

169.2

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CENTENNIAL PLAZA PLANNED UNIT DEVELOPMENT
RESIDENTIAL UNITS
(An Expandable Condominium Development)**

This Declaration Of Covenants, Conditions, and Restrictions for **Centennial Plaza Planned Unit Development, Residential Units** (An Expandable Condominium Development) is made and executed by **WALNUT GROVE DEVELOPMENT, L.L.C.**, a Utah limited liability company whose principal address is 308 E. 750 N. Lindon, UT 84042 (hereinafter referred to as the "Declarant").

RECITALS

- A. Declarant is developing a large parcel of Property in a prominent location in Richfield City, Utah, for business and residential use;
- B. Though a single Condominium Plat is filed with this Declaration containing both business and residential condominium units, this Declaration shall only effect and control the residential property and units contained in the property description attached as **Exhibit A** hereto, defined herein-below as the "Tract," and depicted on Sheet 2 of the Condominium Plat as **PARCEL NO. 2 PHASE 1** and **PARCEL NO. 3 PHASE 1**. An additional declaration is filed herewith controlling and effecting those properties and units which are developed for business purposes and that declaration references the same Condominium Plat but controls the separate parcels depicted on Sheet 1 therein.
- C. By subjecting the Tract to this Declaration, it is the desire, intent and purpose of Declarant to create a community in which aesthetics shall be maintained throughout the development, which will enhance the desirability of living on that real estate subject to this Declaration, and which will increase and preserve the utility, attractiveness, quality and value of the lands and improvements therein.
- D. This Declaration of Covenants, Conditions, and Restrictions affects that certain real property located in Sevier County, Utah described with particularity in Article II and **Exhibit A** below (hereinafter referred to as the "Tract").
- E. Declarant is the owner of the Tract.
- F. Declarant has constructed or is in the process of constructing upon the Tract a residential Planned Unit Development which shall include certain Units, Common Area, and other improvements. The construction will be completed in accordance with the plans

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JAYRENE B NIELSEN RECORDER SEVIER COUNTY
2004 MAR 30 11:28 AM FEE \$169.00 BY CNB
REQUEST: WALNUT GROVE DEVELOPMENT