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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
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DEP RT REC'D FOR BOUNTIFUL CITY

**After recording, return to:**

Shawnee Griffeth  
Third North PUD  
182 West 300 North, #4  
Bountiful, UT 84010

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**SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS TO CONVERT THE THIRD NORTH  
CONDOMINIUMS FROM A CONDOMINIUM TO A PLANNED UNIT  
DEVELOPMENT NOW KNOWN AS THIRD NORTH PUD**

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THIS SUPPLEMENTAL DECLARATION (the "Declaration") is made this 9 day of April, 2015, by the owners of the real property described below (the "Declarants") and the Homeowner's Association associated therewith. The purpose of this Declaration is to amend the Original Declaration (the "Original Declaration") entered into and recorded in or about August of 2004 to convert the property from a Condominium Subdivision to a Planned Unit Development now referred to as Third North PUD and as those terms are defined by City Code and State law.

**RECITALS:**

A. Declarants are the record Owners of certain real property in the County of Davis, State of Utah which is more particularly described as follows:

ALL OF UNIT 1, THIRD NORTH CONDO.

Land Tax Serial No. 03-221-0001

ALL OF UNIT 2, THIRD NORTH CONDO.

Land Tax Serial No. 03-221-0002

ALL OF UNIT 3, THIRD NORTH CONDO.

Land Tax Serial No. 03-221-0003

ALL OF UNIT 4, THIRD NORTH CONDO.

Land Tax Serial No. 03-221-0004

COMMON AREA, THIRD NORTH CONDO. CONT 0.204 ACRES (THE INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR REFERENCE PURPOSES ONLY & THIS PARCEL IS NOT TO BE CONSTRUED AS A SEPARATELY TAXABLE PARCEL OF LAND.)

Land Tax Serial No. 03-221-0005.

B. The Original Declaration provides that Declarants shall have the right and option, from time to time, at any time, to amend the provisions of the Declaration and to subject property to additional restrictions by the recordation of a Supplemental Declaration, which shall be effective upon filing for recordation, unless otherwise provided therein.

C. Declarants desire to subject the real property located in Davis County, Utah ("Subject Property") to the provisions of the Declaration.

D. Declarants own all of the Subject Property.

E. Declarants are executing and delivering this Supplemental Declaration for the purpose of subjecting the Subject Property to the provisions of the Declaration.

F. Declarants are the owners of certain units and certain other improvements heretofore constructed or hereafter to be constructed upon the LLC Parcel which property shall constitute a community ownership agreement (the "Project") under the terms of the provisions of the Utah Community Ownership Act (Title 57, Chapter 8, *Utah Code Ann.*, as amended) and it is the desire and the intention of Declarants to convert the Project into a Planned Unit Development so that the Declarants and their successors may sell and convey the individual units to various purchasers subject to the covenants, conditions and restrictions herein reserved to be kept and observed.

G. Declarants desire, by filing this Declaration, to impose upon the real property constituting the Project and all the improvements now or hereafter constructed thereon mutually beneficial restrictions under a general plan of improvement and operation for the benefit of the Project and the Owners thereof.

H. The purpose of this instrument is to provide for the preservation of the values of both Units and Common Area within the Project, for the maintenance of the Common Areas therein, and to convert the Project from a Condominium Development to a Planned Unit Development.

I. From and after the effective date hereof: (a) Each part of the Project and each Unit shall constitute constituent parts of a single Community Ownership Development; (b) the Project consist of the Units and of any Common Areas which are described herein or depicted on the Plat; (c) The Declaration of Protective Covenants, Conditions, Easements and Restrictions for the Project shall consist of this document, as the same may be modified; amended; supplemented; or expanded in accordance with the provisions hereof; and (d) The Plat of the Project shall consist of the instrument which is identified as such in Article II hereof.

NOW, THEREFORE, the Declarants do hereby publish and declare that the Project described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property consisting of the Project and be binding on all parties having any right, title, or interest in the described Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each Owner thereof.

**ARTICLE I**  
**Definitions**

When used in this Declaration, each of the following terms shall have the meaning indicated:

1.01 “*Articles*” shall mean and refer to the Articles of Incorporation of the Association, which are or shall be filed in the Office of the Division of Corporations and Commercial Code, State of Utah, as amended from time to time.

1.02 “*Assessment*” shall mean the amount which is to be levied and assessed against each Unit and paid by each Owner to the Association for Association expenses and purposes.

1.03 “*Association*” shall mean the Third North Condominium Owners Association, a Utah nonprofit corporation, its successors and assigns.

1.04 “*Board*” shall mean the Board of the Association.

1.05 “*Bylaws*” shall mean and refer to the Bylaws of the Association as adopted by the Association and as amended from time to time.

1.06 “*Common Area*” shall mean all real property (including the improvements thereon) owned by the Association for the common use and enjoyment of the Owners, as identified in the Plat. The Common Area to be owned by the Association at the time of the conveyance of the first Unit shall constitute all portions of the Project, except the Units.

1.07 “*Common Expense*” shall have the meaning assigned to it in this Declaration.

1.08 “*Declarants*” shall mean the Declarants identified in the Recitals to this Declaration.

1.09 “*Declaration*” shall mean this Declaration of Protective Covenants, Conditions, Easements and Restrictions of the Third North PUD, Bountiful City, Davis County, Utah, as the same may be supplemented or amended from time to time.

1.10 “*Limited Common Areas*” shall mean and include those common areas and facilities designated in the Declaration or the Plat as reserved for the use of a certain Unit or Units to the exclusion of the other Units as designated on the Plat.

1.11 “*Mortgage*” shall mean any first mortgage, first deed of trust, or other security instrument which constitutes a first lien by which a Unit or any part thereof is encumbered.

1.12 “*Owner*” shall mean any person who is the owner of record (as reflected by the records in the office of the County Recorder of Davis County, Utah) of a fee or undivided fee interest in any Unit, and any contract purchaser of any Unit. Notwithstanding any applicable theory relating to mortgages, no Mortgagee nor any trustee or beneficiary of a deed of trust or trust deed shall be an Owner unless such party acquires fee title pursuant to foreclosure or sale or conveyance in lieu thereof. Declarant shall be an Owner with respect to each Unit owned by it. Multiple Owners of a particular Unit shall be jointly and severally liable as to all obligations and responsibilities of an Owner.

1.13 “*Plat*” shall mean the Plat identified in the Recitals to this Declaration.

1.14 “*Project*” shall mean the Property to be divided into Units, including all structures, improvements, appurtenances and common areas located or constructed thereon or belonging thereto. The Project is not a co-operative.

1.15 “*Unit*” shall mean and refer to any one of the numbered Units within the Project as such are shown upon and designated on the Plat for private ownership and individually numbered and are intended to be used as a single residence.

## **ARTICLE II** **Submission and Division of Project**

2.01 *Submission to Act.* The Declarants hereby submit the Project to the provisions of this Declaration and the Plat. Each and every portion of the Project is and shall hereafter be held, conveyed, devised, mortgaged, encumbered, leased, rented, occupied, improved, and otherwise used as a community ownership development to be known as Third North PUD. All of the Project is, and shall hereafter be, subject to the covenants, conditions, restrictions, uses, limitations, and obligations set forth herein, each and all of which are declared and agreed to be for the benefit of the Project. Further, each and all of the provisions hereof shall be deemed to run with the land and shall be a burden and a benefit to the Declarants, Declarants’ successors and assigns, and to any person or entity acquiring or owning an interest in the real property and improvements comprising the Project, and the heirs, devisees, personal representatives, successors, and assigns of any such person or entity. This submission is made subject to all patent reservations and exclusions, all easements and rights-of-way of sight or record, an easement for each and every pipe, line, cable, wire, utility line, or similar facility which presently does, or in the future may, traverse or partially occupy the Subject Property and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

2.02 *Division into Units, Limited Common Area and Common Area.* The Project is hereby divided into four (4) Units, each consisting of a fee simple interest in a portion of the Project as said Project is defined in the Plat. The Limited Common Area is for the exclusive use and benefit of the Owner or Owners of the Units served thereby. All portions of the Project not designated as Units or

Limited Common Area shall constitute the Common Area which shall be owned by the Association for the benefit of all Owners in accordance with the provisions of this Declaration.

**ARTICLE III**  
**Nature and Incidents of Ownership**

3.01 *Separate Ownership.* Each Unit and any other improvements constructed thereon, is and shall hereafter be a parcel of real property which may be separately held, conveyed, devised, mortgaged, encumbered, leased, rented, occupied, improved, and otherwise used in accordance with the provisions of this Declaration.

3.02 *Use and Occupancy.* Subject to the limitations contained in this Declaration, each Owner shall have the non-exclusive right to use and enjoy the Common Area and the exclusive right to use and enjoy said Owner's Unit.

3.03 *Exterior of Units.* Each Owner shall keep the exterior of each Owner's Unit, including without limitation, exterior walls, roofs, gutters, drain spouts, all exterior building surfaces, and any and all other exterior improvements to the Unit in a sanitary condition and in a state of good repair. In the event that any Unit should develop an unsanitary condition or fall into a state of disrepair due to the willful or negligent conduct, or lack of conduct, of the Owner of such Unit, the Association shall have the right at the expense of the Owner, and without liability to the Owner for trespass or otherwise, to correct or eliminate said condition at the Owner's expense.

3.04 *Interior of Units.* Each Owner of a Unit shall, at the Owner's expense, keep the interior of such Unit and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition. Except to the extent that the Association is protected by insurance against damage, the Owner shall repair all damages to the Unit caused by the act, negligence or carelessness of the Owner or that of any tenant or subtenant and all such repairs shall be of a quality and kind equal to the original work as determined and approved in writing by the Association. In addition to keeping the interior of the Unit in good repair, the Owner shall be responsible for the maintenance or repair of any plumbing, fixtures, air conditioning and heating equipment and other fixtures that may be in or connected with the Unit.

3.05 *Limited Common Area Maintenance.* The Association shall be responsible to keep the Limited Common Areas in a state of good repair and maintenance free from all damage and accumulations of snow, refuse, rubbish and other inappropriate materials of any kind, but the Association may from time to time delegate this responsibility to each respective Owner by written notice so long as such delegation shall be made to all Owners at the same time.

3.06 *Maintenance of Culinary and Sewer Water Laterals.* Each Owner of a Unit shall, at the Owner's expense, maintain, repair and, as necessary, replace culinary and sewer water laterals located within the Owner's Unit.

3.07 *Common Area Maintenance.* The Association shall be responsible to keep the Common Area in a state of good repair and maintenance, free from all damage and accumulations of

snow, refuse, rubbish, and other inappropriate materials of any kind. Notwithstanding the foregoing, the Association may, from time to time, delegate this responsibility to each respective Owner by written notice, so long as such delegation shall be made to all Owners at the same time.

**3.08 Architectural Control.**

(a) No Unit may be demolished and no building or other structure replacing the Unit shall be commenced, erected, or maintained, nor shall any exterior addition to or change (including painting) or alteration therein be made until the Plans and Specifications showing the nature, kind, shape, height, colors, materials, and location of the same have been submitted to and approved in writing as to harmony of external design and location to surrounding structures and topography by the Board or by an architectural control 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 sixty (60) 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. Any and all construction, improvements or alterations shall meet all requirements of Bountiful City.

(b) No fence or fences of any nature whatsoever shall be constructed, placed upon, or maintained in proximity to any Unit or any portion thereof without the express prior written approval of the Board or the architectural control committee in accordance with the provisions of this Section.

**3.09 No Subdivision.** No Owner shall cause a Unit to be divided in any manner so as to permit the ownership thereof by more than one owner, and any documents purporting to convey any portion of a Unit shall be void and of no effect unless a transfer shall be approved in writing in accordance with the provisions of this Section.

**3.10 Party Walls.** The general rules of law regarding Party Walls and liability for property damage due to negligence or willful acts or omissions shall apply to all commonly shared walls. The term Party Wall as used in this Section shall refer to and include all structural components thereof, including the foundation thereof; plumbing and electrical components located within the Party Wall; trusses, shingles and other roof components; and any and all other such items normally required for the construction and use of a Party Wall. Specific provisions with respect to such Party Wall within the Project shall be as follows:

(a) the cost of reasonable repair and maintenance of a Party Wall shall be shared by each Owner who makes use of the Party Wall in proportion to such Owner's use. No change to the exterior or structural elements of a Party Wall may be made without the written consent of all other Owner's having an interest in such Party Wall;

(b) if a Party Wall is destroyed or damaged by fire, or other casualty, any Owner who has used the Party Wall may restore it, and if any other Owner thereafter makes use of the Party Wall, each such Owner shall contribute to the cost of the restoration in proportion to such Owner's use without prejudice, however, to the right of any such Owner to call for a larger contribution from other Owner's under any rule of law regarding liability for negligent or willful acts or omissions;

(c) notwithstanding any other provisions of this Section, an Owner whose negligent or willful act causes the Party Wall to be exposed to the elements, shall bear the whole cost of repairing any such exposure and of furnishing the necessary protection against such Owners;

(d) right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors-in-title;

(e) in the event of any dispute arising concerning the Party Wall, or under the other provisions of this Section, each Party to such dispute shall chose one (1) arbitrator and such arbitrators shall chose an additional arbitrator and the decision of such arbitrators shall be by a majority of all arbitrators so selected and such decision shall be binding upon the Parties to the dispute.

#### **ARTICLE IV**

#### **Title to Units, Limited Common Area and Common Area**

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

4.02 *Title to Common Area.* Title to the Common Area within the Project shall be held in the name of the Association and is subject to the rights of any Owner to the non-exclusive use of the Common Area in any manner that does not hinder or encroach upon the rights of others and is not contrary to the provisions of this Declaration and to any Rules and Regulations promulgated by the Association for the use thereof. All Owners within the Project acknowledge that the ownership of the Common Area by the Association is in the best interest of the Owners and that the City will not be responsible for the Common Area, now, or at any future date.

4.03 *Title to Limited Common Areas.* Title to Limited Common Areas within the Project shall be held in the name of the Association, but shall be subject to the exclusive rights of the Owner(s) for whose benefit and use they have been designated, all in accordance with the provisions of this Declaration.

4.04 *Inseparability.* Every devise, encumbrance, conveyance, or other disposition of a Unit shall be construed to be a devise, encumbrance, conveyance, or other disposition of the entire

Unit, together with all appurtenant rights created by law or by this Declaration, including appurtenant membership in the Association as hereinafter set forth.

4.05 *No Partition.* The Common Area shall be owned by the Association, and no Owner may bring any action for partition thereof.

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

4.07 *Separate Taxation.* Each Unit in the Project shall be assessed separately for all taxes, Assessments, and other charges of the State of Utah or of any political subdivision thereof or of any special improvement district or of any other taxing or assessing authority. For purposes of assessment, the valuation of the Common Area shall be assessed separately from the Units. No forfeiture or sale of any Unit constructed thereon for delinquent taxes, Assessments, or other governmental charges shall divest or in any manner affect title to any other Unit.

4.08 *Mechanic's Liens.* No labor performed or material furnished for use in connection with any Unit constructed thereon with the consent, or at the request of, an Owner or his or her agent or subcontractor shall create any right to file a statement of mechanic's lien against a Unit of any other Owner not expressly consenting to or requesting the same or against any interest in the Common Area unless such work shall have been performed upon the express written consent of the Association and the labor performed or material furnished shall have been provided directly for the improvement, repair, or construction of the Common Area.

4.09 *Description of Unit.* Each respective Unit shall be legally described for all purposes by using the applicable Unit number as established and described on the Plat. Every contract for the sale of a Unit and every other instrument affecting title to the Unit within the Project may describe the Unit by its identifying number or symbol as indicated on the Plat. Such description will be construed to describe the Unit and incorporate all the rights incident to ownership of a Unit within the Project and all of the limitations on such ownership as such ownership is described in this Declaration and/or the Articles of Incorporation and Bylaws of the Association, whether or not such rights are expressly set forth within such instruments.

## ARTICLE V Easements

5.01 *Right to Ingress, Egress, and Enjoyment.* Each Owner shall have the right to ingress and egress over, upon, and across the Common Area and shall have the right of easement and enjoyment in and to the Common Area which shall be appurtenant to and pass with the title to every Unit subject to the terms and conditions of said easements as herein set forth.



5.02 *Easement for Temporary Use by Declarant.* Declarant, for itself, its successors and assigns, and its and their agents, employees, contractors, subcontractors, and other authorized personnel, reserves for a period of five (5) years following the date of recordation of this Declaration an exclusive easement in gross in, over, and through the Common Area for the purposes of (i) marketing and selling the Units; (ii) displaying signs; and (iii) showing the Units. The use of such easement shall not interfere with or diminish the rights of Owners to use and occupy each respective Owner's Unit or interfere with the use and occupancy of the Common Area.

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

5.04 *Easement for Maintenance of Units.* The Association, its agents, employees, or subcontractors, shall have the right of easement over and across each Unit, for the purpose of maintaining the Unit in accordance with the provisions of this Section including the purpose of maintaining, repairing or replacing, as necessary, any and all utilities or laterals that may traverse said Units.

5.05 *Further Reciprocal Easements.* Attached to this Declaration as Exhibit "A", and incorporated herein by reference, is a drawing prepared by Reeve & Associates, Inc., identifying the location of utilities and water/sewer laterals, together with a detention pond located within Parcel A (the "Infrastructure"). Declarants shall have such reciprocal easements as are necessary to maintain and enjoy the Infrastructure.

## **ARTICLE VI** **Restrictions on Use**

6.01 *Residential Uses.* All Units are intended to be used for residential activities only; provided, however, that nothing herein shall be deemed to prevent any Owner or his or her duly authorized agent from renting or leasing his or her Unit from time to time.

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

6.03 *Prohibition of Damage and Certain Activities.* Except with the prior written consent of the Association, nothing shall be done or kept in any Unit which would result in cancellation of any insurance on the Project or any part thereof, nor shall anything be done or kept in any Unit which would increase the rate of insurance on the Project or any part thereof over that which, but for such activity, would be paid. Nothing shall be done or kept in any Unit, or upon the Common Area, or

upon any part of the Project which would be in violation of any statute, ordinance, regulation, rule, permit, or other validly imposed requirement of any governmental authority. No damage to, or waste of, the Common Area or any part thereof shall be committed by any Owner or guest or invitee of any Owner, and each such Owner shall indemnify and hold harmless the Association and the other Owners against all loss resulting from any such damage or waste caused by such Owner, his or her family guests, tenants, licensees, or invitees.

6.04 *Rules and Regulations.* Each Owner and any person or persons occupying a Unit or using any facility within the Project shall comply with each and every provision of the Rules and Regulations governing use of the Project as such Rules and Regulations may from time to time be adopted, amended, or revised by the Association pursuant to this Declaration.

6.05 *Garbage, Refuse and Debris.* All trash, refuse, waste, dust, debris and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate thereon. All containers for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and shall be stored in Owner's Unit. Such containers may be placed for collection not more than twelve (12) hours prior to the scheduled collection date and shall be removed from the view of the general public and stored in a reasonably prompt manner after collection.

6.06 *Nuisances.* No automobiles, boats, trailers or other vehicles shall be stored within the Common Area or Limited Common Area. No rubbish or debris of any kind shall be placed or permitted by an Owner upon the Common Area or Limited Common Area so as to render the Common Area or Limited Common Area, or any portion thereof, unsanitary, unsightly, offensive or detrimental to other Owners. No Owner shall use a Unit or any part of the Project in such manner so as to obstruct or interfere with the enjoyment of other Owners.

## ARTICLE VII The Association

7.01 *The Association.* The administration of this Project shall be through the THIRD NORTH PUD OWNER'S ASSOCIATION, a Utah non-profit corporation, which has been organized and will be operated to perform the functions and provide the services contemplated in this Declaration. Said Association shall operate in accordance with the laws of the State of Utah, and with the Articles of Incorporation of the Association and the Bylaws of the Association which have been adopted in accordance therewith. A true copy of the duly adopted Bylaws of the Association shall be available for inspection and copying by any Owner during regular business hours at the offices of the Association.

7.02 *Membership.* Each Owner shall be entitled and required to be a Member of the Association. Membership shall begin immediately and automatically upon becoming an Owner and shall terminate immediately and automatically upon ceasing to be an Owner. If title to a Unit is held by more than one person, the membership appurtenant to that Unit shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which title to the Unit is held. An Owner shall be entitled to one membership for each Unit owned by said Owner. Each Membership shall be appurtenant to the Unit to which it relates and shall be transferred automatically

by conveyance of that Unit. Ownership of a Unit within the Project cannot be separated from membership in the Association, and any devise, conveyance, or disposition of a Unit shall be construed to be a devise, conveyance, or other disposition, respectively, of that Owner's membership in the Association and all rights appurtenant thereto. No person or entity other than an Owner may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of a Unit.

7.03 *Board of Directors.* The Association shall be governed by a Board of Directors as the same shall be established and defined in the Bylaws of the Association.

7.04 *Votes.* Each Owner shall be entitled to one (1) vote for each Unit owned. If a membership is jointly held, all or any holders of the joint membership may attend any and all meetings of the Members of the Association, but such holders of the joint membership must act unanimously to cast the one (1) vote relating to their joint membership.

7.05 *Classes of Membership.* There shall be only one (1) class of voting membership whereby each Member shall be entitled to one (1) vote for each Unit owned.

7.06 *Amplification.* The provisions of this Article VII may be amplified by the Articles of Incorporation and Bylaws of the Association; provided, however:

(a) no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth in this Declaration;

(b) in the event of a lack of a Quorum comprised of fifty-one percent (51%) of the outstanding votes at a regular or special meeting of the Owners called to increase (or decrease) the Regular Assessment or a Special Assessment, another special meeting shall be called by sending notice of said meeting by certified mail stating the intent thereof and providing a minimum of fourteen (14) days written notice. At the subsequent special meeting, the Quorum shall consist of those Owners present and a majority vote of the Owners attending shall be sufficient to constitute an increase (or decrease) to the Regular Assessment or any Special Assessment.

7.07 *Power of Attorney and Amendments.* Each Owner makes, constitutes, and appoints the Association the true and lawful attorney in said Owner's name, place, and stead to make, execute, sign, acknowledge, and file with respect to the Project such amendments to this Declaration and the Plat as may be required by law or by vote taken pursuant to the provisions of this Declaration.

## **ARTICLE VIII** **Certain Rights and Obligations of the Association**

8.01 *The Common Area.* The Association, subject to the rights and duties of the Owners as set forth in this Declaration, shall be responsible for the exclusive management, control, operation, and maintenance of the Common Area, including all improvements thereon, and shall keep the same in a good, clean, attractive, safe, and sanitary order and repair. All goods and services procured by

the Association in performing its responsibilities under this Section shall be paid for with funds from the Common Expense Fund. All Owners within the Project acknowledge that the ownership of the Common Area by the Association is in the best interest of the Owners and that the City will not be responsible for the Common Area, now, or at any future date.

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

**8.03 *Rules and Regulations.*** The Association may make reasonable Rules and Regulations governing the use of the Common Area and Limited Common Area; provided, however, that such Rules and Regulations shall be consistent with the rights and obligations established by this Declaration. The Association shall send by first class U.S. mail, postage prepaid, to each Owner, at the address set forth in the Register of Owners established in the Bylaws, a copy of all such Rules and Regulations, all amendments thereto and any rescissions thereof. Such Rules and Regulations shall take effect fifteen (15) days after adoption by the Association. The Association or any aggrieved Owner may initiate and prosecute appropriate legal proceedings against an offending Owner to enforce compliance with such Rules and Regulations or to recover damages caused by non-compliance therewith as may be permitted by law. In the event the Association shall initiate any such legal proceedings, the Association shall be entitled to recover from the offending Owner costs and expenses incurred by the Association in connection with such proceedings, including court costs and reasonable attorney's fees both before and after judgment.

**8.04 *Creation of Easements.*** The Association may, without vote or consent of the Owners or of any other person, grant or create, on such terms as it deems advisable, reasonable utility and similar easements over, under, across, or through the Project and, with Declarant's approval, the remainder of Parcel A, which may be determined by the Association to be reasonably necessary.

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

**8.06 *Powers of the Association.*** Notwithstanding the powers of the Association as set forth in this Article VIII, the Association shall not enter into a contract with a third person or entity whereby such person or entity shall furnish goods or services for the Project for a term longer than one (1) year unless authorized by eighty percent (80%) of the Owners, except for:

(a) a contract with a public utility company if the rates charged for the materials or services are regulated by the Public Service Commission; provided, however, that the contract shall not exceed the shortest term for which the supplier will contract at the regulated rate; or

(b) prepaid casualty and/or liability insurance policies not to exceed three (3) years duration, provided that the policy permits short rate cancellation by the insured.

8.07 *Financial Statements.* The Association shall cause financial statements for the Association to be prepared at least annually, or at more frequent intervals if required by a vote of the Owners, and cause copies thereof to be made available to all Owners. Such statements shall be prepared in accordance with normally accepted accounting procedures and presented in such a manner as to fairly and accurately reflect the financial condition of the Association. The financial books of the Association shall be available for inspection by any Owner or his or her duly authorized representative at any time during the normal business hours of the Association at such place as the books shall be normally maintained.

## **ARTICLE IX** **Assessments**

9.01 *Assessments.* The Association shall have the right to charge to, and collect from, each Owner of a Unit within the Project said Owner's *pro rata* share of all sums which are expended on behalf of all Owners and all sums which are required by the Association to perform or exercise the functions, duties, rights, and powers of the Association under this Declaration, the Articles of Incorporation of the Association, or the Bylaws adopted in accordance with the provisions thereof. All such sums which are charged and collected for such purposes shall be collectively referred to herein as "Assessments." The term "Assessments" shall also include each and every annual Regular Assessment and each and every Special Assessment levied in accordance with the provisions hereof.

9.02 *Agreement to Pay Assessments.* Declarant, for each Unit owned by it and each Owner, for each Unit owned, by the acceptance of instruments of conveyance and transfer therefor, whether or not it be so expressed in said instruments, shall be deemed to covenant and agree with each other and with the Association to pay to the Association all Assessments made for the purposes provided for in this Declaration. Such Assessments shall be fixed, established, and collected from time to time as provided in this Article.

9.03 *Commencement of Assessments.* Regular Assessments shall commence against all Units on the first day of the first calendar month following recordation of a conveyance instrument transferring the first Unit within the Project to an Owner.

9.04 *Regular Assessments.* A Regular Assessment shall consist of each Owner's *pro rata* share of the estimated annual total of: (1) the amount which is reasonably anticipated to be expended on behalf of all Owners, and (2) the sum of all amounts which are required to perform or exercise the rights, powers, and duties of the Association during each fiscal year. A Regular

Assessment shall be computed and levied annually against each Unit in accordance with the provisions hereof as follows:

(a) *Common Expense.* Each Regular Assessment shall be based upon an advance estimate of the Association's cash requirements to provide for payment of all estimated expenses arising out of, or connected with, maintenance and operation of the Common Area as set forth in this Declaration, the maintenance of the Units as set forth in this Declaration, and for the provision of utility services (to the extent not separately metered or billed), and all other common items to the Project for the fiscal year for which the Regular Assessment is being made. Such estimated expenses may include, among other things, and without limitation, the following: governmental taxes, Special Assessments, and real property taxes attributable to the Common Area; premiums for all insurance that the Association is required or permitted to maintain hereunder; repairs and maintenance of the Common Area and the Units; cost of capital improvements to Common Areas; utility charges for utility services provided to the Common Area; legal and accounting fees; any deficit remaining from a previous period; creation of a reasonable contingency reserve, surplus, and/or sinking fund; and any other expenses and liabilities which may be incurred by the Association for the benefit of all the Owners or by reason of this Declaration. Such shall constitute the estimated Common Expense, and all funds received from Assessments under this Section shall be part of the Common Expense Fund;

(b) *Apportionment.* Expenses attributable to the Common Expense or to the Project as a whole shall be apportioned among, and assessed to, each Unit on a *pro rata* basis;

(c) *Notice and Payment of Regular Assessment.* Each Regular Assessment shall be made on a January 1 through December 31 fiscal-year basis. On or before December 1 each year, the Association shall give written notice to each Owner as to the amount of the Regular Assessment with respect to his or her Unit for the fiscal year commencing on January 1 immediately following such date. Failure of the Association to give timely notice of any Regular Assessment as provided herein shall not be deemed a waiver or modification in any respect of the provisions of this Declaration, nor shall such failure affect the liability of the Owner of any Unit for payment of such Regular Assessment. Each Regular Assessment shall be payable in one of two options as follows:

(i) the full Regular Assessment may be paid in full prior to the 25<sup>th</sup> day of January of each respective fiscal year; or

(ii) the Regular Assessment shall be paid in monthly installments due on the first day of each month commencing January 1, and shall be subject to a late charge of Twenty-five Dollars (\$25) for payments received after the fifth (5<sup>th</sup>) day of each month. After the fifth (5<sup>th</sup>) day of each month, all unpaid portions of any Regular

Assessments then due shall bear interest at the rate of eighteen percent (18%) per annum until paid;

(iii) any monthly Assessment, or a prorata portion thereof, shall become immediately due and payable upon the acquiring of title to a Unit by Owner. The prorata portion to be paid by the Owner shall be payable pursuant to either of the options set forth in this Paragraph 9.04 (c).

(d) *Inadequate Funds.* In the event that the Common Expense Fund proves inadequate during any fiscal year for whatever reason, including non-payment of Owner's Assessments, the Association may either borrow funds and/or levy additional Assessments in accordance with the procedure set forth in Section 9.05, except that the vote therein specified shall not be necessary. If the Association elects to levy such an additional assessment, then no such assessment or Assessments levied in any fiscal year may, in the aggregate, exceed five percent (5%) of the Common Expense Fund for that fiscal year without the vote or written consent of a majority of voters;

9.05 *Special Assessments.* Subject to Section 7.06 (b), in addition to the Regular Assessments authorized by this Article, the Association may levy, at any time and from time to time, upon the affirmative vote of at least fifty-one percent (51%) of the total votes of the Association, Special Assessments, payable over such periods as the Association may determine, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or for any other expenses incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections or Articles hereof. Any amounts assessed pursuant hereto shall be assessed to Owners in the same manner as other Assessments. Notice in writing of the amount of such Special Assessments and the time for payment thereof shall be given promptly to the Owners, provided that no payment shall be due less than thirty (30) days after such notice shall have been given. All unpaid portions of such Special Assessments shall bear interest at the rate of one and one-half percent (1.5%) per month from the date such portion become due in accordance with the above-mentioned notice until paid. All funds received from Assessments under this Section 9.05 shall be part of the Common Expense Fund.

9.06 *Maintenance and Reserves.* The Association shall be responsible to maintain an adequate reserve for the maintenance, repairs, and replacement of those elements of the Common Area that must be repaired or replaced on a periodic basis, including the inspection, maintenance, repair, and replacement of all storm drains, catch basins, piping, culverts, curbs and gutters, Roadways, and any and all such improvements. Said reserve funds shall be separately maintained in an interest-bearing account for the benefit of the Association.

9.07 *Lien for Assessments.* All sums assessed to the Owner of any Unit within the Project pursuant to the provisions of this Article IX, together with interest and penalties thereon as provided

herein, shall be secured by a Lien on such Unit in favor of the Association as more particularly set forth in Section 10.03(b).

9.08 *Personal Obligation of Owner.* The amount of each and every Regular Assessment and Special Assessment against any Unit within the Project shall be the personal obligation of the Owner of such Unit to the Association. Suit to recover a money judgment for such personal obligation may be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any such personal obligation by waiver of the use and enjoyment of any of the Common Area or by abandonment of his or her Unit, or by waiving any services or amenities provided for in this Declaration. In the event of any suit to recover a money judgment for unpaid Assessments hereunder, the involved Owner shall pay the costs and expenses incurred by the Association in connection therewith, including court costs and reasonable attorney's fees both before and after judgment.

9.09 *Statement of Account.* Upon payment of a reasonable fee not to exceed Twenty-Five Dollars (\$25.00), and upon written request of any Owner, Mortgagee, prospective Mortgagee, or prospective purchaser of a Unit, the Association shall issue a written statement setting forth the following: (i) the amount of the unpaid Assessments, if any, with respect to such Unit; (ii) the amount of the current Regular Assessment and Special Assessment, if any, and the date each such Assessment shall become or became due; and (iii) any credit for advance payments or prepaid items, including, without limitation, the Owner's share of prepaid insurance premiums. Such written statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith.

9.10 *Personal Liability of a Purchaser.* Subject to the provisions of Section 9.08, a purchaser of a Unit shall be jointly and severally liable with the seller thereof for all unpaid Assessments against such Unit; provided, however, that the provisions of this Section shall not prejudice the purchaser's right to recover from the seller the amount paid by the purchaser for such Assessments which were due and payable up to the date of the grant or conveyance.

## **ARTICLE X** **Enforcement of Restrictions**

10.01 *General.* Each Owner shall comply with the provisions of this Declaration, the Articles of Incorporation, Bylaws, Rules and Regulations, and the decisions and resolutions of the Association adopted pursuant thereto as the same may be lawfully amended, modified or adopted from time to time. The Association shall have full power to enforce compliance with this Declaration, the Bylaws, and Rules and Regulations in any manner provided for by law or in equity, including, without limitation, the right to bring an action for damages, an action to recover sums due, an action to enjoin a violation or specifically enforce the provisions thereof. Said action or actions may be maintainable by the Association, or in a proper case, by an aggrieved Owner. In the event of any action by the Association to recover Assessments or other amounts due hereunder, or to enforce the provisions hereof, the Association shall be entitled to recover from the offending Owner all costs and expenses incurred by the Association in connection with such action, including court costs and reasonable attorney's fees. The obligations, provisions, covenants, restrictions, and conditions



contained in this Declaration, as the same may be lawfully amended or supplemented, with respect to the Association and/or the Units within the Project, shall be enforceable by Declarant, by the Association, or by an Owner through a proceeding for prohibitive or mandatory injunction. The rights and remedies herein provided shall be in addition to any and all other rights now or hereafter provided by law for enforcement of the provisions of this Declaration, the Articles of Incorporation, the Bylaws, the Rules and Regulations, and decisions and resolutions of the Association adopted pursuant thereto.

10.02 *Interest.* Unless otherwise specifically set forth in this Declaration, all sums payable hereunder by an Owner shall bear interest at the rate of eighteen percent (18%) per annum from the due date, or if the amount due has been advanced or incurred by the Association or any other Owner pursuant to authorization contained in this Declaration, interest shall begin to accrue on such amounts ten (10) days after repayment is requested in writing by said Association or Owner.

10.03 *Certain Specific Enforcement Powers.* In amplification of, and not in limitation of, the general powers specified in Section 10.01 above, the Association shall have the following rights and powers:

(a) *Suspension of Privileges.* If any Owner shall be in breach of this Declaration, the Bylaws, or Rules or Regulations, including, but not limited to, the failure of such Owner to pay any Assessment on or before the due date thereof, subject to the limitations hereinafter set forth in this paragraph, the Association may suspend the Owner's right to occupy the Common Area and the right of such Owner to participate in any vote or other determination provided for herein. The decision as to whether such privileges should be suspended shall be made by a majority of the members of the Board present at a special meeting of the Board duly called and held for such purpose. No suspension under this paragraph shall be effective until written notice has been given to the Owner of the suspension, the reasons therefor, and the actions that must be taken by said Owner to have all suspended privileges reinstated. If such suspension of privileges is based on the failure of an Owner to pay Assessments when due, the suspended privileges of an Owner shall be reinstated automatically at such time as the Owner shall have paid to the Association, in cash or by cashier's or certified check, all amounts past due as of the date of such reinstatement. If such suspension of privileges is based on any act or omission other than the failure to pay Assessments or any other amounts due hereunder when due, no such suspension shall be made except after a meeting of the Board of Directors of the Association at which a quorum of the Board is present, duly called and held for such purpose. Written notice of such meeting shall be given to the Owner whose privileges are being sought to be suspended for any act or omission other than the failure to pay Assessments at least ten (10) days prior to the holding of such meeting. Such Owner shall be entitled to appear at such meeting and present his or her case or provide a written response to the Board no later than the time scheduled for such meeting as to why privileges should not be suspended;

(b) *Enforcement by Lien.* If any Owner shall fail or shall refuse to make any payment of any Assessments when due, the amount thereof shall constitute an encumbrance on the entire interest of the said Owner's Unit against which the Assessment has been levied. All of the rights and powers associated with such encumbrance on an Owner's Unit shall be collectively referred to herein as a "Lien." To evidence a Lien for sums assessed pursuant to Article IX, the Association shall prepare a written Notice of Lien setting forth the amount of the Assessment or Assessments, the due date thereof, the amount or amounts remaining unpaid, the name of the Owner, a legal description of the Owner's Unit, and a statement that the amount of the Lien shall also include all costs and expenses, including attorney's fees, incurred in preparation, perfection, and enforcement of the Lien. Such Notice of Lien shall be signed and acknowledged by a duly authorized agent of the Association and shall be recorded in the office of the County Recorder of Davis County, State of Utah. No Notice of Lien shall be recorded until there is a delinquency in the payment of an Assessment. Such Lien may be enforced by sale or foreclosure of the Owner's interest in said Owner's Unit by the Association or its duly authorized agent. Such sale or foreclosure shall be conducted in accordance with the provisions of Utah law applicable to the exercise of the powers of sale or foreclosure in deeds of trust or mortgages or in any other manner permitted by the laws of the State of Utah. The Lien may be satisfied and released upon payment to the Association, in cash or certified funds, the amount set forth in the Lien, all of the Association's expenses and attorney's fees incurred in the preparation, perfection, and enforcement of the Lien, and any Assessments against the Unit which may have become due since the date of said Lien. The Association shall have the right and power to bid in at any foreclosure sale, and to hold, lease, mortgage, or convey the subject Unit.

10.04 *Priority of Lien.* Upon recordation of the Notice of Lien, the Lien provided for herein shall be a charge or encumbrance upon the Owner's interest in the Unit prior to all other liens and encumbrances, recorded or unrecorded, except only tax and Special Assessment liens on the Unit in favor of any municipal assessing or taxing district and any encumbrances on the interest of the Owner recorded prior to the date when such Notice of Lien is recorded which, by law, would be a lien prior to subsequently recorded encumbrances.

10.05 *Appointment of Trustee.* The Declarant hereby conveys and warrants pursuant to *Utah Code Ann.* §§ 57-1-20 and 57-8a-302 to First American Title Company with power of sale the Unit and all improvements to the Unit for the purpose of securing payments of assessments under the terms of the Declaration.

## **ARTICLE XI** **Insurance**

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

(a) *Fire and Casualty Insurance.* The Association shall obtain a policy or policies of insurance on the Common Area in such amounts as shall provide for coverage equal to at least eighty percent (80%) of the aggregate full insurable value for replacement of the Common Area located thereon in the event of damage or destruction from casualty against which such insurance is obtained. Said insurance shall also cover the Units from "stud out". Such insurance shall be written on the "All Risk" special form. The Association may comply with the above requirements by the purchase of blanket coverage and may elect such deductible provisions as, in the Association's opinion, are consistent with good business practice; and

(b) *Public Liability and Property Damage Insurance.* The Association shall obtain a broad form of comprehensive general liability insurance coverage to provide adequate protection against liability for personal injury and property damage in amounts not less than One Million Dollars (\$1,000,000.00) combined single limit per occurrence with regard to injury or property damage. Coverage shall include, without limitation, liability in connection with the ownership, operation, maintenance, and other use of the Project and the facilities located therein.

11.02 *Form of Insurance.* Insurance coverage relating to the Project, insofar as possible, shall be in the following form:

(a) *Casualty Insurance.* Casualty insurance shall be carried in a form or forms naming the Association as the insured. Each policy shall provide a standard, noncontributory mortgagee clause, as needed, in favor of each Mortgagee which from time to time shall give notice to the Association of its Mortgage. Each policy shall also provide that it cannot be cancelled by the insurance company until after ten (10) days' prior written notice is first given to the Association and to each Mortgagee which has requested such notice in writing. The Association shall furnish or cause to be furnished a certificate of insurance coverage to each Owner and to each Mortgagee requesting the same;

(b) *Directors and Officers Insurance.* Directors and Officers insurance shall protect the Association and its Officers and Directors against liability for acts or omissions of the Association in connection with the ownership, operation, maintenance, or other use of the Project or any part thereof. Each such policy shall provide that it cannot be cancelled by the insurance company until after ten (10) days' prior written notice to the Association, its Officers and Directors, to the Declarant, and to each Mortgagee who has requested such notice in writing;

(c) *Policies.* The Association shall make every effort to secure insurance policies that will provide that any "no other insurance" clause in the policy or policies on the Project shall exclude individual Owner's policies from consideration.

11.03 *Insurance Proceeds.* The Association shall receive the proceeds of any casualty insurance payments made under policies obtained and maintained by the Association pursuant to this Article. To the extent that reconstruction or repair is required herein, all proceeds of such insurance shall be made available as a fund for such reconstruction or repair and shall be disbursed by the Association as provided in this Declaration. To the extent that reconstruction or repair is not required herein and there is a determination that the Project shall be not rebuilt, the proceeds shall be disbursed by the Association to the Owners as provided in this Declaration.

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

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

11.06 *Owner's Own Insurance.* Notwithstanding any other provisions of this Article, each Owner shall be responsible to obtain insurance at his or her own expense providing coverage upon his or her Unit, and any and all other improvements located thereon, his or her personal property, for his or her personal liability, and covering such other risks as he or she may deem appropriate; provided that each such policy shall provide that it does not diminish the insurance carrier's coverage for liability arising under insurance policies obtained by the Association pursuant to this Article, and the part of the Unit not insured by the Association's blanket policy.

11.07 *Review of Insurance.* The Association shall review annually the coverage and policy limits of all insurance on the Common Area and adjust the same at its discretion within the limitations set forth within this Article. Such review may include an appraisal of the improvements in the Project by a representative of the insurance carrier or carriers providing the policy or policies on the Project, or by such other qualified appraisers as the Association may select.

## **ARTICLE XII** **Damage or Destruction**

12.01 *Damage or Destruction of Unit.* In the event that a Unit is damaged or destroyed by fire or other casualty, the Owner thereof shall cause such Unit to be promptly repaired, restored, or reconstructed to the extent required to restore the Unit to substantially the same condition in which it existed prior to the occurrence of the damage or destruction. In addition, if any Common Area is damaged or destroyed in connection with the repair, restoration, or reconstruction of a damaged Unit, then the cost of repair, restoration, or reconstruction of the Common Area so damaged shall be paid by the Owner of the said Unit.

12.02 *Damage or Destruction of Common Area.* In the event that the Common Area or any portion thereof, any improvements constructed on the Common Area are damaged or destroyed by

fire or other casualty, the Association shall be responsible to promptly repair, restore, replace, or reconstruct same to the extent required to return them to substantially the same condition in which they existed prior to the occurrence of the damage or destruction. The Association shall have full and complete authorization, right, and power to make, execute, and deliver any contract or other instrument and may take all action which may be necessary or appropriate to exercise the powers herein granted and no consent or other action by any Owner shall be necessary in connection therewith.

**12.03 *Repair or Reconstruction.*** Repair, restoration, replacement, or reconstruction of damaged portions of the Project as used in this Article means restoring, by whatever means, method, or process that shall be necessary, the damage portions of the Project to substantially the same condition in which it existed prior to the damage, with each Unit and the Common Areas having substantially the same boundaries as before. The term “repair” as used herein shall be deemed to include, without limitation, each and every process or procedure necessary to comply with the intent of the Article.

**12.04 *Estimate of Costs.*** As soon as practicable after an event causing damage to or destruction of any part of the Common Area, the Association shall obtain complete and reliable estimates of the costs of repair of that part of the Common Area damaged or destroyed. As soon as practicable after receiving said estimates, the Association shall diligently pursue to completion the repair of that part of the Common Area damaged or destroyed.

**12.05 *Funds for Reconstruction.*** The proceeds of any casualty insurance collected by the Association due to damage to the Common Area shall be available to the Association for the purpose of repair of the Common Area. If the proceeds of the insurance are insufficient to pay the estimated or actual cost of such repair, the Association may levy in advance a Special Assessment sufficient to provide funds to pay such estimated or actual costs of repair. Such Special Assessment shall be allocated and collected as provided in this Section. Further levies may be made in like manner if the proceeds of insurance and the Special Assessment collected prove insufficient to pay the costs of repair.

**12.06 *Disbursement of Funds for Repair.*** The insurance proceeds received by the Association and any amounts received from Special Assessments made pursuant to the immediately preceding Section shall constitute a fund for the payment of costs of repair after casualty. It shall be deemed that the first money disbursed in payment for cost of repair shall be made from insurance proceeds; if there is a balance after payment of all costs of such repair, such balance shall be distributed *pro rata* to the Owners.

### **ARTICLE XIII** **Condemnation**

**13.01 *Condemnation of Unit.*** If, at any time or times during the continuance of ownership pursuant to this Declaration, all or part of one or more Units shall be taken or condemned by any public authority under power of eminent domain, the provisions of this Article shall apply. A

voluntary sale or conveyance of all or any part of a Unit, but under threat of condemnation, shall be deemed to be taken by power of eminent domain.

13.02 *Proceeds*. All compensation, damages, and other proceeds from any taking of a Unit by power of eminent domain (hereinafter "the Condemnation Award") shall be made payable to the Owner of each respective Unit so condemned.

13.03 *Termination of Membership*. If all of a Unit is taken by condemnation, or if such a portion of a Unit is taken by condemnation such that the remaining portion of the Unit may not practically or lawfully be used for any purpose permitted in this Declaration, then the membership, vote, easement rights, liability for payment of the Assessments, and all other rights and duties granted by this Declaration which are appurtenant to such Unit shall be and are automatically terminated upon such taken.

#### **ARTICLE XIV** **Condemnation of Common Area**

14.01 *Condemnation of Common Area*. If, at any time or times during the continuance of ownership pursuant to this Declaration, all of any part of the Common Area shall be taken or condemned by any public authority under power of eminent domain, the provisions of this Article shall apply. A voluntary sale or conveyance of all or any part of the Common Area in lieu of condemnation, but under threat of condemnation, shall be deemed to be a taking by power of eminent domain.

14.02 *Proceeds*. All compensation, damages, and other proceeds from any such taking of Common Area by power of eminent domain (hereinafter "the Condemnation Award") shall be made payable to the Association and shall be distributed by the Association as provided herein.

14.03 *Complete Taking*. In the event the entire Project is taken by power of eminent domain, ownership pursuant hereto shall terminate, and the Condemnation Award shall be allocated among, and distributed to, the Owners in proportion to their respective undivided interests in the Common Area. For the purposes of this Article, the undivided interest owned in common which shall appertain to each Owner shall be that percentage obtained by dividing one hundred (100) by the number of Units existing in the Project immediately prior to the condemnation as such number is set forth in the Plat.

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

(a) *Allocation of Award*. If apportionment of allocation is established by applicable negotiations, judicial decree, or statute, the Association shall employ such apportionment and allocation to the extent appropriate. Otherwise, as soon as practicable, the Association shall, reasonably and in good faith, apportion the Condemnation Award between compensation, severance damages, or other proceeds,

and shall allocate such apportioned amounts and pay the same to the Owners as follows:

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

(ii) the total amount apportioned to severance damages shall be allocated among, and distributed to, the Owners of those Units that have not been taken in the proportion that said Owners' undivided interests in the Common Area bears to the total of all such Owners' undivided interests in the Common Area;

(iii) the respective amounts apportioned to the taking of or injury to the particular Unit shall be allocated and distributed to the Owner or Owners of such Unit;

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

(v) distribution of allocated proceeds shall be made by check payable jointly to the each Owner and his or her respective Mortgagees, as appropriate.

(b) *Continuation and Reorganization.* If less than the entire Project is taken by power of eminent domain, ownership pursuant hereto shall not terminate, but shall continue.

(c) *Reconstruction or Repair.* Any reconstruction or repair necessitated by condemnation shall be governed by the procedures specified in Article XIII hereof for cases of damage or destruction.

#### **ARTICLE XV** **Mortgage Protection**

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

15.02 *Priority of Liens.* No enforcement of any lien provision herein contained shall defeat or render invalid the lien of any Mortgage. All sums assessed in accordance with the provisions

herein shall constitute a lien on each respective Unit prior and superior to all other liens except (1) all taxes, bonds, Assessments, and other levies which, by law, would be superior thereto; and (2) the lien or charge of any recorded Mortgage on such Unit in good faith and for value and recorded prior to the date on which any such assessment became due.

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

15.04 *Mortgage Holder Rights in Event of Foreclosure.* Whenever the Mortgagee of a Mortgage of record obtains title to a Unit by the foreclosure of the Mortgage on the Unit or by deed or assignment in lieu of foreclosure, then such Mortgagee or any purchaser at a foreclosure sale shall take the Unit free of any claims for unpaid Assessments and charges against the Unit which accrued prior to the date of the acquisition of title to such Unit by such acquirer except for claims for *pro rata* share of such Assessments or charges resulting from a *pro rata* reallocation of such Assessments or charges to all Units in the Project, including the mortgaged Unit. Such unpaid share of Assessments shall be deemed to be Common Expenses collectible prospectively *pro rata* from all of the Units in the Project, including the Unit which has been acquired in accordance with the provisions of this Section.

15.05 *Notice to First Mortgage Holders.* The Association shall give the applicable first Mortgagee, if any, prompt notice of any default in the Unit Mortgagor's obligation under the Declaration not cured within thirty (30) days of default.

15.06 *Matters Requiring Mortgagee Approval.* Notwithstanding any other provision contained within this Declaration, at least two-thirds (2/3) (based upon one vote for each first Mortgage owned per Unit) of the first Mortgagees of any Unit as then appear on the official Records of Davis County, Utah, shall have given their prior written approval before the Association shall be entitled to:

- (a) by act or omission, seek to abandon or terminate the Project;
- (b) change the *pro rata* interest or obligations of any individual Unit for the purpose of levying Assessments or charges or allocating distributions of hazard insurance proceeds or Condemnation Awards;
- (c) by act or omission, seek to abandon, encumber, sell, or transfer the Common Area (the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area by the Project shall not be deemed a transfer within the meaning of this clause); or
- (d) use hazard insurance proceeds for losses to the Project (whether to Common Area) for other than the repair, replacement, or reconstruction of such property.



15.07 *Amendment.* No provision of this Article XVI shall be amended without the prior written consent of at least two-thirds (2/3) (based on one vote for each Mortgage) of all first Mortgagees as appear on the official records of Davis County, State of Utah, as of the date of the vote regarding such amendment.

**ARTICLE XVI**  
**General Provisions**

16.01 *Intent and Purpose.* The provisions of this Declaration and any supplemental or subsequent Declaration or amendments thereto shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of this Community Ownership Development. Failure to enforce any provision, restriction, covenant, or condition of this Declaration, or in any supplemental or subsequent Declaration or amendments hereto shall not operate as a waiver of any such provision, restriction, covenant, or condition or of any other provisions, restrictions, covenants, or conditions.

16.02 *Interpretation.* Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include all other genders. The Article and Section headings set forth herein are for convenience and reference only and are not intended to describe, interpret, define, or otherwise limit or affect the content, meaning, or intent of this Declaration or any Article, Section, or provision hereof. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provision hereof.

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

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

16.05 *Amendment.* Except as otherwise provided herein, this Declaration may be amended if Owners holding at least fifty-one percent (51%) of the total votes of the Association consent and agree to such amendment by instruments duly recorded in the office of the County Recorder for Davis County, State of Utah.

16.06 *Owner's Obligations.* All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that said Owner may be leasing, rent, or selling his or her Unit. The Owner of a Unit within the Project shall have no obligation for expenses or other obligations (except interest on prior obligations) accruing after the conveyance of such Unit to a subsequent Owner.

16.07 *Effective Date.* This Declaration and every provision hereof shall take effect upon recording.

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

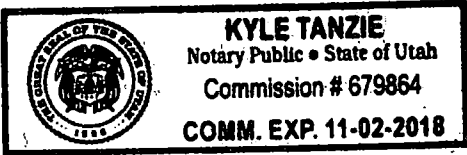
**THIRD NORTH PUD:**

By: [Signature]  
Its: President

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF DAVIS        )

On this 15<sup>th</sup> day of April, 2015, personally appeared before me BENJAMIN B. HORSLEY known to me to be the PRESIDENT of THIRD NORTH PUD, and known to me to be the person who executed the within instrument on behalf of said entity.

[Signature]  
Notary Public & Seal

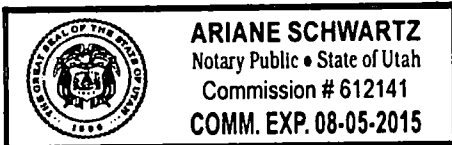


**OWNER OF UNIT #1**

Towa M Lindquist  
Towa M. Lindquist

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS)

On this 9<sup>th</sup> day of April, 2015, personally appeared before me TOWA M. LINDQUIST, the signer of the within instrument, and duly acknowledged to me that she executed the same.



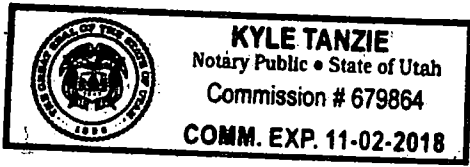
Ariane Schwartz  
Notary Public

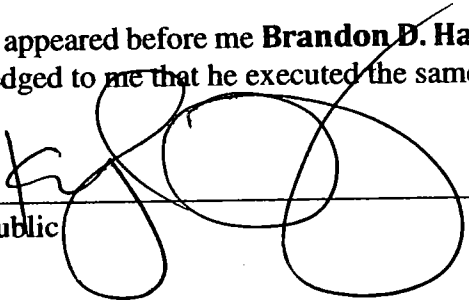
**OWNERS OF UNIT #2**

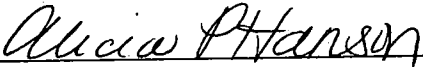
  
\_\_\_\_\_  
Brandon D. Hanson

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF DAVIS        )

On this 8 day of April, 2015, personally appeared before me **Brandon D. Hanson**, the signer of the within instrument, and duly acknowledged to me that he executed the same.



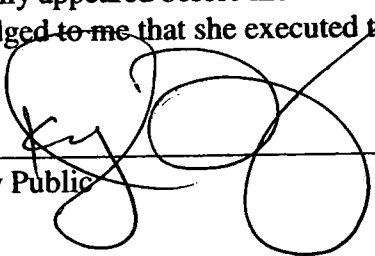
  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Alicia P. Hanson

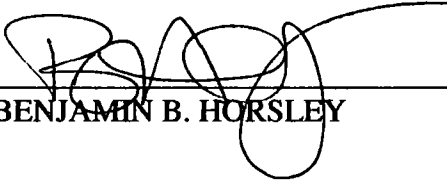
STATE OF UTAH            )  
                                  : ss.  
COUNTY OF DAVIS        )

On this 8 day of April, 2015, personally appeared before me **Alicia P. Hanson**, the signer of the within instrument, and duly acknowledged to me that she executed the same.



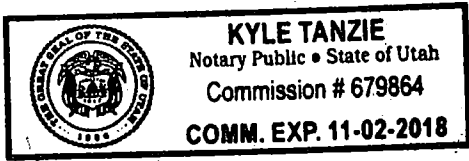
  
\_\_\_\_\_  
Notary Public

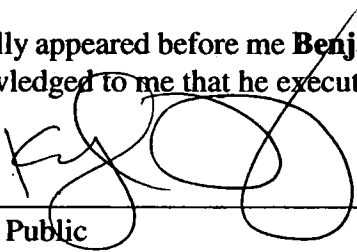
**OWNER OF UNIT #3**

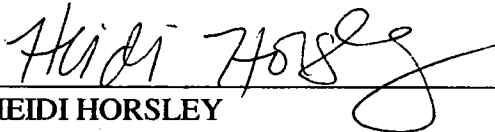
  
\_\_\_\_\_  
BENJAMIN B. HORSLEY

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF DAVIS)

On this 15<sup>th</sup> day of April, 2015, personally appeared before me **Benjamin B. Horsley**, the signer of the within instrument, and duly acknowledged to me that he executed the same.



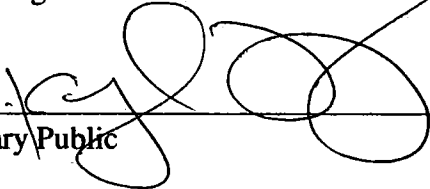
  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
HEIDI HORSLEY

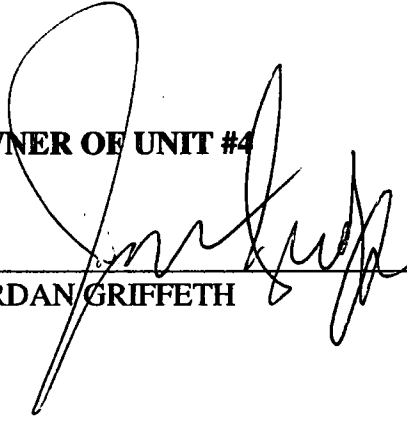
STATE OF UTAH            )  
                                      : ss.  
COUNTY OF DAVIS)

On this 15 day of April, 2015, personally appeared before me **Heidi Horsley**, the signer of the within instrument, and duly acknowledged to me that she executed the same.



  
\_\_\_\_\_  
Notary Public

OWNER OF UNIT #4

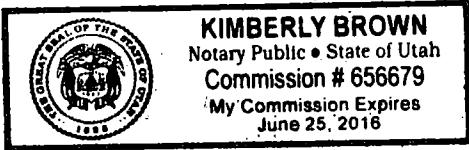
  
\_\_\_\_\_  
JORDAN GRIFFETH

STATE OF UTAH )


: ss.

COUNTY OF DAVIS)

On this 16 day of April, 2015, personally appeared before me **JORDAN GRIFFETH**, the signer of the within instrument, and duly acknowledged to me that he executed the same.



  
\_\_\_\_\_  
Notary Public

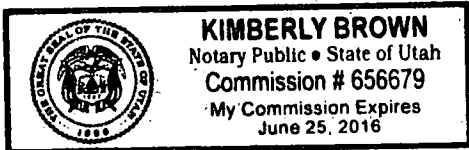
  
\_\_\_\_\_  
SHAWNEE GRIFFETH

STATE OF UTAH )

: ss.

COUNTY OF DAVIS)

On this 16 day of April, 2015, personally appeared before me **SHAWNEE GRIFFETH**, the signer of the within instrument, and duly acknowledged to me that she executed the same.



  
\_\_\_\_\_  
Notary Public



## LEGAL DESCRIPTION

### THIRD NORTH P.U.D. A Planned Unit Development

PART OF LOTS 2 & 5, BLOCK 54, PLAT A, BOUNTIFUL TOWNSITE SURVEY ALSO BEING PART OF THE NW QUARTER AND THE SW QUARTER OF SECTION 19, T.2N., R.1E., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 300 NORTH STREET, SAID POINT BEING S89°46'55"E 41.51 FEET ALONG THE QUARTER SECTION LINE TO THE FOUND 1" DAVIS COUNTY BRASS CAP WITNESS MONUMENT AND S87°37'59"W 3413.91 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSE: (1) S89°47'03"W 56.50 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 54, PLAT "A", BOUNTIFUL TOWNSITE SURVEY; (2) S89°47'03"W 10.60 FEET; THENCE N00°00'52"W 164.74 FEET; THENCE N89°45'48"E 67.08 FEET; THENCE S00°01'14"E 164.76' TO THE NORTHERLY RIGHT-OF-WAY OF 300 NORTH STREET AND THE POINT OF BEGINNING.

CONTAINING 11,053 SQUARE FEET OR 0.254 ACRES

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