrary to any rules or regulations promulgated by the Association. Except as otherwise provided in this Declaration, each Owner shall have the exclusive right to use and enjoy the Limited Common Areas and Facilities that may be designated for exclusive use by such Owner. In addition, notwithstanding the fact that the driveway and walkway leading from the front street to the garage and front door, respectively, of a Unit constitute Common Area, no Owner, invitee,

guest or other person shall have the right to drive, park or otherwise use the driveway or walkway in front of a particular Unit except for that Unit's Owner and his or her guests and invitees. Each Owner will be responsible for his percentage share of the taxes, insurance, maintenance and all other costs relating to the Common Areas and Facilities, with such percentages to be the same as the Owner's percentage interest in the Common Areas.

4.7 Limited Common Areas. Each patio and landscaped area designated on the Map as Limited Common Areas shall be Limited Common Areas for exclusive use by the Owner of the particular Unit which is contiguous to such patio, landscaped area or driveway. Any undesignated parking stalls shown on the Map shall constitute Common Areas. No Limited Common Areas may be rebuilt, replaced or materially altered without the approval and consent of the Board of Trustees of the Association as described in Section 4.2 above.

4.8 Inseparability. Title to no part of a Condominium within the Project may be separated from any other part thereof, and each Unit and the undivided interest in the Common Areas and Facilities appurtenant to each Unit shall always be conveyed, devised, encumbered and otherwise affected only as a complete Condominium. Every devise, encumbrance, conveyance, or other disposition of a Condominium or Unit, or any part thereof, shall be construed to be a devise, encumbrance, conveyance, or other disposition, respectively, of the entire Condominium, together with all appurtenant rights created by law or by this Declaration, including appurtenant membership in the Association as hereinafter set forth.

4.9 No Partition. The Common Areas and Facilities shall be owned in common by all of the Owners, and no Owner may bring any action for partition thereof except as allowed by the Act.

4.10 Separate Mortgages by Owners. Each Owner shall have the right separately to mortgage or otherwise encumber his Condominium. No Owner shall attempt to or shall have the right to mortgage or otherwise encumber the Common Areas and Facilities or any part thereof, except the undivided interest therein appurtenant to his Condominium. Any mortgage or other encumbrance of any Condominium within the Project shall be subordinate to all of the provisions of this Declaration, and in the event of foreclosure the provisions of this Declaration shall be binding upon any Owner whose title is derived through foreclosure by private power of sale, judicial foreclosure, or otherwise.

4.11 Separate Taxation. Each Condominium within the Project shall be deemed to be a parcel and shall be assessed separately for all taxes, assessments, and other charges of the State of Utah or of any political subdivision thereof or of any special improvement district or of any other taxing or assessing authority. All such taxes, assessments, and other charges on each respective Condominium shall be separately levied against the Owner thereof. No forfeiture or sale of any Condominium for delinquent taxes, assessments, or other governmental charges shall divest or in any way affect the title to any other Condominium.

4.12 Mechanics Liens. No labor performed or material furnished for use in connection with any Unit or Limited Common Area and Facility with the consent or at the request of an Owner or his agent or contractor shall create any right to file a statement, claim, or notice of mechanic's lien against the Condominium of any other Owner not expressly

consenting to or requesting the same or against any interest in the Common Areas and Facilities, except the undivided interest therein appurtenant to the Unit of the Owner for whom such labor shall have been performed or such materials shall have been furnished.

4.13 Description of Condominium. Every contract for the sale of a Condominium and every other instrument affecting title to a Condominium within the Project may describe a Unit by its identifying number or symbol as indicated in this Declaration or as shown on the Map. Such description will be construed to describe the Unit, together with the appurtenant undivided interest in the Common Areas and Facilities, and to incorporate all the rights incident to ownership of a Condominium within the Project and all of the limitations on such ownership. Each Unit Owner shall have an unrestricted right of ingress and egress to his or her Unit. This right shall be perpetual and such right shall pass with the Unit estate as transfers of ownership of the Unit occur. Any conveyance, encumbrance, judicial sale or other transfer (voluntary or involuntary) of an individual interest in the Common Areas will be void unless the Unit to which that interest is allocated is also transferred.

4.14 Non-Exclusive Easements. All entrances to, exits from and interior roads in the Project providing access to public roads outside the Project shall be Common Areas. Notwithstanding anything on the Map to the contrary, these easements are for the non-exclusive use of the Owners.

ARTICLE V EASEMENTS

5.1 Easements for Encroachments. If any part of the Common Areas encroaches or shall hereafter encroach upon any Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Areas, or upon an adjoining Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of the Common Areas or any part of a Unit shall hereafter encroach on real property now owned by the Declarant outside the boundaries of the Subject Land, an easement for such encroachment shall and does exist, as long as the physical boundaries of the Unit after the construction, reconstruction or repairs, if any, are in substantial accord with the description of the boundaries that appears in the Declaration and Map. Such easement must extend for whatever period the encroachment exists. Such encroachments shall not be considered to be encumbrances either on the Common Areas or the Units. Encroachments referred to herein include, but are not limited to, encroachments caused by error in the original construction of one or more of the Buildings or any improvements constructed or to be constructed within the Project, by error in the Map, by settling, rising, or shifting of the earth, or by changes in position caused by repair or reconstruction of the Project or any part thereof.

5.2 Easements for Maintenance, Cleaning and Repair. The Association shall have the irrevocable right to have access from time to time to all Common Areas and Facilities, and all Limited Common Areas and Facilities upon giving reasonable notice to the affected Owner or Owners with respect to Limited Common Areas, during such reasonable hours as may be necessary, for the maintenance, cleaning, repair, or replacement thereof as may be the responsibility of the Association to perform, or for making emergency repairs at any

time herein necessary to prevent damage to the Common Areas and Facilities. The Association is also granted a right of entry to any Unit to perform emergency repairs or to do other work necessary for the maintenance of the Project. In addition, the Association shall have the right to grant permits, licenses and easements over the Common Areas for utilities, roads and other purposes necessary for the proper operation of the Project.

5.3 Right to Ingress, Egress, and Support. Each Owner shall have the right to ingress and egress over, upon, and across the Common Areas as necessary for access to such Owner's Unit and to any Limited Common Areas appurtenant to such Unit, and such rights shall be appurtenant to and pass with the title to each Condominium.

5.4 Association's Right to Use Common Areas and Facilities. The Association shall have an easement to make such use of the Common Areas as may be necessary or convenient to perform the duties and functions that it is obligated or permitted to perform pursuant to this Declaration, including, without limitation, the right to construct and maintain in the Common Areas (except on driveways or walkways) facilities for use by Owners generally or by the Association and its agents exclusively.

5.5 Easement for Completion of Project. The Declarant shall have a transferable easement over and on the Common Areas for the purpose of completing construction of the Project and improvements therein as shown on the Map and for the purpose of doing all things reasonably necessary or appropriate in connection therewith. To the extent that damage is inflicted on any part of the Project by any person utilizing said easement, the Declarant and the person causing the damage shall be liable for the prompt repair of such damage.

5.6 Easements Deemed Created. All conveyances of Condominiums within the Project hereafter made, whether by the Declarant or otherwise, shall be construed to grant and reserve such reciprocal easements as are provided herein, even though no specific reference to such easements appears in any such conveyance.

5.7 Easements Reserved by Declarant and Association. The Association shall have power to grant and convey to any third party and the Declarant hereby reserves unto itself easements and rights of way, including but not limited to rights of ingress and egress, in, on, over and under the Common Areas and Facilities for the purpose of constructing, erecting, operating or maintaining lines, cables, wires, conduits or other devices for electricity, cable television, power, telephone and other purposes, public sewers, storm drains and pipes, water systems, sprinkling systems, irrigation systems, water, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities to provide common utility services to the Project.

ARTICLE VI RESTRICTIONS ON USE

6.1 Residential Uses Only. Each Unit contained in the Project is intended to be used for single family residential housing and is restricted to such use. No Unit shall be used for business or commercial activity; provided, however, that nothing herein shall be

deemed to prevent (a) the Declarant or its duly authorized agents from using any Units owned by the Declarant, or any part of the Common Areas and Facilities other than driveways or walkways, or any of the Limited Common Areas other than patios, as sales models or property management offices, or (b) any Owner or his duly authorized agent from freely renting or leasing his Unit from time to time subject to the provisions of Section 6.11.

6.2 No Noxious or Offensive Activity. No noxious or offensive activity shall be carried on, in, or upon any part of the Project, nor shall anything be done or placed in or upon any part of the Project which is or may become a nuisance or may cause embarrassment, disturbance, or annoyance to Owners. No activities shall be conducted, nor improvements constructed, in or upon any part of the Project which are or may become unsafe or hazardous to any person or property.

6.3 Restriction on Vehicles. No boats, trailers, recreational vehicles, trucks, commercial vehicles, or inoperable vehicles belonging to Owners or other residents of the Project shall be parked or stored in or upon any of the Common Areas.

6.4 Restriction on Signs. Except as may be temporarily necessary to caution or warn of danger, no signs or advertising devices of any nature, including without limitation commercial, political, informational, or directional signs or devices, shall be erected or maintained on any portion of the Project without the prior inspection and written approval of the Association. If the Association consents to the erection of any such signs or devices, the same shall be promptly removed at the request of the Association. None of the foregoing shall be construed as to limit in any way Declarant's right and easement to locate and relocate its sales offices and all related signs, banners or similar sales devices upon the Common Areas and Facilities as permitted under Section 6.1 and Article XV hereof.

6.5 No Structural Alterations. No Owner shall, without the prior written consent of the Association as required in Section 4.2 above, make or permit to be made any structural alteration, improvement, or addition (including without limitation any fence or wall) in or to his Unit, to the Limited Common Areas appurtenant thereto, or to the Common Areas. Notwithstanding the foregoing, the Board will reasonably grant permission for installation by an Owner of a satellite dish that is reasonably located and which does not exceed two feet in diameter.

6.6 No Obstructions. There shall be no obstruction of the Common Areas by any Owner. Except with the prior written consent of the Association, Owners shall neither store nor leave any of their property in the Common Areas.

6.7 Prohibition of Damage and Certain Activities. Except with the prior written consent of the Association, nothing shall be done or kept in any Unit, in the Common Areas, or in any other part of the Project which may result in cancellation of any insurance on the Project or any part thereof, nor shall anything be done or kept in any Unit which may increase the rate of insurance on the Project or any part hereof over that which the Association, but for such activity, would have to pay. Nothing shall be done or kept in any Unit or in the Common Areas or any part thereof which would be in violation of any statute, rule, ordinance, regulation, permit, or other validly imposed requirement of any governmental authority.

No damage to, or waste of, the Common Areas or any part thereof shall be committed by any Owner or guest or invitee of any Owner, and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from any such damage or waste caused by such Owner, his guests, lessees, licensees, or invitees.

6.8 Rules and Regulations. The Owners shall comply with all of the rules and regulations governing use of the Units and Common Areas and Facilities, as such rules and regulations may from time to time be adopted, amended, or revised by the Association, consistent with this Declaration, in the sole discretion of its Board of Trustees.

6.9 Construction Period Exemption. During the course of actual construction of the Project, the provisions, covenants, conditions, and restrictions contained in this Declaration shall be deemed waived to the extent necessary or convenient to permit such construction; provided, however, that during the course of such construction, nothing shall be done which would result in a violation of any of said provisions, covenants, conditions, or restrictions following completion of such construction.

6.10 Pets and Animals. No animals or birds of any kind shall be raised, bred or kept in any Unit or in the Common Areas and Facilities, except that domestic dogs and cats and common household birds and fish may be kept in Units, subject to the rules and regulations adopted by the Association and provided that they are not kept, bred, or maintained for any commercial purpose and provided further that any such pet causing or creating a nuisance or disturbance shall be permanently removed from the Project upon ten (10) days written notice from the Association. No large dogs, such as Great Danes or St. Bernards, that exceed 18 inches in height measured at the back hips may be kept in a Unit or the Project. Any pet allowed by the preceding portions of this Section 6.10 may be present on the Common Areas only if on a leash held by a person.

6.11 No Short-Term Rentals or Leases. Owners may freely rent or lease their Units provided that such rental or lease period shall not be less than six (6) months in duration and shall not allow for any subleasing for less than six months. Any lease or rental agreement must be in writing and must be subject to the requirements of the Project documents and the Association.

ARTICLE VII THE ASSOCIATION

7.1 Membership. Each Owner shall be entitled and required to be a Member of the Association. Membership shall begin immediately and automatically upon becoming an Owner and shall terminate immediately and automatically upon ceasing to be an Owner. If title to a Condominium is held by more than one person, the membership appurtenant to that Condominium shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which title to the Condominium is held. An Owner shall be entitled to one membership for each Condominium owned by him. Each Unit shall have only one vote appurtenant thereto. Each membership shall be appurtenant to the Condominium to which it relates and shall be transferred automatically by conveyance of that Condominium. Ownership of a Condominium within the Project cannot be separated

from membership in the Association appurtenant thereto, and any devise, encumbrance, conveyance, or other disposition of a Condominium shall be construed to be a devise, encumbrance, conveyance or other disposition, respectively, of the Owner's membership in the Association, and the rights appurtenant thereto. No person or entity other than an Owner may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of a Condominium.

7.2 Board of Trustees. The Board of Trustees shall initially consist of three (3) members which can be increased up to as many as five (5) members upon the majority vote of the existing Trustees or the majority vote of the Owners at a duly called meeting of the Owners. The Declarant reserves the right to appoint all of the Board of Trustees until the first of the following occurs:

- (a) Six (6) years from the date of conveyance by Declarant of the first Unit; or
- (b) The date that is four months after sixteen (16) of the Units in the Project have been conveyed to Owners other than the Declarant.

7.3 Bylaws. The initial Bylaws of the Association shall be as set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

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

ARTICLE VIII
CERTAIN RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

8.1 The Common Areas. The Association, subject to the rights and duties of the Owners as set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Areas and Facilities and all improvements thereon, and shall keep the same in a good, clean, attractive, safe, and sanitary condition, order, and repair; provided, however, that each Owner shall keep the Limited Common Areas designated for use in connection with his Unit, if any, in a good, clean, safe, sanitary, and attractive condition as required by Section 4.2 above. The Association shall be responsible for the maintenance and repair of the walkways, roads and other improvements constituting Common Areas, and for the maintenance of those portions of the Common Areas and Limited Common Areas as described in Section 4.2 above. The Association shall also be responsible for maintenance, repair, and replacement of all Common Facilities, improvements, or other material located within or used in connection with the Common Areas. The specification of duties of the Association with respect to particular Common Areas shall not be construed to limit its duties with respect to other Common Areas, as set forth in the first sentence of this Section. In addition, the Association shall maintain all landscaped areas located between the Project and any public road contiguous to the Project even though such areas technically are not part of the Project. All goods and services procured by the Association in performing its

responsibilities under this Section shall be paid for with funds from the Common Expense Fund.

8.2 Manager. The Association may by written contract delegate in whole or in part to a professional Manager such of the Association's duties, responsibilities, functions, and powers hereunder as are properly delegable. The services of any Manager retained by the Association shall be paid for with funds from the Common Expense Fund.

8.3 Miscellaneous Goods and Services. The Association may obtain and pay for the services of such personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Project, the enforcement of this Declaration, or any other matter. In addition to the foregoing, the Association may acquire and pay for out of the Common Expense Fund water, sewer, garbage collection, electrical, gas, and other necessary or desirable utility services for the Common Areas and insurance, bonds, and other goods and services common to the Units.

8.4 Real and Personal Property. The Association may acquire, hold and own real, personal, and mixed property of all types for the use or benefit of all of the Owners and may dispose of such property by sale or otherwise. The maintenance, repair and replacement of all such property, including Common Facilities, shall be paid for out of the Common Expense Fund and all proceeds from the disposition thereof shall become part of such Fund.

8.5 Rules and Regulations. The Association, by action of its Board of Trustees, may make reasonable rules and regulations governing the use of the Units and of the Common Areas and Facilities, which rules and regulations shall be consistent with the rights and duties established in this Declaration. The Association may take judicial action against any Owner to enforce compliance with such rules and regulations or other obligations of Owners arising hereunder, or to obtain damages for noncompliance therewith, as permitted by law. In the event of such judicial action, the Association shall be entitled to recover its costs, including reasonable attorney's fees, from the offending Owner.

8.6 Granting of Easements. The Association may, without the vote or consent of the Owners or of any other person, grant or create, on such terms as it deems advisable, utility, ingress, egress, construction and similar easements over, under, across, and through the Common Areas.

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

8.8 Reserves. The Association shall maintain an adequate reserve fund for maintenance, repairs and replacement of those Common Areas and Limited Common Areas

and Facilities that must be replaced by the Association on a periodic basis, and such reserves shall be funded from the monthly assessments described in Article IX below.

8.9 Availability of Project Documents. The Association shall maintain current copies of this Declaration, the Articles of Incorporation, Bylaws and other rules concerning the Project, as well as its own books, records and financial statements available for inspection by Unit Owners or by holders, insurers or guarantors of first mortgages that are secured by Units in the Project.

ARTICLE IX ASSESSMENTS

9.1 Agreement to Pay Assessments. The Declarant, upon completion and construction of each Unit owned by it within the Project, and for and as the owner of the Project and every part thereof on the date hereof, hereby covenants, and each Owner of a Condominium by the acceptance of instruments of conveyance and transfer therefor, whether or not it be so expressed in said instruments, shall be deemed to covenant and agree with each other and with the Association, to pay to the Association all assessments, both regular and special, made by the Association for the purposes provided in this Declaration. Such assessments shall be fixed, established and collected from time to time as provided in this Article IX. Notwithstanding the foregoing, until 16 Units have been conveyed by Declarant to buyers thereof, Owners shall be assessed an amount as described in Section 9.2(c) below.

9.2 Regular Assessments. Regular assessments shall be computed and assessed against all Condominiums in the Project as follows:

(a) Common Expenses.

(1) Annual Budget. On or before the 1st day of December of each year, the Association shall prepare, or cause to be prepared, an operating budget setting forth an itemized statement of the anticipated receipts and disbursements for the coming calendar year and taking into account the general condition of the Project. Each such budget, together with a written statement from the Association outlining a plan of operation for the year in question and justifying in every important particular the estimates made, shall be submitted to the Members on or before the 15th day of December of each year. Such budget, with any changes therein, shall be adopted by the Members at each annual meeting of the Members. Said operating budget shall serve as the basis for the schedule of proposed monthly assessments for the annual period for which it is prepared. Said budget shall also constitute a major guideline under which the Association shall operate during such annual period.

(2) Basis of Annual Budget. The annual budget shall be based upon the Association's estimates of the cash required to provide for payment of expenses (the "Common Expenses") arising out of or connected with maintenance and operation of the Common Areas. Such actual expenses and estimated expenses may include, among other things, the following: expenses of management, governmental taxes and special assessments; premiums for all insurance that the Association is required or permitted to maintain; repairs and maintenance; wages for Association employees, including fees for a Manager, if any; utility charges; legal

and accounting fees; any deficit remaining from a previous period; creation of a reasonable contingency reserve; sinking or reserve funds required or allowed herein; and any other expenses and liabilities which may be incurred by the Association for the benefit of all of the Owners or by reason of this Declaration or the Act.

(3) Annual Assessments. The Association shall establish a regular, equal monthly assessment to be paid by each Owner (the "Common Expense Fund"). The dates and manner of payment shall be determined by the Association. The foregoing method of assessing the Common Expenses to the Owners may be altered by the Association so long as the method it adopts is consistent with good accounting practice and requires that the portion of Common Expenses borne by each Owner be substantially in proportion to that Owner's interest in the Common Areas. Each monthly installment of the regular assessment shall bear interest at a reasonable rate established by the Board from time to time from the date it becomes due and payable until paid. Failure of the Association to give timely notice of any assessment as provided herein shall not affect the liability of the Owner of any Condominium for such assessment. The Board of Trustees of the Association shall have the responsibility for levying and collecting annual assessments for Common Expenses.

(b) Inadequate Funds. In the event that the Common Expense Fund proves inadequate at any time for whatever reason, including nonpayment of any Owner's assessment, the Association may levy additional assessments in accordance with the procedure set forth in Section 9.3 below, except that the vote therein specified shall not be necessary.

(c) Declarant's Obligations. Notwithstanding the preceding provisions of this Section 9.2 to the contrary, until sixteen (16) Units have been conveyed by Declarant to buyers thereof, each Unit Owner shall pay a monthly assessment of \$80.00, and Declarant shall pay each month an amount equal to the remaining balance of the Common Expenses of the Project during said period.

9.3 Special Assessments. In addition to the regular assessments authorized by Sections 9.1 and 9.2 above, the Association may levy, at any time and from time to time, upon affirmative vote of more than fifty percent (50%) of the Total Votes of the Association, special assessments, payable over such periods as the Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or for any other expenses incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections or Articles hereof. The Board of Trustees of the Association shall have the responsibility for levying and collecting special assessments. Any amounts assessed pursuant hereto shall be assessed to Owners on the basis provided for in Section 9.4 below. Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners. No payment shall be due less than thirty (30) days after such notice shall have been mailed. All unpaid portions of any special assessment shall bear interest at the rate of one and one-half percent (1½%) per month from the date such portions become due until paid.

9.4 Apportionment of Assessments. All assessments made under Section 9.3 shall be apportioned among and assessed to all Owners on the basis of their respective undivided percentage interests in the Common Areas as described in Exhibit "B" attached hereto.

9.5 Lien for Assessments. All sums assessed to the Owner of any Condominium within the Project pursuant to the provisions of this Article IX, together with interest thereon as provided herein, shall be secured by a lien on such Condominium in favor of the Association. The lien for assessments shall be subordinate to a first Mortgage on the Unit if the Mortgage was recorded before the delinquent assessments were due. A lien for Common Expense assessment will not be affected by the sale or transfer of a Unit, unless a foreclosure of a first Mortgage is involved, in which case the foreclosure will extinguish the lien for any assessments that were payable before the foreclosure sale, but will not relieve any subsequent Unit Owner from paying further assessments. To evidence a lien for sums assessed pursuant to this Article IX, the Association may prepare a written notice of lien setting forth the amount of the Assessment, the date due, the amount remaining unpaid, the name of the Owner of the Condominium, and a description of the Condominium. Such notice shall be signed and acknowledged by a duly authorized officer of the Association and may be recorded in the office of the County Recorder for Salt Lake County, State of Utah. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in the State of Utah. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, including reasonable attorneys' fees, and such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Condominium which shall become due during the period of foreclosure. The Association shall have the right and power to bid in at any foreclosure sale, and to own, lease, mortgage or convey the subject Condominium.

9.6 Personal Obligation of Owner. The amount of any regular or special assessment against any Condominium shall be the personal obligation of the Owner of such Condominium to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any such personal obligation by waiver of the use and enjoyment of any of the Common Areas and Facilities or by abandonment of his Condominium, or by waiving any services or amenities. In the event of any suit to recover a money judgment for unpaid assessments hereunder, the involved Owner shall pay the costs and expenses incurred by the Association in connection therewith, including reasonable attorneys' fees.

9.7 Statement of Account. Upon written request of any Owner, Mortgagee, prospective Mortgagee, or prospective purchaser of a Condominium and payment of any reasonable fee assessed, the Association shall issue a written statement setting forth the following: (a) The amount of the unpaid assessments, if any, with respect to such Condominium, and (b) the amount of the current regular assessment with respect to such Condominium and the date such assessment becomes or became due. Such statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith.

9.8 Personal Liability of a Purchaser. A purchaser of a Condominium shall be jointly and severally liable with the seller thereof for all unpaid assessments against such Condominium up to the time of the grant of conveyance; provided, however, that the provisions of this Section shall not prejudice the purchaser's right to recovery from the seller of the amount of such assessments paid by the purchaser for such assessments.

9.9 Assessments Part of Common Expense Fund. All funds received from assessments under this Article IX shall be a part of the Common Expense Fund.

9.10 Amendment of Article. Except as may be necessary to conform to law, as it may be amended from time to time, this Article IX shall not be amended unless the Owners of all Condominiums in the Project unanimously consent and agree to such amendment by a duly recorded instrument.

ARTICLE X INSURANCE

10.1 Types of Insurance. The Association shall obtain and keep in full force and effect at all times the following types of insurance coverage, provided by companies licensed to do business in the State of Utah:

(a) Fire and Casualty Insurance. The Association need not carry insurance on the Project for damage or destruction from casualty such as fire and extended coverage, vandalism and malicious mischief, flood and such other similar risks and hazards, unless the Association deems it appropriate to provide such insurance protection on Common Areas and Facilities, it being the responsibility of the Owners to carry fire, casualty and flood insurance on their Units, as described in Section 10.5 below.

(b) Public Liability and Property Damage Insurance. The Association shall obtain a broad form of comprehensive liability insurance coverage for the Project, in such amounts and in such forms as it deems advisable to provide adequate protection against liability for personal injury, death and property damage. Coverage shall include without limitation, liability for operation of automobiles on behalf of the Association and all activities in connection with the ownership, operation, maintenance, and other use of the Project.

(c) Workmen's Compensation Insurance. If the Board deems it advisable, workmen's compensation and employer's liability insurance and all other similar insurance with respect to any employees of the Association, in the amounts and in the forms now or hereafter required by law.

(d) Fidelity Insurance or Bond. If the Board deems it advisable, fidelity insurance or a bond in such amounts and in such forms as the Association deems appropriate to cover against dishonesty of employees or the Manager, destruction or disappearance of money or securities, and forgery.

10.2 Form of Insurance. Insurance coverage on the Project, insofar as possible, shall be in the following form:

(a) Casualty and Flood Hazard Insurance. If any fire, casualty and flood hazard insurance is carried by the Association, it shall be in a form or forms naming the Association as the insured, as trustee for the Owners and for the Declarant, whether or not the Declarant is an Owner, and which policy or policies shall specify the interest of each Owner (Owner's name, Unit number and the appurtenant undivided interest in the Common Areas), and shall contain a standard, noncontributory mortgagee clause in favor of each Mortgagee which from time to time shall give notice to the Association of its Mortgage.

(b) Public Liability and Property Damage Insurance. Public liability and property damage insurance which names the Association as the insured, as trustee for each Owner, for the Manager, if any, and for the Declarant, whether or not the Declarant is an Owner, and which protects each Owner, the Manager, if any, and the Declarant against liability for acts or omissions of any of them in connection with the ownership, operation, maintenance, or other use of the Project.

10.3 Additional Coverage. The provisions of this Declaration shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage in addition to any insurance coverage required by this Declaration in such amounts and in such forms as the Association may from time to time deem appropriate.

10.4 Adjustment and Contribution. Exclusive authority to adjust losses under the insurance policies hereafter in force on the Project shall be vested in the Association. In no event shall the insurance coverage obtained and maintained by the Association hereunder be brought into contribution with insurance purchased by individual Owners or their Mortgagees.

10.5 Owner's Own Insurance. EACH OWNER OWNING A UNIT IN THE PROJECT IS NOTIFIED HEREBY THAT THE ASSOCIATION WILL NOT BE OBTAINING FIRE AND CASUALTY AND SIMILAR INSURANCE ON ANY PORTION OF THE UNIT, AND THAT IT IS THE RESPONSIBILITY OF EACH OWNER TO ACQUIRE SUCH INSURANCE FOR HIS UNIT. It shall be the duty and responsibility of each Owner to obtain insurance at his own expense providing insurance coverage for fire, casualty and other similar risks upon his Unit and his personal property, and for personal liability, and covering such other risks (such as flood) as each Owner may deem appropriate. If such insurance obtained by an Owner can be obtained in the normal practice without additional premium charge for a waiver of subrogation rights, then all such insurance shall waive the insurance company's right of subrogation against the Association, other Owners, the Manager, if any, the Declarant, and the servants, agents, invitees and guests of any of them.

10.6 Review of Insurance. The Association shall review annually the coverage and policy limits of all insurance on the Project and shall adjust the same at its discretion. Such annual review may include an appraisal of the improvements in the Project by a representative of the insurance carrier or carriers providing the policy or policies on the Project, or such other qualified appraisers as the Association may select.

ARTICLE XI
DAMAGE OR DESTRUCTION

11.1 Damage or Destruction to Common Areas. In the event any of the Common Areas of the Project are damaged or destroyed, as soon as practicable the Association shall cause such damage or destruction to be repaired. The cost of accomplishing such repair shall be paid for from the proceeds of insurance carried by the Association and insuring such Common Areas, or in the event there are no insurance proceeds or insufficient insurance proceeds, then the same shall be paid for by a special assessment made to all of the Owners in the Project.

11.2 Damage or Destruction to Units. In the event any Unit is damaged or destroyed, it shall be the responsibility of the Owner of such Unit to reconstruct, restore and repair the Unit to substantially the same condition in which it existed prior to the damage or destruction. By accepting a deed to a Condominium in the Project, each Owner agrees to this covenant. The repair and reconstruction of any damaged Unit shall be accomplished by the Owner, at the Owner's full cost and expense, whether or not the Owner has insurance proceeds to pay for the same; provided however, that such repair and reconstruction shall be accomplished in compliance with the provisions of Section 4.2 above, pursuant to which the Association has the right to approve the architectural design, color, materials and other matters relating to the design and specifications of the reconstructed Unit.

ARTICLE XII
REMOVAL FROM ACT

All of the Owners may remove the Project from the provisions of the Act if (i) the holders of all liens affecting the Condominiums consent or agree by duly recorded instruments that their liens be transferred to the undivided interest of each Owner in the Project owning the affected Condominium and (ii) all Owners agree to and execute an instrument providing for such removal of the Project and the same is duly recorded. Upon removal of the Project from the provisions of the Act, the Project shall be deemed to be owned in common by the Owners. The undivided interest in the Project which shall appertain to each Owner shall be the percentage of undivided interest owned by such Owner in the Common Areas. This Article XII shall not be amended unless the Owners of all Condominiums in the Project unanimously consent and agree to such amendment by a duly executed and recorded instrument.

ARTICLE XIII
CONDEMNATION

13.1 Condemnation. If at any time or times all or any part of the Project shall be taken or condemned by any public authority under power of eminent domain, the provisions of this Article shall apply. A voluntary sale or conveyance of all or any part of the Project in lieu of condemnation, but under threat of condemnation, shall be deemed to be taken by power of eminent domain.

13.2 Proceeds. All compensation, damages, and other proceeds from any such taking by power of eminent domain (hereinafter the "condemnation award") shall be made payable to the Association for the benefit of the Unit Owners and their Mortgage holders, and shall be distributed by the Association as herein provided.

13.3 Complete Taking. In the event the entire Project is taken by power of eminent domain, condominium ownership with respect to the Project shall terminate and the condemnation award shall be allocated among and distributed to the Owners in proportion to their respective undivided interests in the Common Areas. Such distribution shall be made by check payable jointly to the respective Owners and their respective Mortgagees, as appropriate.

13.4 Partial Taking. In the event that less than the entire Project is taken by power of eminent domain, the following shall occur:

(a) Allocation of Award. As soon as practicable, the Association shall, reasonably and in good faith, apportion the condemnation award between compensation, severance damages, or other proceeds, and shall allocate such apportioned amounts and pay the same to the Owners as follows:

(i) The total amount apportioned to the taking of or injury to the Common Areas shall be allocated and distributed to all Owners (including Owners whose entire Units have been taken) in proportion to their respective undivided interests in the Common Areas.

(ii) The respective amounts apportioned to the taking of or injury to a particular Unit shall be allocated and distributed to the Owner of such Unit based upon the relative value of each Unit;

(iii) The total amount apportioned to consequential damages and any other takings or injuries shall be allocated and distributed as the Association determines to be equitable under the circumstances;

(iv) If apportionment or allocation is already established by negotiation, judicial decree, statute, or otherwise, the Association shall employ such apportionment and allocation to the extent it is relevant and applicable; and

(v) Distribution of allocated proceeds shall be made by check payable jointly to the respective Owners and their respective Mortgagees, as appropriate.

(b) Continuation and Reorganization. If less than the entire Project is taken by power of eminent domain, condominium ownership with respect to the Project shall not terminate, but shall continue. If any partial taking results in the taking of an entire Unit, the Owner thereof shall cease to be a Member of the Association. The Association shall reallocate the voting rights and the undivided interest in the Common Areas appertaining to such Unit in accordance with the Act. If any partial taking results in the taking of a portion of a Unit and a determination is made by judicial decree with respect to whether the Owner

of such Unit shall continue to be an Owner in the Project, then the Association shall take all steps necessary to effectuate such judicial decree.

13.5 Appointment of Association. In the event of condemnation of the Project, the Association shall be appointed as attorney in fact to represent the Unit Owners in any related proceedings, negotiations, settlements or agreements.

ARTICLE XIV
COMPLIANCE WITH DECLARATION AND BYLAWS

14.1 Compliance. Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, rules and regulations promulgated by the Association, and the decisions and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief or both, maintainable by the Association or by an aggrieved Owner.

14.2 Enforcement and Remedies. The obligations, provisions, covenants, restrictions and conditions contained in this Declaration, or in any supplemental or amended Declaration, with respect to the Association or Condominiums within the Project, shall be enforceable by the Declarant or by any Owner of a Condominium within the Project subject to this Declaration, by a proceeding for a prohibitive or mandatory injunction. The obligations, provisions, covenants, restrictions and conditions contained in this Declaration, or in any supplemental or amended Declaration, with respect to a person or entity or property of a person or entity other than the Association or the Declarant, shall be enforceable by the Declarant or the Association by a proceeding for a prohibitive or mandatory injunction or by a suit or action to recover damages or to recover any amount due or unpaid.

ARTICLE XV
DECLARANT'S SALES PROGRAM

15.1 Declarant's Right to Promote and Sell the Project. Notwithstanding any other provisions of this Declaration, until Declarant ceases to own more than one Unit (hereinafter referred to as the "Occurrence"), Declarant, its successors or assigns shall have the following rights in furtherance of any sales, promotional, or other activities designed to accomplish or facilitate the sale of Units owned by Declarant:

(a) Sales Office and Model Units. Declarant, its successors and assigns, shall have the right to maintain sales office and model Units. Such sales office may be located in a Unit (at any location) owned by Declarant or may be located on the Common Areas or Limited Common Areas (other than driveways, walkways and patios of or leading to Units not owned by Declarant) in the Project. Declarant shall have the right to maintain any number of model units it may desire using the Units Declarant owns.

(b) Promotional Devices. Declarant, its successors and assigns, shall have the right to maintain a reasonable number of promotional, advertising, and/or directional signs, banners and similar devices at any place or places on the Project, but any such devices shall

be of sizes and in locations as are reasonable and customary, and shall comply with any then-existing Salt Lake County sign ordinances.

(c) Right to Use the Common Areas and Facilities. Declarant shall have the right to use the Common Areas and Facilities and Limited Common Areas (other than driveways, walkways and patios of or leading to Units not owned by Declarant) of the Project to entertain prospective purchasers or to otherwise facilitate Unit sales, provided said use is reasonable as to both time and manner.

15.2 Declarant's Rights to Relocate Sales and Promotional Activities. Declarant shall have the right from time to time to locate or relocate its sales office, model Units and signs, banners and similar devices, but in connection with each such location or relocation Declarant shall observe the limitations imposed by the preceding portions of this Article. Within a reasonable period of time after the happening of the Occurrence, Declarant shall have the right to remove from the Project any sales structures not a part of a Unit, fixtures, improvements, signs, banners and similar sales materials and properties.

15.3 Limitation on Improvements by Association During Sales Program. Prior to the Occurrence, the Association shall not, without the written consent of the Declarant, make any improvement to or alteration in any of the Common Areas and Facilities, other than such repairs, replacements, or similar matters as may be necessary to properly maintain the Common Areas as they existed at the time the Declaration was recorded.

ARTICLE XVI MORTGAGE PROTECTION

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

16.2 Priority of Liens. No enforcement of any lien provision herein contained shall defeat or render invalid the lien of any Mortgage. All sums assessed in accordance with the provisions herein shall constitute a lien on each respective Condominium prior and superior to all other liens except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto; and (2) the lien or charge of any recorded Mortgage on such Condominium made in good faith and for value and recorded prior to the date on which any such assessment or assessments become due.

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

16.4 Mortgage Holder Rights in Event of Foreclosure. Any Mortgagee of a Mortgage of record which obtains title to a Condominium by the foreclosure of the Mortgage on the Condominium or by deed or assignment in lieu of foreclosure, or any purchaser at

a foreclosure sale, shall take the Condominium free of any claims for unpaid assessments and charges against the Condominium which accrued prior to the date of the acquisition of title to such Condominium by such acquirer (except for claims for the pro rata reallocation of such assessments or charges to all Condominiums in the Project, including the mortgaged Condominium). Any unpaid assessments shall be deemed to be Common Expenses collectible from all of the Condominiums in the Project, including the Condominium that has been acquired in accordance with the provisions of this Section.

16.5 Amendment. No provision of this Article XVI shall be amended without the prior written consent of at least two-thirds of all first Mortgagees as appear on the official records of Salt Lake County, State or Utah, as of the date of such amendment.

ARTICLE XVII GENERAL PROVISIONS

17.1 Intent and Purpose. The provisions of this Declaration and any supplemental or amended Declaration shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of a condominium project. Failure to enforce any provision, restriction, covenant, or condition in this Declaration, or in any supplemental or amended Declaration, shall not operate as a waiver of any such provision, restriction, covenant, or condition or of any other provisions, restrictions, covenants, or conditions.

17.2 Construction. The provisions of this Declaration shall be in addition and supplemental to the Act and to all other provisions of law. Wherever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders. The Article and section headings set forth herein are for convenience and reference only and are not intended to describe, interpret, define, or otherwise affect the context, meaning, or intent of this Declaration or any Article, section, or provision hereof. The provisions hereof shall be deemed independent and severable and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.

17.3 Registration of Mailing Address. Each Owner shall register from time to time with the Association his current mailing address. All notices or demands intended to be served upon any Owner may be sent by first class U.S. mail, postage prepaid, addressed to the Owner at his registered mailing address, or, if no address has been registered, to the Unit of such Owner. All notice or demands intended to be served upon the Association may be sent by first class U.S. registered or certified mail, postage prepaid, addressed to the Association at the address of its offices as may be furnished to the Owners in writing from time to time. Any notice or demand referred to in this Declaration shall be deemed given when deposited in the U.S. mail, postage prepaid, and in the form provided for in this Section.

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

17.5 Amendment. Except as provided below, or elsewhere in this Declaration, this Declaration may be amended upon the approval of Owners holding at least sixty-seven percent (67%) of the Total Votes of the Association. In addition, approval must be obtained from Mortgagees where required by other provisions of this Declaration. Any amendments approved by the Owners shall be accomplished at a meeting of the Owners duly held in accordance with the provisions of the Articles, Bylaws, and this Declaration, which properly approved amendments shall be evidenced by instruments which are duly recorded in the office of the County Recorder for Salt Lake County, State of Utah.

17.6 Effective Date. This Declaration shall take effect upon recording.

17.7 Agent for Service. The person to receive service of process shall be the then current registered agent of the Association as shown on the corporate records maintained in the office of the Division of Corporations and Commercial Code of the State of Utah.

17.8 Limitation on Association's Liability. The Association shall not be liable for any failure of water service or other utility service to be obtained and paid for by the Association hereunder, or for injury or damage to any person or property caused by the elements or by another Owner or person in the Project, or resulting from electricity, water, rain, snow or ice which may leak or flow from outside or from any parts of one of the Buildings, or from any of its pipes, drains, conduits, appliances, or equipment, or from any other place. No diminution or abatement of any assessments under this Declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs, maintenance, or improvements to the Project or any part thereof, or from any action taken to comply with any law, ordinance, or order of a governmental authority.

17.9 Owner's Obligations. All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may be leasing, renting, or selling his Condominium under contract. The Owner of a Condominium within the Project shall have no obligation for expenses or other obligations accruing after he conveys title to such Condominium.

17.10 Transfer of Control. The Declarant shall transfer control of the Association to the Unit Owners no later than the earlier of:

- (a) Four months after sixteen (16) of the Units in the Project have been conveyed to Unit purchasers; or
- (b) Six years after the first Unit is conveyed.

17.11 Rights of Action. The Association and any aggrieved Unit Owner shall have a right of action against Unit Owners who fail to comply with the provisions of the Project documents or the decisions made by the Association. Unit Owners shall also have a right of action against the Association for failure of the Association to comply with the provisions of the Project documents or the decisions made by the Association.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the day and year first above written.

DECLARANT:

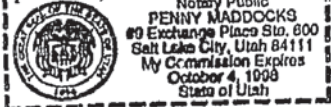
THE COTTAGES ON COLLEGE, L.C., a Utah limited liability company

By American Housing Development Corporation
Its Manager

By: [Signature]
Jeffrey J. Jonas, President of
American Housing Development Corporation

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing document was acknowledged before me this 15th day of October 1996, by Jeffrey J. Jonas, the President of American Housing Development Corporation, the Manager of The Cottages on College, L.C., a Utah limited liability company.



Penny Maddocks
NOTARY PUBLIC
Residing at: Salt Lake City

My Commission Expires:
10-4-98

EXHIBIT "A"

A Parcel of Land located in Salt Lake County, State of Utah, described as follows:

Beginning at a point which lies S.0°05'00"W. 554.50 feet and S.89°55'00"E., 44.50 feet from the Salt Lake County monument at the intersection of 4500 South and 900 East Streets, said monument being N.89°55'00"W. 791.76 feet and South 234.30 feet from the center of Section 5, Township 2 South range 1 East, Salt Lake Base and Meridian; and running thence S.89°55'00"E. 359.80 feet; thence S.0°05'00"W. 62.50 feet; thence S.0°14'00"W. 324.00 feet; thence S.89°52'00"W. 343.48 feet; thence N.34°28'43"W. 15.62 feet to a point on the arc of a 1588.50 foot radius curve to the right; thence along the arc of said 1588.50 foot radius curve to the right 128.19 feet (long chord bears N.2°13'43"W. 128.16 feet); thence S.0°05'00"W. 246.88 feet to the point of the beginning. Contains 3.178 acres.

BK 7508 PG 1342

EXHIBIT "B"

Unit Number	Number of Votes Owner has as a Member of the Association	PERCENTAGE INTEREST IN COMMON AREAS
1	1	4.762 %
2	1	4.762 %
3	1	4.762 %
4	1	4.762 %
5	1	4.762 %
6	1	4.762 %
7	1	4.762 %
8	1	4.762 %
9	1	4.762 %
10	1	4.762 %
11	1	4.762 %
12	1	4.762 %
13	1	4.762 %
14	1	4.762 %
15	1	4.762 %
16	1	4.762 %
17	1	4.762 %
18	1	4.762 %
19	1	4.762 %
20	1	4.762 %
21	1	4.762 %
Total	21	100.00 %

EXHIBIT "C"

[Bylaws]