

PLAN OF DISSOLUTION FOR HAMILTON FARMS HOMEOWNERS' ASSOCIATION

Hamilton Farms Homeowners' Association, a Utah nonprofit corporation, ("Association") by and through its Board of Directors ("Board") hereby adopts this Plan of Dissolution ("Dissolution Plan") for the nonprofit corporation on the date so executed below.

RECITALS

A. Hamilton Farms is a planned unit development located in Herriman City, Salt Lake County, Utah;

B. The Association was created by a declaration of covenants, conditions and restrictions recorded on January 23, 2003, as Entry No. 8503874 in the Salt Lake County Recorder's Office ("Declaration");

C. The Declaration charged the Association with the duty to maintain the common areas of the subdivision;

D. The Association was incorporated under the Utah Revised Nonprofit Corporation Act with Utah Department of Commerce on September 5, 2008;

E. Under the Original Declaration, developer rights and Class B membership have expired;

F. Under the Declaration Article VI, Section 6.5 and Utah Code § 57-8a-104, more than 67% of the Lot Owners approved the proposed plan to dissolve the Association at a meeting held in conjunction with a written ballot on November 17, 2016, wherein an Amended and Restated Declaration eliminating the Association was adopted;

G. The Amended and Restated Declaration was recorded on May 22, 2017;

NOW THEREFORE, upon the approval of more than 67% of the members of the Association, the Board hereby adopts the following Plan of Dissolution:

1. **DISPOSAL OF REAL PROPERTY.**

a. The Association does not hold title to any real property. All common areas located within the project are owned by Herriman City.

2. **TREATMENT OF CREDITORS.**

a. The Association does not have any creditors for which the payment and closing of an account is necessary.

3. **FINAL INVOICES FROM VENDORS.**


a. Any outstanding invoices will be paid by funds currently held in the Association's operating or reserve accounts. All vendors have been paid, with the exception of

the following, who will be paid upon execution of the Articles of Dissolution:

- i. Western Management Associates, for association management fees; and,
- ii. SEB Legal, LLC for legal services associated with dissolving the Association.

4. OUTSTANDING LEGAL PROCEEDINGS. The only outstanding legal proceedings are for the collection of unpaid common expenses assessed to all owners under the Declaration. At the time of this Dissolution Plan, it has been determined by the Board and approved by the Members that all outstanding cases brought by the Association against others will be dismissed with prejudice, and that all liens placed by the Association for collection of expenses will be released.
5. DISTRIBUTION OF REMAINING ASSETS. After all vendors or other creditors have been paid, any remaining funds will be distributed to the members of the Association pursuant to the following terms, conditions and limitations:
 - a. Reinvestment fees paid to the Association since the time that dissolution was approved (as stated, above, November 17, 2016) will not be returned to those owners paying these fees;
 - b. All remaining funds will be distributed equally among all members who are current on assessments and common expenses. Individuals purchasing property within Hamilton Farms since November 17, 2016 are not considered "members" and will not receive any portion of the distribution of the remaining funds.
 - c. Member is defined as the owner(s) of a Property Lot within the Association, as set forth in Section 1.7 of the Amended and Restated Declaration of May 22, 2017. If a Property Lot is owned by more than one individual member, that Property Lot will receive one proportionate, distributive share for that Property Lot, regardless of how many individual members may own the Property Lot.

ATTEST:



President



Secretary

Effective Date: 9/19/17

EXHIBIT A
Legal Description

ALL OF LOTS 1 THROUGH 33 AND LOT A OF HAMILTON FARMS SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32021510180000	32021510170000	32021510160000
32021510150000	32021510140000	32021510130000
32021020180000	32021020170000	32021020160000
32021020150000	32021020140000	32021020130000
32021020120000	32021020110000	32021010190000
32021010180000	32021010170000	32021010160000
32021010150000	32021010140000	32021050020000
32021050030000	32021050050000	32021050060000
32021050080000	32021050090000	32021050110000
32021050120000	32021530020000	32021530030000
32021530050000	32021530060000	32021530080000
32021020100000		

ALL OF LOTS 101 THROUGH 162 AND LOTS A THROUGH C OF HAMILTON FARMS PHASE 1 SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32034280010000	32034280020000	32034280030000
32034280040000	32034280050000	32034280060000
32034280070000	32034280080000	32034280090000
32034280100000	32034280110000	32034280120000
32034280180000	32034280170000	32034280160000
32034280150000	32034280140000	32034280130000
32034280190000	32034280200000	32034280210000
32034280220000	32034280230000	32034280280000
32034280270000	32034280260000	32034280250000
32034280240000	32034280290000	32034280300000
32034280310000	32034280320000	32034280330000
32034260120000	32034260130000	32034260140000
32034260110000	32034260100000	32034260090000
32034260080000	32034260070000	32034260060000
32034260050000	32034260040000	32034260030000
32032770050000	32032770040000	32034270070000
32034270080000	32034270130000	32034270120000
32034270110000	32034270100000	32034270090000
32034270030000	32034270020000	32034270010000
32034270040000	32034270050000	32034270060000

32032760030000	32032760020000	32032770010000
32032770020000	32032770030000	32032760040000
32034260150000	32034280340000	

ALL OF LOTS 201 THROUGH 351 AND LOTS A THROUGH E OF HAMILTON FARMS
PHASE 2 SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH
COUNTY RECORDERS OFFICE, STATE OF UTAH

32032760100000	32032760080000	32032760070000
32032760060000	32032760050000	32032550050000
32032550040000	32032550020000	32032550010000
32032560010000	32032560070000	32032560080000
32032560090000	32032560100000	32032560110000
32032560120000	32032560130000	32032560060000
32032560050000	32032560040000	32032560030000
32032560020000	32032540050000	32032540060000
32032540070000	32032540080000	32032540090000
32032540100000	32032540110000	32032540040000
32032540030000	32032540020000	32032540010000
32032530050000	32032530060000	32032530070000
32032530040000	32032530030000	32032530020000
32032530010000	32032520040000	32032520050000
32032520060000	32032520030000	32032520020000
32032520010000	32032510010000	32032510020000
32032510030000	32032510040000	32034010010000
32034010020000	32034010030000	32034020030000
32034020020000	32034020010000	32034020080000
32034020090000	32034020100000	32034020110000
32034030070000	32034030010000	32034030020000
32034030030000	32034030040000	32034030050000
32034030060000	32034040010000	32034040020000
32034040030000	32034040040000	32034040050000
32034040060000	32034040070000	32034030100000
32034030090000	32034030080000	32034040130000
32034040120000	32034040110000	32034040100000
32034040090000	32034040080000	32034010500000
32034010510000	32034010520000	32034010530000
32034010540000	32034010550000	32034010560000
32034010570000	32034010480000	32034010400000
32034010390000	32034010380000	32034010370000
32034010360000	32034010350000	32034010340000
32034010330000	32034010320000	32034010210000
32034010220000	32034010230000	32034010240000
32034010250000	32034010260000	32034010270000

32034010280000	32034010290000	32034010300000
32034010190000	32034010180000	32034010170000
32034010160000	32034010150000	32034010140000
32034010130000	32034010120000	32034010110000
32034010100000	32034010090000	32034010080000
32034010070000	32034010060000	32034010050000
32034010040000	32034020040000	32034020050000
32034020060000	32034020070000	32034020190000
32034020200000	32034020210000	32034020220000
32034020180000	32034020170000	32034020160000
32034020150000	32034020120000	32034020130000
32034020140000	32034010490000	32034010410000
32034010420000	32034010430000	32034010440000
32034010450000	32034010460000	32034010470000
32032550030000	32034010200000	32034040140000
32034010310000	32032760090000	

ALL OF LOTS 401 THROUGH 458 OF HAMILTON FARMS PHASE 3 SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32032550140000	32032550130000	32032550120000
32032550110000	32032550100000	32032550060000
32032540120000	32032540130000	32032540140000
32032540150000	32032540160000	32032540170000
32032540240000	32032540230000	32032540220000
32032540210000	32032540200000	32032540190000
32032540180000	32032530120000	32032530110000
32032530100000	32032530090000	32032530080000
32032530130000	32032530140000	32032530150000
32032530160000	32032510120000	32032510110000
32032510100000	32032510090000	32032510080000
32032510070000	32032510060000	32032510050000
32032570080000	32032570090000	32032570100000
32032570110000	32032570120000	32032570070000
32032570060000	32032570050000	32032570040000
32032570030000	32032570020000	32032570010000
32032010080000	32032010090000	32032010100000
32032010110000	32032010120000	32032010130000
32032580010000	32032580020000	32032580030000
32032580040000	32032520070000	

ALL OF LOTS 459A THROUGH 501A AND LOTS A THROUGH E OF HAMILTON FARMS PHASE 3 AMD SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32032580100000	32032580090000	32032580080000
32032550150000	32032550160000	32032550170000
32032030290000	32032030300000	32032020080000
32032020070000	32032010250000	32032010240000
32032010220000	32032010210000	32032010260000
32032010270000	32032010280000	32032010290000
32032010300000	32032010310000	32032010320000
32032010330000	32032010340000	32032030280000
32032030270000	32032030260000	32032030250000
32032030240000	32032030230000	32032030220000
32032030210000	32032030310000	32032020090000
32032020100000	32032010230000	32032020060000

ALL OF LOTS 123 THROUGH 192 OF HAMILTON FARMS PHASE 4A SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32031770010000	32031770020000	32031770030000
32031760020000	32031760010000	32031770040000
32033300020000	32033300030000	32033300040000
32033300070000	32033310040000	32033310080000
32033320010000	32033320020000	32033320030000
32033320040000	32033320050000	32033320060000
32033320070000	32033320140000	32033320130000
32033320120000	32033320110000	32033320100000
32033320090000	32033320080000	32033260150000
32033260160000	32033260170000	32033260180000
32033260330000	32033260320000	32033260340000
32033260350000	32033260310000	32033260320000
32033260300000	32033260290000	32033260280000
32033260270000	32033260260000	32033260250000
32033260240000	32033260230000	

ALL OF LOTS 142 THROUGH 219 OF HAMILTON FARMS PHASE 4B SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32033300010000	32033300060000	32033300050000
32033030050000	32033030060000	32033030070000
32033310010000	32033310020000	32033310030000

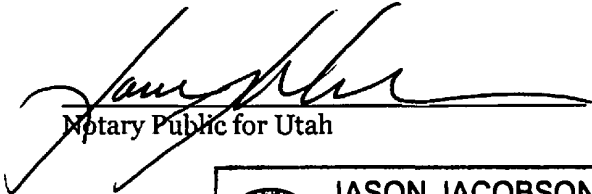
32033310070000	32033310060000	32033310050000
32033030040000	32033030030000	32033030020000
32033030010000	32033260220000	32033260210000
32033260200000	32033260190000	32033020230000
32033020220000	32033020210000	32033020200000
32033020190000	32033020180000	32033020170000
32033020160000	32033020150000	32033020090000
32033020100000	32033020110000	32033020120000
32033020130000	32033020140000	32033020080000
32033020070000	32033020060000	32033020050000
32033020040000	32033020030000	32033020020000
32033020010000		

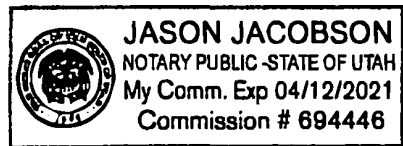
ALL OF LOTS 100 THROUGH 134 OF HAMILTON FARMS PHASE 4C SUBDIVISION AS SHOWN ON THE MAPS AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, STATE OF UTAH

32031780180000	32031780170000	32031780160000
32031780150000	32031780140000	32031780130000
32031780120000	32031780110000	32031780100000
32031780010000	32031780020000	32031780030000
32031780040000	32031780050000	32031780080000
32031780090000	32031780070000	32031780060000
32031770050000	32031770060000	32031770070000
32031770080000	32031770090000	32031760100000
32031760090000	32031760080000	32031760070000
32031760060000	32031760050000	32031760040000
32031760030000		

STATE OF UTAH)
 :SS
County of Salt Lake)

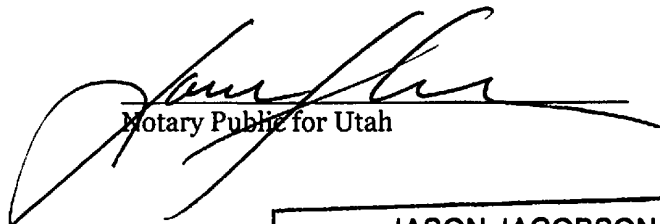
On the 20 day of Dec, 2017, personally appeared Allen Robins who, being first duly sworn, did that say that they are the **President** of the Association, certified that all requirements of Bylaw Article 2, Section 8 have been met, and that said instrument was signed in behalf of said Association by authority of its Board; and acknowledged said instrument to be their voluntary act and deed.


Notary Public for Utah



STATE OF UTAH)
 :SS
County of Salt Lake)

On the 20 day of Dec, 2017, personally appeared John M. Olsen who, being first duly sworn, did that say that they are the **Secretary** of the Association, certified that all requirements of Bylaw Article 2, Section 8 have been met, and that said instrument was signed in behalf of said Association by authority of its Board; and acknowledged said instrument to be their voluntary act and deed.


Notary Public for Utah

