

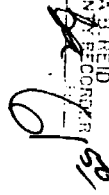
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1986 DEC 31 AM 11:19

NINA B. REID
UTAH COUNTY RECORDER
DEPUTY



45194

AMENDED
DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP
FOR
PEACHTREE ESTATES
A CONDOMINIUM SUBDIVISION

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AMENDED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS ESTABLISHING A PLAN OF
OWNERSHIP FOR PEACHTREE ESTATES, A CONDOMINIUM DEVELOPMENT

This Declaration ("Declaration") is made this 30TH
day of December, 1986 by Bryce Nelson Construction Inc ("Declarant").

RECITALS:

A. Declarant is the owner of certain real property located in Utah County, Utah, more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference. Declarant has improved or intends to improve the real property and improvements thereon being hereinafter collectively referred to as the project.

B. Declarant has improved or intends to improve the Project by constructing thereon condominium units and related common areas, which common areas, and improvements are more particularly described to Utah Code Ann. § 57-8-10 (supp. 1983) in Exhibit "B" attached hereto and incorporated by this reference. Declarant intends to establish a Condominium Project under the provisions of the Utah Condominium Ownership Act, such that the provisions of the Utah Condominium Ownership Act shall apply to the Project.

C. The Project will consist of twenty six (26) individual Units (as hereinafter defined) and related Common Area and facilities (as hereinafter defined). The Owners (as hereinafter defined) will receive title to a Unit plus an undivided fractional interest as tenant-in-common to the Common Area located within the Project. Each condominium shall have appurtenant to it a membership in the Association (as hereinafter described).

D. Declarant desires to provide for the preservation of the values and amenities in said Project and for the maintenance of open spaces; and to this end, desires to subject the real property described herein to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and the subsequent Owners thereof.

E. Declarant deems it desirable for the efficient preservation of the values and amenities in said Project, to create an Association to which all will be delegated and assigned the powers and duties of maintaining and administering and enforcing the within covenants and disbursing the charges and assessments herein after created.

F. Declarant has or prior to occupancy will form Peachtree Estates Condominium Association, Inc.

DECLARATION

ARTICLE I

DEFINITION

1.1 Association. Shall mean and refer to the Peachtree Estates Condominium Association, Inc. and its successors and assignees.

1.2 Board of Directors. Shall mean the Governing Board of the Association.

1.3 Common Areas. Shall mean the entire Project, except for those portions thereof which lie within the description of any unit. Without limiting the generality of the foregoing, Common Areas shall also include:

(a) All foundations and roofs constituting a portion of or included in the improvements which comprise a part of the Project.

(b) All installations for and all equipment connected with the furnishings of the Project with any and all utility services, including but not limited to electricity, gas, water and sewer.

(c) The Project outdoor lighting, fences, landscaping and maintenance systems, sidewalks, tennis court, covered barbeque areas, tot lots, curb and gutters, parking areas and road(s) or roadway and driveways, and water drainage system.

1.4 Common Assessments. Shall mean an assessment levied to offset Common Expenses.

(a) *The expenses of, or reasonable reserves for, the maintenance, management, operation, protection, preservation, repair, replacement for the Common Areas, including the cost of unpaid Special Assessments.

(c) The expenses of management and administration of the Association, including compensation paid the Association to managers, accountants, attorneys or other employees or agents.

(d) Any other item or items designated by this Declaration or the Bylaws of the Association to be Common Expenses, and any other expenses reasonably incurred by the Association on behalf of the Owners.

1.5 Development. Shall mean that portion of the Project divided or to be divided into Condominiums including all structures and improvements, which is the subject of this Declaration. The Development is a statutory "Condominium Project" as defined in Utah Code Ann. & 57-8-3 (2) (Supp. 1983).

1.6 Limited Common Areas. Shall mean those portions of the Common Areas which are limited to and reserved for the exclusive use of individual owners, specifically the designated covered parking spaces.

1.7 Map. Shall mean the survey map of the Peachtree Estates Condominiums prepared pursuant to the Utah Condominium Ownership Act and recorded at the County Recorder's Office, County of Utah, State of Utah.

1.8 Member. Shall mean a member of the Association.

1.9 Owner. Shall mean and refer to the Owner of record (in the County Recorder's Office, County of Utah, State of Utah), whether one or more persons or entities, of a Unit. The term "Owner" shall not mean or include mortgages or beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

1.10 Rules and Regulations. Shall mean the Rules and Regulations governing the use of the Common Areas and the recreational facilities thereon, duly adopted by the Association.

1.11 Special Assessment. Shall mean an assessment for Special Expenses.

1.12 Special Expenses. Shall mean any of the following:

(a) The expenses incurred by the Association for the repair of damage or loss to the Common Areas or the property of other Owners caused by the act or neglect of an Owner which is not covered by insurance.

(b) The expenses of repair or reconstruction of a building damaged or destroyed by fire or other casualty or damage for which there shall be no insurance coverage and the repair or reconstruction of which will directly benefit less than all of the owners.

(c) Any other item or items designated by other provisions of the Declaration or the Bylaws of the Association to be special Expenses.

1.13 Unit. Shall mean the elements of a Condominium that are not owned in common with the other Owners of Condominiums in the Development. For purpose of this Declaration, a Unit is defined as a space in a building, together with all fixtures therein intended for the sole use of such Unit. Such units and their respective elements are more particularly described in the survey map recorded pursuant to the Utah Condominium Ownership Act. The boundaries of a Unit are shown and described in such survey map. Ownership of a Unit includes an undivided 1/26th interest as tenant in common in the Common Areas located within the Project, and a membership in the Association. Whenever reference is made in this Declaration, in the survey map, in any deed or elsewhere to a Unit, it shall be assumed that such reference is made to the Unit as a whole, including each of its component elements, and to any and all exclusive easements appurtenant to said Unit over the Common Areas or Exclusive Common Areas, if any.

ARTICLE II

PROPERTY RIGHTS

2.1 Owners' Easements of Enjoyment. Every Owner shall have a fee simple interest in a Unit, as defined herein, together with a right and easement of enjoyment in and to the Common Areas and Exclusive Use Area which shall be appurtenant to and shall pass with the title to every Unit, subject to any other rights of the Association, or limitations as set forth in the Declaration.

2.2 Delegation of Use. Any Owner may designate his right of enjoyment to the Common Areas to the members of his family who reside with him in his unit and to the guests or invitees of any of the foregoing. The rights and privileges of such delatee shall be subject to restriction, suspension or limitation in all respects in the same manner and to the same extent as those of the Owner. Each Owner, purchaser or tenant shall notify the Association of the names of all persons to whom such Owner, purchaser or tenant has delegated any rights of use and enjoyment, and the relationship that each such person bears to the Owner, purchaser or tenant.

2.3 Allocation of Interests in Common Area. The undivided interest in the Common Areas of each Owner appurtenant to each such Owner's unit shall be equal and shall be one-twenty-sixth (1/26th) of the total ownership of the Common Areas.

2.4 Owners Rights to Decorate. Each Owner shall have the right, at his sole expense, to maintain, repair, paint, paper, panel, plaster, tile and finish the interior surfaces of the ceilings, floors, window frames, door frames, trim, perimeter walls of the Units and surfaces of the bearing walls and the partitions located within such Unit. Each Owner shall also have the right to substitute new finished surfaces in the place of those existing on the ceilings, floors and walls. The Owner shall have the right to maintain floors and walls. The Owner shall have the right to maintain, repair, paint, finish, alter, substitute and add or remove any fixtures attached to such ceiling, floors and walls.

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Notwithstanding the foregoing, windows can be covered only by drapes and shades and cannot be painted or covered by foil, paper, blankets, sheets or other materials. Except as otherwise provided for herein, an Owner shall not be allowed to modify or decorate any exterior portion of a Unit, including fixtures, walls or other exterior portion or portions of any Unit without the prior written approval of the Association.

2.5 Fixtures and Appliances. An Owner shall be the owner of the light fixtures, plumbing fixtures, refrigerator, stove, oven, dishwasher, cabinets and other fixtures located within his Unit. Such fixtures and appliances may be removed by the Owner, provided that such removal does not cause damage to the Common Areas, the Project or the Development. For purposes of this Article II, the Association shall have the sole discretion to determine what act or acts constitute "damage to the Common Areas, the Project or the Development."

2.6 Other Easements. Notwithstanding any of the provisions of this Declaration to the contrary, each Owner shall have an unrestricted right of ingress and egress to such Owner's units, which right shall be perpetual and appurtenant to Unit ownership. If any portion of the Common Areas encroaches upon any Unit or any Unit encroaches on the Common Areas or another Unit as the result of the construction, reconstruction, repair, shifting, settlement, or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance of the same shall exist in favor of the Association and/or the Owner, so long as such encroachment exists.

ARTICLE III

PROJECT ADMINISTRATION

3.1 Administration of Project. The Project or Development shall in all respects be administered by the Association, acting by and through its Board of Directors, who shall be elected in accordance with the Bylaws of the Association, and whose duties will be governed by the terms of the Act, this Declaration, and the Articles of Incorporation and Bylaws of the Association. The Association may employ a professional management agent to perform, subject to the supervision of the Board of Directors, such duties and services as the Board of Directors shall direct, including, but not limited to, management, repair and maintenance of the Common Areas and Limited Common Areas and the collection of and accounting for assessments made by the Association.

3.2 Rules and Regulations. The Association shall have the power to establish rules and regulations further governing the Units of the Development, and it shall enforce compliance with the Rules and Regulations and may amend some from time to time. A copy of such Rules and Regulations or amendment there to shall be delivered or mailed to each Member promptly upon the adoption thereof.

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3.3 Common Utilities. The Association shall be responsible for the monthly payment of Common Area utility services that are provided by Public Utilities. The Association shall prorate those costs to the Unit Owners on an equitable basis.

ARTICLE IV

MEMBERSHIP, AND VOTING RIGHTS, TRANSFER OF CONTROL

4.1 Membership. Each Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from the Ownership of the Units. Ownership of a Unit shall be the sole qualification for membership. The membership held by an Owner shall not be transferred, pledged, or alienated in any way, except upon the sale or encumbrance of such Unit, and then only to the purchaser or Mortgagee of such Unit. If more than one person is the Owner of a Unit, such persons shall jointly hold one Association membership.

4.2 Class of Voters. The Association shall have two places of voting membership.

Class A. Class A members shall all be Owners, with the exception of the Declarant in his capacity as Declarant, and shall be entitled to one vote for each Unit owned.

Class B. Class B member shall be the Declarant who shall be entitled to three (3) votes for each planned but yet to be completed Unit or for each unsold Unit. The Class B membership shall cease to exist and shall be converted to Class A membership no later than the earlier of after seventy-five percent (75%) of the Units in the Project have been conveyed to Unit purchasers, or three (3) years after the first Unit in the Project has been conveyed.

4.3 Voting - Multiple Ownership. The vote attributable to and exercisable in connection with Unit ownership shall be equal to the percentage of undivided Ownership interest in the Common Areas and Facilities which is appurtenant to each Unit. In the event there is more than one Owner of a particular Unit, the vote relating to such Unit shall be exercised as such Owners may determine among themselves, however, no more than one vote per Unit shall be possible.

4.4 Suspension of Voting Rights. The voting rights of any Member shall automatically be suspended during any period in which he shall be delinquent in the payment of assessments or other amounts, expenses or fees due the Association.

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

(a) After seventy-five percent (75%) of the Units in the Project have been conveyed to Unit purchasers, or

(b) Three (3) years following conveyance of the first Unit estate in the Project.

ARTICLE V

REPAIR AND MAINTENANCE OF PROJECT

5.1 Duties of Association. The Association shall have the exclusive responsibility of maintaining, repairing, replacing and otherwise keeping in excellent condition any and all portions of the Project not required in this Article to be maintained by the Owners, specifically the Common Areas and Limited Common Areas. In addition, the Association shall have a reasonable right of entry upon any Unit to make emergency repairs and to do other work reasonably necessary for the proper maintenance or operation of the Project. The Association shall also 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.

5.2 Duties of Owners. Each Owner, at his expense, shall be responsible for the maintenance and repair of the interior of his Unit, the windows of his Unit, the appliances and equipment located in his Unit, and the plumbing, heating and other systems servicing his Unit, whether such services are located within, above or underneath the Unit or within the exterior or interior bearing walls of such Unit. The Association shall be responsible for the maintenance and repair of any of the above-described items if such work would affect the structural integrity or change the appearance of any portion of the Common Areas or if such work involves equipment or facilities used in common by all or any of the Owners; provided, however, that in the event such maintenance or repair is attributable to the extraordinary use or abuse of an Owner or of a few Owners, the cost of such work may be assessed to such Owner or Owners.

(a) Definition of Utilities. Term "Utilities" as used in this Article means the lines, wires, conduits or other systems, if any, located within the walls, floors, ceilings or other areas of a building, which are a part of the Common Areas.

(b) Definition of Fixtures. By the term "Fixtures" as used in this Article means the fixtures and equipment within a Unit commencing at a point where they connect with the Utilities.

5.3 Unit Exterior Maintenance. Except as otherwise provided herein, the Association shall have the responsibility for the maintenance and repair of the exterior of all Units. In the event an Owner of any Unit shall fail to maintain the Unit in a

manner satisfactory to the Board of Directors, the Board of Directors shall have the right, through its agents and employees, to enter upon said Unit and to repair, maintain, and restore the Unit. The cost of such action shall be added to and become part of the assessment to which such Unit is subject.

ARTICLE VI

ASSESSMENTS

6.1 Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Unit owned within the Development, hereby covenants, and each Owner of any unit by acceptance of a deed therefor whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. Each such person understands and agrees that the annual and special assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made except as otherwise provided in Utah Code Ann. 57-8-20 (Supp. 1983). In a voluntary conveyance, the grantee of a unit shall be jointly and severally liable with the grantor for all unpaid assessment against the latter for his share of the common expenses up to the time of the grant or conveyance, without prejudice to the grantee's rights to recover from the grantor the amounts paid by the grantee. In the event the Association exercises its right to foreclose for nonpayment of amounts due, owner shall be required to pay a reasonable rental for the Unit during the time Owner is in possession thereof.

6.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area, and of the units situated upon properties.

6.3 Annual Budget. (Exhibit C) Not less than thirty (30) days prior to the commencement of each fiscal year (which shall commence on the first day of the month in which the sale of the first Unit by Declarant is closed), the Board of Directors (or those named herein as constituting the original Board of Directors in the event the Association has not been formed at such time) shall establish an annual budget for such fiscal year, including therein all anticipated items of Common Expense together with a reasonable

reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Areas and those Limited Common Areas which the Association is obligated hereby to maintain. Such funds shall be maintained out of regular assessments as common expenses.

6.4 Annual Common Assessment. By the adoption of the annual budget by the Board of Directors there shall be established an annual Common Assessment for the payment of which each Owner (including Declarant) shall be personally liable in the same percentage as his percentage Ownership in the Common Areas. Each Owner shall pay his percentage share in even monthly installments of one-twelfth (1/12) thereof on the first day of each month during the fiscal year. Upon acquisition of record title to a Unit from Declarant, each Owner shall contribute to the capital of the Association an amount equal to one-sixth (1/6) of the amount of the projected annual assessment for that Unit. This amount shall be deposited by the buyer into the purchase and sale escrow and disbursed from the escrow to the Association. Prior to the expiration of sixty (60) days after closing has been held for the first Unit, Declarant shall deposit into an escrow an amount equal to one-sixth (1/6) of the then annual assessment for any and all completed Units not yet sold, which amount shall be disbursed from the escrow to the Association. Upon the close of escrow of any Unit for which the capitalization fund was pre-paid by Declarant, escrow shall remit the capitalization fee collection from the buyer to the Declarant. Any amounts paid into this fund by buyers shall not be considered as advance payments of regular assessments. Notwithstanding any provision hereof to the contrary, up until not later than sixty (60) days following the conveyance of the first Unit, the assessment due on unsold and or unoccupied units shall be one-half the amount otherwise due as set forth in this Article VI.

6.5 Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment shall be four hundred eighty Dollars (\$480) per Unit.

(a) From and after January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased each year not more than 15% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Unit to an Owner, the maximum annual assessment may be increased above the 15% limitation set forth herein by a vote of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The called Board of Directors may fix the annual assessment at an amount not in excess of the maximum except as otherwise provided in paragraph 6.5(b) hereof.

6.6 Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole, or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

6.7 Notice and Quorum for Any Action Authorized Under Sections 6.5 and 6.6. Written notice of any meeting called for the purpose of taking any action authorized under sections 6.5 or 6.6 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

6.8 Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Units except as otherwise provided herein and shall be collected on a monthly basis.

6.9 Individual Special Assessments. Special Assessments may be levied by the Board of Directors against particular Owners for the payment of Special Expenses. Such Individual Special Assessments shall be due and payable to the Association upon demand. However, no Individual Special Assessments shall be levied against an Owner until he shall have been given the opportunity to present evidence on his behalf at a hearing before the Board of Directors, and no such hearing shall be held until such Owner shall have received at least ten (10) days written notice specifying the reason for the proposed Individual Special Assessment and the exact time and place of the hearing.

6.10 Effect of Nonpayment of Assessments, Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest at the rate of 10% per annum. The Association may pursue its rights pursuant to Utah law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Unit.

6.11 Subordination of the Lien to Mortgages. The lien of the assessments provided for herein, or other charges the Association has on a Unit, will be subordinate to a first mortgage on the Unit, if the mortgage was recorded before the delinquent assessment was due, unless otherwise restricted by Utah law. Sale

or transfer of any Unit shall not affect the assessment lien, unless a foreclosure of a first mortgage is involved. Such foreclosure of a first mortgage will extinguish the assessment lien for any assessments that were payable before the foreclosure sale, but will not relieve any subsequent Unit Owner from paying further assessments. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE VII

INSURANCE

7.1 Insurance coverage. The Association shall obtain and pay premium upon, as a Common Expense, the following insurance policies:

- (a) Hazard insurance;
- (b) Liability insurance; and
- (c) Fidelity bond coverage.

All such insurance policies shall comply in all respects with the FNMA insurance requirements as set forth in Chapter 3, Part 5, (Sections 501-504) of the FNMA Lending Guide, dated January 3, 1983, as amended or supplemented.

ARTICLE IX

ARCHITECTURAL CONTROL

9.1 Creation of Committee. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Project, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE X

RESTRICTIONS

10.1 Residential Use. Except as otherwise provided in Article II hereof, each building shall contain from two (2) to ten (10) units, which units may be occupied or used by Owner(s), or by the tenants of any such Owner(s) as a Dwelling Unit and occupied by

one Family per Unit, as the terms Dwelling Unit and Family are defined in the Provo City Ordinances, rules and regulations, provided, however, that to the extent such use is not prohibited by Provo City Ordinance, rule or regulation, a Unit may be occupied and used by family, or social guests of any such Owner or tenant.

10.2 Commercial Use. Except as otherwise provided in this Declaration, including paragraph 10.1 above, no part of the Development shall be used or caused, allowed or authorized to be used in any way, directly or indirectly for any business, commercial, manufacturing, mercantile, storing, vending, mineral extraction or other such non-residential purpose or purposes.

10.3 Antennas and External Fixtures. No television or radio poles, antennas, flag poles, clothes lines, or other external fixtures other than those originally installed by Declarant or provided by the Association and any replacements, shall be constructed, erected or maintained on or within the Development or any structures within it. No wiring, insulation, air conditioning, or other machinery or equipment other than that originally installed by Declarant or approved by the Association, and their replacements, shall be constructed, erected or maintained on or within the Development, including any structures, within it.

10.4 Fences. No fences, awnings, sunshades or walls of any nature shall be erected or maintained on or around any portion of any structure or elsewhere within the Development except those that are installed in accordance with the original construction of the Development, and their replacements, or as are authorized and approved by the Association. No Owner shall make structural alterations or modifications to his Unit or any of the Common Areas or limited Common Areas, except as otherwise approved by the Association in writing. The Association shall not approve any alterations, decorations or modifications which would jeopardize or impair the soundness, safety or appearance of the Development.

10.5 Signs. No sign of any kind shall be displayed to the public view on or from any condominium or Unit or any other portions of the Development without the approval of the Association, except such signs that may be used by the Declarant or its designees for a period of three years from the date of recordation of this Declaration for the purpose of developing, selling and improving condominiums within the Development. However, one sign of customary and reasonable dimensions advertising a Unit for sale or for rent may be placed within each Unit or within the Common Area immediately adjacent thereto by the Owner of such Unit, the location and size of such shall be subject to approval by the Association.

10.6 Offensive Conduct, Nuisances. No obnoxious or offensive activities, including but not limited to repair of automobiles or other motorized vehicles (other than emergency repairs), shall be carried on within the Development. Nothing shall be done on or within the Development that may be or may become an annoyance or nuisances to the residence of the Development, or that in any way interferes with the quiet enjoyment of the occupants of

the Units. Unless otherwise permitted by the Association, no Owner shall (i) Use power tools or maintain a hobby shop and/or (ii) serve food or beverages, cook, barbecue, or engage in similar activities, except within such Unit or Common Area appurtenant to such Unit. No Owner shall store any dangerous explosive or inflammable materials either in his Unit or upon the Common Areas, or permit anything to be done or keep or permit to be kept in his Unit or on the Common Areas anything that will increase the rate of insurance, or increase the possibility of danger or injury to any persons or to the Development.

10.7 Restricted Use of Recreational Vehicles. No boat, truck, trailer, camper, recreational vehicle or tent shall be used as a living area while located on or within the Development. However, trailers or temporary structures for use incidental to the initial construction of the Development or any subsequent construction thereto, or the initial sale of Units may be maintained within the Development, but shall be promptly removed on completion of all initial construction and all initial sales.

10.8 Use of Common Areas. The Common Areas shall not be used for storage of supplies or personal property. Stairs, entrances, sidewalks, yards, driveways or parking areas shall not be obstructed in any way nor shall unauthorized persons use them for other than their intended purposes. In general, no activities shall be carried on nor condition maintained by any Owner either in his Unit or upon the Common Areas which despoils the appearance of the Project.

10.9 Animals. No animals, reptiles, rodents, birds, fish, livestock or poultry shall be kept in any condominium or Unit or elsewhere within the Development except that fish in aquariums and birds inside bird cages may be kept as household pets in any Unit, if (i) they are not kept, bred or raised for commercial purposes, and (ii) their maintenance is approved by the Association. The Association can prohibit or modify this restriction on the maintenance of pets or any animal in the sole and exclusive opinion of the Association. Each person bringing or keeping a pet on the Development shall be liable pursuant to the laws of the State of Utah to other Owners, their family members, guests, invitees, tenants, and contract purchasers, and their respective family members, guests, and invitees for any damage to persons or property caused by any pet brought on or kept on the Development by such person or by members of his family, his guests or invitees.

10.10 Trash Disposal. Trash, garbage or other waste shall be kept only in sanitary containers or receptacles, which containers or receptacles, unless otherwise directed by Provo City, shall be placed at the discretion of the Association. No Owner of a Unit or tenant thereof shall permit or cause any trash or refuse to be kept on any portion of the Development other than in the receptacles customarily used for it, which shall be located only in places specifically designed for such purpose or within the Owner's Unit (except on the scheduled day for trash pick-up).

10.11 Outside Drying and Laundering. No exterior clothes lines shall be erected or maintained and there shall be no exterior drying or laundering of clothes or other items of personal property on patios, porches, railings or other areas.

10.12 Structural Alterations. No structural alterations to the interior of any Unit shall be made and no plumbing or electrical work within any bearing or common walls shall be made by any Owner or permitted to be made, without the prior written consent of the Association.

10.13 Exterior Alterations. No Owner shall at his expense or otherwise make or permit to be made any alterations for modifications (including painting) to the exterior of the buildings, or to Units, fences, railings, walls or landscaping situated within the Development without the prior written consent of the Association (who shall consider harmony with external design, color and location with the Development as a whole).

10.14 Limited Common Areas. Included in the Common Area of the Development shall be open patios, storage units and parking spaces appurtenant to Units. Notwithstanding any provision in this Declaration to the contrary, the Owner of each such Unit shall have an exclusive appurtenant easement to use such Limited Common Areas whether or not specifically describe in the deed for such Unit. Each such area shall be subject to the terms of this Declaration. Each such Owner shall have the right to place furniture and potted plants upon his patio, if any. Except as provided in this paragraph, nothing contained herein shall give any Owner the right to paint, decorate, remodel or alter said Limited Common Area, without the prior written consent of the Association.

10.15 Parking Restrictions: Use of Parking Area, Unless otherwise permitted by the Association, no automobile, boat, trailer or recreational vehicle, camper, truck or commercial vehicle shall be parked or left on any street or any part of the Development other than in any parking area designated by the Association for the parking and storage of such vehicles, including Limited Common Areas. However, parking by commercial vehicles for the purpose of making deliveries, shall be permitted in accordance with Association rules. Except with the written consent of the Association, no owner shall park anywhere in the Development more motor vehicles than there are parking spaces owned by or assigned to such owner.

10.16 Compliance with Laws. Nothing shall be done or kept in any Unit or in the Development that might increase the rate of, or cause the cancellation of, insurance on the Development, or any portion of the Development, without the prior written consent of the Association. No Owner shall permit anything to be done or kept in his Unit that violates any permanent, law, ordinance, statute, rule or regulation of any local, county, state or federal body. No Owner shall allow any furniture, furnishings or other personal property belonging to such Owner to remain within any portion of the Development except in such Owner's Unit or exclusive use area and

except as may otherwise may be permitted by the Association.

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ARTICLE XI

DEFAULT

11.1 Definition. Failure of an Owner of any Tenant or Agent of any Owner to comply with any of the terms of this Declaration, the Articles of Incorporation or Bylaws of the Association or the duly adopted Rules and Regulations of the Association shall constitute an event of default and shall be grounds for relief, which may include without limitation an action to recover sums due for damages and injunctive relief, any combination thereof, or any other right allowed by Utah law.

11.2 Remedies. Except as may be limited by law, in addition to all other remedies herein contained or as may be provided by law, the Association may discontinue the furnishing of any utilities or other services to an Owner who is in default of his obligations to the Association of other Owners as set forth herein upon thirty (30) days written notice to such Owner and to any Mortgages of such Owner's Unit of its intent to do so.

11.3 Costs. In any proceeding arising because of any alleged default by any Owner, the Association, if successful, shall be entitled to recover all amounts, allowed by law including the costs of the proceedings and reasonable attorney's fees from such Owner.

11.4 No Waiver. The failure of the Association or of any Owner to enforce any right, provision, covenant or condition which may be granted by the Act, this Declaration, the Articles of Incorporation or Bylaws of the Association, or the Rules and Regulations, shall be deemed to be cumulative and the exercise of any one or more of such rights, remedies and privileges shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other additional rights, remedies or privileges, as may be available to such party at law or in equity.

ARTICLE XII

GENERAL PROVISIONS

CONDEMNATION, DESTRUCTION OR LIQUIDATION

12.1 Association As Representative. The Association shall represent Unit Owners in any condemnation proceedings or in negotiations, settlements and agreements with any condemning authority for acquisition of this Common Areas or any part thereof. Each Owner hereby irrevocably names, constitutes and appoints the Association as his true and lawful attorney-in-fact for the purposes of allowing the Association of representing such Owner in any such proceedings.

12.2 Distribution of Condemnation Award. In the event of a

taking or acquisition of part of all of the Common Areas by condemning authority, or if the development or a portion of it is not sold but is instead taken, the award shall be distributed among the Owners and their respective Mortgages pursuant to Utah Code Ann. § 7-8-32.5 (Supp. 1983).

12.3 Acceptance of Governing Rules. The Association, all present or future Owners, tenants or future tenants, or any other persons using the facilities of the Project are subject to and shall comply with the Utah Condominium Ownership Act, this Declaration, the Articles of Incorporation and Bylaws of the Association, and the Rules and Regulations, and the acquisition, occupancy or rental of a Unit shall signify that all such documents are accepted and ratified. In the event of a conflict in any of the provisions of any such document, the documents shall govern or control in the following order or preference: (a) the Utah Condominium Ownership Act; (b) this Declaration; (c) the Articles of Incorporation of the Association; (d) the Bylaws of the Association; and (e) the Rules and Regulations.

12.4 Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

12.5 Delivery of Notices. All notices or other documents required herein to be delivered by the Association or Owners may be delivered either personally or by mail. If delivered personally, same shall be deemed to have been delivered when actually received by the Owner or when left at the front door of his Unit. If mailed, the same shall be deemed delivered when deposited in the United States Mail addressed to the Owner at his address as it appears on the records of the Association with postage thereon prepaid.

12.6 Service of Process. Bryce Nelson
576 East 1840 North Orem, Utah 84057

12.7 Severability. If any of the provisions of the Declaration or any paragraph, sentence, clause, phrase or work, or the application thereof in any circumstances shall be invalidated, such invalidity shall not affect the validity of the remainder of this Declaration, and the application of any provisions, paragraph, sentence, clause, phrase or work in any other circumstances shall not be affected thereby.

12.8 Covenants and Restrictions. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years.

12.9 Amendment. Owner shall have the right to amend this

Declaration, the Articles of Incorporation of Peachtree Estates Condominium Owners Association, and Bylaws of Peachtree Estates Condominium Owners Association (the "Project Documents") as set forth herein. Amendments of a material nature must be agreed to by Owners representing at least sixty-seven percent (67%) of the total votes in the Association. In addition, approval must be obtained from eligible mortgage holders representing at least fifty-one percent (51%) of the votes of Unit estates that are subject to mortgages held by eligible holders. For purposes of this paragraph, a change to any of the following shall be considered material:

- (a) Voting Rights;
- (b) Assessments, assessment liens, or subordination of assessment liens;
- (c) Reserves for maintenance, repair and replacement of Common Areas;
- (d) Responsibility for maintenance and repairs;
- (e) Reallocation of interests in a general or Limited Common Areas, or rights to their use;
- (f) Boundaries of any Unit;
- (g) Convertibility of Units into Common Areas or vice-versa;
- (h) Expansion or contraction of the Project, or the addition, annexation or withdrawal of property to or from the Project;
- (i) Insurance or fidelity bonds;
- (j) Amendment to the provisions governing the leasing or renting of Units;
- (k) The placing of any restriction on a Unit Owner's right to sale or transfer his or her Unit;
- (l) A decision by the Association to establish self management when professional management has been required previously by an eligible mortgage holder;
- (m) Restoration or repair of the Project (after a hazard damage or partial condemnation) in a manner other than that specified in the Project documents;
- (n) Any action to terminate the legal status of the Project after substantial destruction or condemnation occurs; or any provision or provisions that expressly benefit mortgage holders, insurers or guarantors.

Except as otherwise limited by Utah law, if the Owners desire to terminate the legal status of the Project for reasons

other than substantial destruction or condemnation of the Property, the eligible mortgage holders representing at least sixty-seven percent (67%) of the votes of the mortgaged Units must agree.

In addition, an amendment to the project documents shall not be considered material if it is for the purpose of correcting technical errors, or for clarification only. The project documents may provide that an eligible mortgage holder who receives a written request to approve additions or amendments who does not deliver or post to the requesting part a negative response within thirty (30) days shall be deemed to have approved such request.

12.10 Paragraph Titles. Paragraph titles are used in this Declaration for convenience of reference and are not intended to limit, enlarge or change the meaning of the contents of the various paragraphs.

ARTICLE XIII

RIGHTS AND RESPONSIBILITIES OF DECLARANT

13.1 Rights of Action. The Association and any aggrieved Owner shall have a right of action against Owners who fail to comply with the provisions of the Project documents, or decisions or actions made or taken by the Association. Owners shall have the same right(s) of action against the Association.

13.2 Lease; Rental. Notwithstanding any other provision of this Declaration to the contrary, no owner may lease or rent a unit or enter an agreement to lease or rent a unit for a period of less than thirty (30) days. Any such lease or rental agreement must be in writing and shall in all respects be subject to the requirements of the Project documents and the Association.

13.3 Easements; Voting Rights. Declarant is granted hereby an easement over the Common Areas for completion of improvements and for making repairs to improvements and for purposes of marketing unsold Units. As more fully set forth in Article IV hereof, Declarant shall retain voting rights for any unsold Units at the time and control of the Project is transferred to the Association.

13.4 Prior Contracts. Declarant is hereby given the right to execute professional management contracts for the management of the Project prior to transfer of control over the Project from declarant to the Association, except that the Association is hereby given a right of termination of any such contract, without cause, which right of determination is exercisable without penalty at any time after transfer and control, upon not more than thirty (30) day's notice to the other party hereto. Except as otherwise provided in the preceding sentence, such right of termination shall not require the payment of any penalty for the exercise thereof.

13.5 Provisions for Expansion. Declarant hereby explicitly reserves an option to expand the Project and to add additional Units to the Project in the future, and any such expansion shall be in accordance with the Utah Condominium Ownership Act, Title 57, Chapter 8, Utah Code Annotated (1953), and Veterans Administration regulations concerning expandable condominiums. The following conditions shall apply to exercise of said option.

(a) It is hereby granted unto Declarant and Declarant hereby reserves the absolute right and option to expand the Project at any time (within the limits herein prescribed) and from time to time by adding to the Project the Additional Land or a Portion or Portions thereof.

(b) Notwithstanding any provision of the Act or this Declaration which might be construed to the contrary, such right of any other person (including any Unit Owner) and shall be limited only as provided in this Declaration and, specifically, in the preceding Subparagraph (a) above.

(c) No expansion of the Project shall adversely affect the rights of the Association, the Committee, any Mortgagee, or any Owner in any Unit or the Common Areas and Facilities created hereunder. Further, any mortgages, unpaid taxes, assessments, liens, or other encumbrances affecting the additional Land or any portion or portions of the subject Property, including, but not limited to, the Units, buildings, and Common Areas and Facilities. All taxes, assessments, mechanic's liens or any other liens arising in connection with Declarant's ownership of and construction of improvements upon the Additional Land as described in Exhibit 'B' outside of Phase I shall not adversely affect the rights of the Unit Owners of Phase I, and any such charges which would be applicable to Units outside of Phase I or to the Additional Land, shall be paid or otherwise satisfactorily provided for by Declarant prior to the time of the inclusion of any Units outside of Phase I in the Project.

(d) The Declarant's right to expand the Project shall cease after five (5) years from the date of recordation of this document. There are no circumstances which will terminate the Declarant's option to expand the Project prior to the expiration of the time limit specified herein above.

(e) The Project may be expanded under the provisions of this declaration and of the Act and shall be deemed to have occurred at such time as an Amendment to this Declaration, duly executed and acknowledged by the Declarant, and a new or supplemental Record of Survey Map containing the information has been recorded with respect to the portion of the Additional Land Concerned.

(f) All of the Additional Land need not be added to the Project if any of such is added. Rather, a portion or portions of the additional Land may be added to the Project at any time (within the limits herein prescribed) and from time to time.

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(g) Except for the limitations and requirements set forth in the following Item (h), there are no limitations or requirements relative to the size, location or configuration of any given portion of the Additional Land which can be added to the Project or relative to the order in which particular portions of the additional Land can be added to the Project, and no assurances are made in that regard.

(h) Assuming that the entirety of the additional Land is added to the Project, the maximum number of Units which may be created on the Additional Land is fifty three (53) and the maximum number of Buildings in which those Units may be located is twelve (12). The maximum number of Units per acre which may be created on any such portion of the additional Land added to the condominium Project is seven (12) Units per acre.

(i) Any Building or other structure erected on any such portion of the additional Land shall be identical in architectural style as the structures within the Phase I Project. Any such Building or other structure shall be architecturally compatible and shall be constructed in a good and workmanship manner and shall, in general, be constructed from the same principal materials as those composing the Buildings in Phase I.

(j) In addition to the Buildings created on a portion of the Additional Land added to the Project, the significant improvements made to such portion may include asphalt roadways, open parking spaces, concrete sidewalks or walkways, fences, landscaping, and other related improvements. All of the mentioned improvements may be of the type and in the location reasonably determined to be appropriate by the Declarant, so long as such determination is not inconsistent with any limitation imposed by this declaration.

(k) In conjunction with the addition to the Project of a portion of the Additional Land, Declarant shall have the right to reserve, in the instruments through which the addition is accomplished, reasonable rights-of-way and or easements for purposes of enabling access to, furnishing utilities to, and facilitating or enabling development of, such of the Additional Land as has then not been added to the Project.

(l) Each Unit created on any portion of the Additional Land which is added to the Project shall be used only for a condominium subdivision.

(m) Any expansion(s) of the project through the addition thereto of the Additional Land or portions thereof and through the creation of additional Units shall be such that the percentage of undivided Owner's interest in the Common Areas and Facilities which at any point in time is appurtenant to any Unit then in the Project shall be reallocated. Each Unit Owner shall be entitled to an Undivided Interest in the Common Areas and Facilities. The proportionate share of the Unit owners in the Common Areas and Facilities of the Project is based on the par value that each of the Units bear to the total value of all the Units. The proportionate

ownership of the Common Areas and Facilities shall be for all purposes, including, but not limited to, voting and assessment for Common Expenses.

(n) The Declarant shall purchase (at Declarant's own expense) a general liability insurance policy in an amount to be determined by the Administrator of Veterans Affairs of the Veterans Administration to cover any liability to which owners of previously sold Units are exposed as a result of further Condominium Project development and expansion.

(o) The Peachtree Estates Condominium Project may not be amended or merged with a successor Condominium regime without the prior written approval of the Administrator of Veterans Affairs of the Veterans Administration.

13.6 Procedure for Expansion. The supplements to this Declaration and the Survey Map by which addition to the Project of any portion of the Additional Land is accomplished shall be executed by Declarant, shall be in recordable form, must be filed for record in the office of the County Recorder of Utah County, State of Utah, on or before five (5) years from the date that this Declaration is recorded, and when taken together shall contain the following information for that portion of the Additional Land which is being added to the Project.

(a) Data sufficient to identify this Declaration and the Record of Survey Map.

(b) The legal description of the portion of the Additional Land being added to the Project.

(c) A description of the Buildings located or to be located on the portion of the Additional Land concerned and of all other significant improvements located or to be located on such portion.

(d) The Unit Number of each Unit being created within the portion of the Additional Land concerned and any other data necessary for the proper identification thereof.

(e) A description of any Limited Common Areas being created within the portion of the Additional Land concerned, together with a designation of the Unit to which each is appurtenant.

(f) Such rights-of-way and/or easements as are being reserved by Declarant pursuant to Item (1) of the foregoing Section 13.5

(g) An amendment to this Declaration setting forth the percentage of undivided Owner's interest which, after addition of that portion of the Additional Land concerned, shall appertain to each Unit in the Project.

(h) The Survey Map information required to be furnished by Section 57-8-13 (2) of the Act.

(i) Such other matters as may be necessary, desirable, or appropriate and as are not inconsistent with any limitation imposed by this Declaration.

Upon the recordation of the supplements contemplated above, the revised schedule of undivided Owner's interest contained therein shall automatically become effective for all purposes and shall completely supercede any similar schedule which was contained in any Declaration or supplement previously recorded in connection with the project or any portion of the Additional land. Upon recordation of such supplements, they shall automatically supplement this Declaration, the Survey Map, and any supplements previously recorded. At any point in time, the Declaration and the Survey Map for the project shall consist of this Declaration and the Survey Map initially effective hereunder, as amended and expanded by all supplements therefore recorded pursuant to the terms hereof.

Such parts of or interest in a portion of the Additional Land which is added to the Project as do not become Units shall be and remain Common Areas and Facilities. Until such time as any given portion of the Additional Land added to the Project has been fully developed and improved in the manner contemplated by the instruments through which such portion was added, unless Declarant gives its prior written consent thereto, no easement, right-of-way, or similar matter affecting any portion shall be granted or created, no improvement to or work on any part of such portion shall occur, and no other action shall be taken with respect to such portion which would or might impair Declarant's ability to exercise its rights concerning the same.

13.7 No Obligation to Expand. Except to the extent specifically indicated herein, this Declaration is not intended and shall not be construed so as to impose upon Declarant any obligation respecting, or to restrict Declarant in any way with regard to:

(a) The addition to the Project of any or all of the Additional Land.

(b) The creation or construction of any Unit, Building, or other improvements.

(c) The carrying out in any particular way or within any particular time of any development or addition to the Project which may be undertaken.

(d) The taking of any particular action with respect to the subject Property, the Project, or any portion of the Additional Land.

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Except to the extent specifically indicated herein, no covenant, restriction, limitation, representation, or commitment in this Declaration concerning anything that is or is not to occur, apply, or be done on or relative to the Additional Land or any portion thereof shall be binding as to such of the Additional Land as is never added to the Project.

13.8 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural; the plural, the singular; and the use of any gender shall include all genders.

13.9 Severability. If any of the provisions of this Declaration or any paragraph, sentence, clause, phrase or word or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of the Declaration and the application of any such provision, paragraph, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

ARTICLE XIV

AVAILABILITY OF PROJECT DOCUMENTS

The Association shall at all times maintain current copies of the Declaration, Bylaws and rules concerning the Project as well as its own books, records and financial statements available for inspection by Owners or by holders, insurers and guarantors of first mortgages that are secured by Units in the Project. Such documents shall be available during normal business hours, or upon reasonable prior request. Any mortgage holder may prepare at its own expense and out of its statement for the proceeding fiscal year of the Association, and the Association shall provide such access as may be necessary for the preparation of such audited statement. In the event the Association chooses to have audited statements prepared, such audit statement shall be made available for inspection by such mortgage holder according to the terms and conditions of this paragraph.

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

By Bryce C. Nelson
Bryce C. Nelson President
Bryce Nelson Construction Inc.

EXHIBIT A
BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED N 89 DEGREES 46'21" ALONG THE SECTION LINE
816.36 FEET AND NORTH 1338.93 FEET FROM THE SOUTH 1/4 CORNER. SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE

N 00 DEGREES 12' 16" E	317.76'
S 89 DEGREES 00' 00" E	69.22'
N 00 DEGREES 16' 10" E	34.93'
S 89 DEGREES 34' 10" E	393.84'
S 00 DEGREES 00' 10" E	52.55'
N 89 DEGREES 44' 39" W	0.60'
S 00 DEGREES 05' 39" E	242.30'
S 00 DEGREES 10' 03" W	105.00'
N 89 DEGREES 49' 57" W	232.66'
N 59 DEGREES 20' 57" W	97.17'
N 89 DEGREES 34' 10" W	147.58' TO THE POINT OF BEGINNING

AREA = 4.00 ACRES.

BASIS OF BEARING -- N 89 DEGREES 46'21" E ALONG THE SECTION LINE

DATE

SURVEYOR

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EXHIBIT "B"

- 2(a) A description of the land or interests in the Project is attached hereto in the form of a survey map, or recorded plat, and incorporated herein by this reference.
- 2(b) Unit Identification. Units will be numbered by building and by individual unit by Provo City.
- 2(c) Common Areas and Facilities. Common Areas will consist of all areas between the buildings, including landscaped areas, sidewalks, and walkways. Other Common Areas will include a roadway, street, and parking lot areas. In addition, all areas not appurtenant to the buildings, as either a unit or exclusive use areas will be Common Areas.
- 2(d) Limited Common Areas. Parking spaces, and appurtenant to a Unit will be Limited Common Areas.

EXHIBIT "C"

PEACHTREE ANNUAL BUDJET

ITEM	PER-YEAR	PER-MONTH	PER-UNIT
WATER	8100	675	9
GARBAGE	2808	234	3.12
FIRE & LIABILITY	4896	408	5.44
SEWER	3600	300	4
GARDENING	8000	666.6667	8.888889
SNOW REMOVAL	1300	108.3333	1.444444
BLDG. MAINTENCE	3500	291.6667	3.888889
RESERVE ACCOUNT	4500	375	5
	36704	3058.667	40.78222*

* CONDO FEE WILL BE \$41.00 PER-MONTH

BYLAWS
OF
PEACHTREE ESTATES CONDOMINIUM OWNERS ASSOCIATION

A Nonprofit Corporation

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Pursuant to the provisions of the Utah Nonprofit Corporation and Co-operative Association, Act, the Board of Directors of Peachtree Estates Condominium Owners Association, a Utah nonprofit corporation, hereby adopts the following Bylaws for such nonprofit corporation.

ARTICLE I

NAME AND PRINCIPAL OFFICE

1.01 Name. The name of the nonprofit corporation is Peachtree Estates Condominium Owners Association, hereinafter referred to as the "Association."

1.02 Offices. The principal office of the Association is located at 165 West 920 South, Provo, Utah 84601.

ARTICLE II

DEFINITIONS

2.01 Definitions. Except as otherwise provided herein or as may be required by the context, all terms defined in Article I of the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Ownership for Peachtree Estates, a condominium subdivision, hereinafter referred to as the "Declaration," shall have such defined meanings when used in these Bylaws.

ARTICLE III

MEMBERS

3.01 Annual Meetings. The annual meeting of Members shall be held on the last Friday of September of each year at the hour of 10:00 o'clock a.m., beginning with the year following the year in which the Articles of Incorporation are filed, for the purpose of electing Directors and transacting such other business as may come before the meeting. If the election of Directors shall not be held on the day designated herein for the annual meeting of the Members, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the Members to be convened as soon thereafter as may be convenient. The Board of Directors may from time to time by resolution change the date and time for the annual meeting of the Members.

3.02 Special Meetings. Special meetings of the Members may be called by the Board of Directors, the President, or upon the written request of Members holding not less than ten percent (10%) of the total votes of the Association, such written request to state the purpose or purposes of the meeting and to be delivered to the Board of Directors or the President.

3.03 Place of Meetings. The Board of Directors may designate any place in Utah County, State of Utah as the place of

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meeting for any annual meeting or for any special meeting called by the Board. A waiver of notice signed by all of the Members may designate any place, either within or without the State of Utah, as the place for holding such meeting. If no designation is made, or if a special meeting is otherwise called, the place of the meeting shall be at the principal office of the Association.

3.04 Notice of Meetings. The Board of Directors shall cause written or printed notice of the time, place, and purpose of all meetings of the Members (whether annual or special) to be delivered, not more than fifty (50) or less than ten (10) days prior to the meeting, to each Member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail addressed to the Member at his registered address, with first class postage thereon prepaid. Each Member shall register with the Association such Member's current mailing address for purposes of notice hereunder. Such registered address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, a Member's Unit address shall be deemed to be his registered address for purposes of notice hereunder.

3.05 Members of Record. Upon purchasing a Condominium in the Project, each Owner shall promptly furnish to the Association a certified copy of the recorded instrument by which ownership of such Condominium has been vested in such Owner, which copy shall be maintained in the records of the Association. For the purpose of determining Members entitled to notice of or vote at any meeting of the members, or any adjournment thereof, the Board of Directors may designate a record date, which shall not be more than fifty (50) nor less than ten (10) days prior to the meeting, for determining Members entitled to notice of or vote at any meeting of the Members. If no record date is designated, the date on which notice of the meeting is mailed shall be deemed to be the record date for determining Members entitled to notice of or to vote at the meeting. The persons or entities appearing in the records of the Association on such record date as the Owners of record of condominiums in the Project shall be deemed to be the Members of record entitled to notice of and to vote at the meeting of the Members.

3.06 Quorum. At any meeting of the Members, the presence of Members holding, or holders of proxies entitled to cast, more than fifty percent (50%) of the Total Votes of the Association shall constitute a quorum for the transaction of business. In the event a quorum is not present at a meeting, the Members present (whether represented in person or by proxy), though less than a quorum, may adjourn the meeting to a later date. Notice thereof shall be delivered to the Members as provided above. At the reconvened meeting, the Members and proxy holders present shall constitute a quorum for the transaction of business.

3.07 Proxies. At each meeting of the Members, each Member entitled to vote shall be entitled to vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only

where the instrument authorizing such proxy to act shall have been executed by the Member himself or by his attorney thereunto duly authorized in writing. Such instrument authorizing a proxy to act shall be delivered at the beginning of the meeting to the Secretary of the Association or to such other office or person who may be acting as secretary of the meeting. The secretary of the meeting shall enter a record of all such proxies in the minutes of the meeting.

3.08 Votes. With respect to each matter submitted to a vote of the Members, each Member entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Condominium of such Member, as shown in the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the Members present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Members, unless a greater proportion is required by the Articles of Incorporation, these Bylaws, the Declaration, or Utah law. The election of directors shall be by secret ballot. If a membership is jointly held, all or any holders thereof may attend each meeting of the Members, but such holders must act unanimously to cast the votes relating to their joint Membership.

3.09 Waiver of Irregularities. All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting, form a proxies, and method of ascertaining Members present shall be deemed waived if no objection thereto is made at the meeting.

3.10 Informal Action by Members. Any action that is required or permitted to be taken at a meeting of the Members may be taken without a meeting, if a consent in writing, setting forth the action so taken, shall be signed by all of the Members entitled to vote with respect to the subject matter thereof.

ARTICLE IV

BOARD OF DIRECTORS

4.01 General Powers. The property, affairs, and business of the Association shall be managed by its Board of Directors. The Board of Directors may exercise all of the powers of the Association whether derived from law or the Articles of Incorporation, except such powers as are by law, by the Articles of Incorporation, by these Bylaws, or by the Declaration vested solely in the Members. The Board of Directors may by written contract delegate, in whole or in part, to a professional management organization or person(s) such of its duties, responsibilities, functions, and powers as are properly delegable.

4.02 Number, Tenure, and Qualifications. The number of Directors of the Association shall be at least three (3), but not more than nine (9). The initial Board of Directors specified in the

Articles of Incorporation shall serve until the Declarant turns over to the Members, in accordance with Utah law, the responsibility for electing Directors. At the first annual meeting of the Members held after the Declarant turns over to the members responsibility for electing Directors, the Members shall elect at least three (3) Directors to serve for a term of one (1) year. At each annual meeting thereafter, the Members shall vote to elect the appropriate number of Directors for the next succeeding term. All Directors, except Directors appointed by the Declarant, shall be Members of the Association.

4.03 Regular Meetings. The regular meeting of the Board of Directors shall be held without other notice than this Bylaw immediately after, and at the same place as, the annual meeting of the Members. The Board of Directors may provide by resolution the time and place, within Utah County, State of Utah, for the holding of additional regular meetings without other notice than such resolution.

4.04 Special Meetings. Special meetings of the Board of Directors may be called by or at the request of any Directors. The person or persons authorized to call special meetings of the Board of Directors may fix any place, within Utah County, State of Utah, as the place for holding any special meeting of the Board of Directors called by such person or persons. Notice of any special meeting shall be given at least five (5) days prior thereto by written notice delivered personally, or mailed to each Director at his registered address, or by Telegram. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail so addressed, with first-class postage thereon prepaid. If notice is given by telegram, such notice shall be deemed to have been delivered when the telegram is delivered to the telegraph company. Any Director may waive notice of a meeting.

4.05 Quorum and Manner of Acting. A majority of the then authorized number of Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The act of a majority of the Directors present at any meeting at which a quorum is present shall be the act of the Board of Directors. The Directors shall act only as a Board, and individual Directors shall have no powers as such.

4.06 Compensation. No Director shall receive compensation for any services that he may render to the Association as a Director; provided, however, that a Director may be reimbursed for expenses incurred in performance of his duties as a Director to the extent such expenses are approved by the Board of Directors and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a Director. Notwithstanding the foregoing, Declarant's costs incurred in organizing, incorporating and establishing the Association shall be reimbursed by the Association without requiring approval by the Board of Directors.

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4.07 Resignation and Removal. A Director may resign at any time by delivering a written resignation to either the President or the Board of Directors. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Director, except a Director appointed by the Declarant, may be removed at any time, for or without cause, by the affirmative vote of seventy-five percent (75%) of the Total Votes of the Association at a special meeting of the Members duly called for such purpose.

4.08 Vacancies and Newly Created Directorships. If vacancies shall occur in the Board of Directors by reason of the death, resignation, or disqualification of a Director (other than a Director appointed by Declarant), or if the authorized number of Directors shall be increased, the Directors then in office shall continue to act, and such vacancies or newly created Directorships shall be filled by a vote of the Directors then in office, though less than a quorum, in any way approved by such Director at the meeting. Any vacancy in the Board of Directors occurring by reason of removal of a Director by the Members may be filled by election at the meeting at which such Director is removed. If vacancies shall occur in the Board of Directors by reason of death, resignation, or removal of a Director appointed by the Declarant, such vacancies shall be filled by appointment to be made by the Declarant. Any Directors elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor or for the term of the newly created Directorship, as the case may be.

4.09 Informal Action by Directors. Any action that is required or permitted to be taken at a meeting of the Board of Directors, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors.

ARTICLE V

OFFICERS

5.01 Officers. The officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as may from time to time be appointed by the Board of Directors.

5.02 Election, Tenure, and Qualifications. The officers of the Association shall be chosen by the Board of Directors annually at the regular annual meeting of the Board of Directors. In the event of failure to choose officers at such regular annual meeting of the Board of Directors, officers may be chosen at any regular or special meeting of the Board of Directors. Each such officer (whether chosen at a regular annual meeting of the Board of Directors or otherwise) shall hold his office until the next ensuing regular annual meeting of the Board of Directors and until his successor shall have been chosen and qualified, or until his death, or until his resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any one person

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may hold any two or more of such offices, except that the President

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may not also be the Secretary. No person holding two or more offices shall act in or execute any instrument in the capacity of more than one office. The President, Vice president, Secretary, and Treasurer shall be and remain Directors of the Association during the entire term of their respective offices. No other officer need be a Director.

5.03 Subordinate Officers. The Board of Directors may from time to time appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board of Directors may from time to time determine. The Board of Directors may from time to time delegate to any officer or agent the power to appoint any such subordinate officers or agents and to prescribe their respective titles, terms of office, authorities, and duties. Subordinate officers need not be Members or Directors of the Association.

5.04 Resignation and Removal. Any officer may resign at any time by delivering a written resignation to the President or the Board of Directors. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed by the Board of Directors at any time, for or without cause.

5.05 Vacancies and Newly Created Offices. If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification, or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Board of Directors at any regular or special meeting.

5.06 The President. The President shall preside at meetings of the Board of Directors and at meetings of the Members. He shall sign on behalf of the Association all conveyances, mortgages, documents, instruments and contracts, and shall do and perform all other acts and things that the Board of Directors may require of him.

5.07 The Vice President. The Vice President shall act in the place and stead of the President in the event of the President's absence or inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

5.08 The Secretary. The Secretary shall keep the minutes of the Association and shall maintain such books and records as these Bylaws, the Declaration, or any resolution of the Board of Directors may require him to keep. The Secretary shall also act in the place and stead of the President in the event of the President's or Vice President's absence or inability or refusal to act. He shall be the custodian of the seal of the Association, if any, and shall affix such seal, if any, to all papers and instruments requiring the same. He shall perform such other duties as the Board of Directors may require of him.

5.09 The Treasurer. The Treasurer shall have the custody and control of the funds of the Association, subject to the action of the Board of Directors, and shall, when requested by the President to do so, report the state of the finances of the Association at each annual meeting of the Members and at any meeting of the Board of Directors. He shall perform such other duties as the Board of Directors may require of him.

5.10 Compensation. No officer shall receive compensation for any services that he may render to the Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of his duties as an officer to the extent such expenses are approved by the Board of Directors and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as an officer. Notwithstanding the foregoing, Declarant's costs incurred in organizing, incorporating and establishing the Association shall be reimbursed by the Association without requiring approval by the Board of Directors.

ARTICLE VI

COMMITTEES

6.01 Designation of Committees. The Board of Directors may from time to time by resolution designate such committees as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The membership of each such committee designated hereunder shall include at least two (2) Directors. No committee member shall receive compensation for services that he may render to the Association as a committee member; provided, however, that a committee member may be reimbursed for expenses incurred in performance of his duties as a committee member to the extent that such expenses are approved by the Board of Directors and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a committee member.

6.02 Proceedings of Committees. Each committee designated hereunder by the Board of Directors may appoint its own presiding and recording officers and may meet at such place and times and upon such notice as such committee may from time to time determine. Each such committee shall keep a record of its proceedings and shall regularly report such proceedings to the Board of Directors.

6.03 Quorum and Manner of Acting. At each meeting of any committee designated hereunder by the Board of Directors, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event less than two members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such

committee. The members of any committee designated by the Board of Directors hereunder shall act only as a committee, and the individual members thereof shall have no powers as such.

6.04 Resignation and Removal. Any member of any committee designated hereunder by the Board of Directors may resign at any time by delivering a written resignation to the President, the Board of Directors, or the presiding officer of the committee of which he is a member. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board of Directors may at any time, for or without cause, remove any member of any committee designated by it hereunder. Failure to deliver said resignation shall not act to prevent said member from resigning.

6.05 Vacancies. If any vacancy shall occur in any committee designated by the Board of Directors hereunder, due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy, constitute the then total authorized membership of the committee and, provided that two or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board of Directors.

ARTICLES VII

INDEMNIFICATION

7.01 Indemnification Third Party Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was the Declarant, a Director or officer of the Association, or is or was serving at the request of the Association as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit, or proceeding by an adverse judgment, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and to a manner which he reasonably believed to be in or not opposed to the best interests of the Association and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

7.02 Indemnification Association Actions. The Association

shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was the Declarant, a Director or officer of the Association, or is or was serving at the request of the Association as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise against expenses (including attorney's fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association and except that no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

7.03 Determinations. To the extent that a person has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section 7.01 or 7.02 hereof, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith. Any other indemnification under Sections 7.01 or 7.02 hereof shall be made by the Association only upon a determination that indemnification of the person is proper in the circumstances because he has met the applicable standard of conduct set forth respectively in Sections 7.01 or 7.02 hereof. Such determination shall be made either (i) by the Board of Directors by a majority vote of disinterested Directors or (ii) by independent legal counsel in a written opinion, or (iii) by the Members by the affirmative vote of at least fifty percent (50%) of the Total Votes of the Association at any meeting duly called for such purpose.

7.04 Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding as contemplated in this Article may be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon a majority vote of a quorum of the Board of Directors and upon receipt of an undertaking by or on behalf of the person to repay such amount or amounts unless it ultimately be determined that he is entitled to be indemnified by the Association as authorized by this Article or otherwise.

7.05 Scope of Indemnification. The indemnification provided for by this Article shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any provision in the Association's Articles of Incorporation, Bylaws, agreements, vote of disinterested Members or Directors, or otherwise, both as to action in his official capacity and as to

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action in another capacity while holding such office. The indemnification authorized by this Article shall apply to all present and future Directors, officers, employees, and agents of the Association and shall continue as to such persons who cease to be Directors officers, employees, or agents of the Association and shall insure to the benefit of the heirs and personal representatives of all such persons and shall be in addition to all other rights to which such persons may be entitled as a matter of law.

7.06 Insurance. The Association may purchase and maintain insurance on behalf of any person who was or is a Directors officer, employee, or agent of the Association, or who was or is serving at the request of the Association as a director, officer, employee, or agent of another corporation, entity, or enterprise (whether for profit or not for profit), against any liability asserted against him or incurred by him in any such capacity or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the laws of the State of Utah, as the same may hereafter be amended or modified.

7.07 Payments and Premiums. All indemnification payments made, and all insurance premiums for insurance maintained, pursuant to this Article shall constitute valid and justified expenses of the Association and shall be paid with funds of the Association.

ARTICLE VIII

FISCAL YEAR AND SEAL

8.01 Fiscal Year. The fiscal year of the Association shall begin on the 1st day of January each year and shall end on the 31st day of December next following, except that the first fiscal year shall begin on the date of incorporation.

8.02 Seal. The Board of Directors may by resolution provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, and the words "Corporate Seal."

ARTICLE IX

RULES AND REGULATIONS

9.01 Rules and regulations. The Board of Directors may from time to time adopt, amend, repeal, and enforce reasonable rules and regulations governing the use and operation of the Project, to the extent that such rules and regulations are not inconsistent with the rights and duties set forth in the Articles of Incorporation, the Declaration, or these Bylaws. The Members shall be provided with copies of all rules and regulations adopted by the Board of Directors, and with copies of all amendments and revisions thereof.

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ARTICLE X

AMENDMENTS

10.01 Amendments. Except as otherwise provided by law, by the Articles of Incorporation, by the Declaration, or by these Bylaws, these Bylaws may be amended, altered, or repealed and new bylaws may be made and adopted by the Members upon the affirmative vote of at least fifty-one percent (51%) of the Total Votes of the Association; provided, however, that such action shall not be effective unless and until a written instrument setting forth (i) the amended, altered, repealed, or new bylaw, (ii) the number of votes cast in favor of such action, and (iii) the Total Votes of the Association, shall have been executed and verified by the current President of the Association and recorded in the office of the County Recorder of Utah County, State of Utah; and provided that the prior written approval of at least seventy-five percent (75%) of all institutional holders which have a first mortgage lien on any unit in the Project, based on one vote for each mortgage, shall be required before making any material amendment to the Declaration, the Articles, or the Bylaws, including but not limited to any amendment which would change the percentage interests of the Unit owners in the Project.

10.02 Abandonment. Unless otherwise provided by law, the prior written approval of at least seventy-five percent (75%) of all institutional holders which have a first mortgage lien on any unit in the Project, based on one vote for each mortgage, shall be required before the Project may be abandoned or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain.

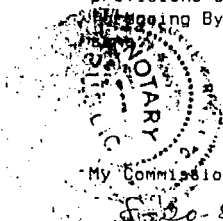
OWNER'S CONSENT

On this _____ day of _____, 198_, the undersigned Bryce Nelson, as the Declarant and owner of the land upon which the Project is located, does hereby consent to and execute these bylaws together with the directors of the association in accordance with the provisions of the Utah Condominium Ownership Act.

ACKNOWLEDGMENTS

STATE OF Utah)
 : SS.
COUNTY OF Utah)

On the 31 day of December, 1986, personally appeared before me Bryce C. Nelson, President of Bryce Nelson Construction, Inc., and _____, who being by me duly sworn did say that he is the owner(s) of the land hereby committed to the provisions of the Condominium Act and the signers of the within and foregoing Bylaws, who duly acknowledged to me that they executed the



Bryce C. Nelson
NOTARY PUBLIC
Residing at _____

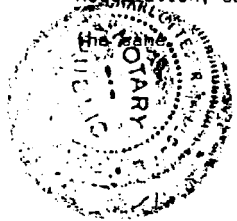
My Commission Expires:

12-30-87

DATED this 31 day of December, 1986.

STATE OF _____)
 : ss.
COUNTY OF _____)

On the ____ day of _____, 1986, personally appeared before me _____, _____, and _____ the signers of the above and forgoing Bylaws of Peachtree Estates Owners Association, each of whom duly acknowledged to me that he executed



Bryce C. Nelson

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