

When recorded, return to
Ivory Development, LLC
970 E. Woodoak Lane
Salt Lake City, UT 84117

ENT 119858:2017 PG 1 of 90
Jeffery Smith
Utah County Recorder
2017 Dec 04 04:28 PM FEE 824.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**SECOND AMENDED AND RESTATED
MASTER DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
IVORY RIDGE
IN
LEHI, UTAH**

THIS MASTER DECLARATION INCLUDES IMPORTANT SPECIAL DECLARANT RIGHTS IN SECTION 20, AND IMPORTANT CONFLICT AND LITIGATION AVOIDANCE AND RESOLUTION PROVISIONS, MEDIATION AND ARBITRATION REQUIREMENTS, AND IMPORTANT WARRANTY LIMITATIONS AND DISCLAIMERS IN SECTION 21.

TABLE OF CONTENTS

RECITALS 1
ARTICLE 1 3
DEFINITIONS 3

1.1 “Act” 3
1.2 “Additional Covenants” 3
1.3 “Allocated Interest” 3
1.4 “Articles” 3
1.5 “Assessment” 3
1.6 “Benefitted Common Area” 3
1.7 “Benefitted Common Area Assessments” 3
1.8 “Benefitted Common Area Expenses” 4
1.9 “Builder” 4
1.10 “Bylaws” 4
1.11 “City” 4
1.12 “Clubview Estates” 4
1.13 “Clubview Towns” 4
1.14 “Commercial Areas” 4
1.15 “Common Area and Facilities” 4
1.16 “Common Expenses” 5
1.17 “Community-Wide Standards” 5
1.18 “Design Guidelines” 5
1.19 “Design Review Committee” 5
1.20 “Development” 5

1.21 “Entry Feature”5

1.22 “Governing Documents”5

1.23 “Ivory Swim and Tennis Club”5

1.24 “Lender”5

1.25 “Lot.....5

1.26 “Manager”6

1.27 “Management Committee”6

1.28 “Master Association”6

1.29 “Master Declaration”6

1.30 “Neighborhood6

1.31 “Neighborhood Sub-Association”6

1.32 “Occupant”6

1.33 “Owner”6

1.34 “Park Estates”6

1.35 “Parkside”6

1.36 “Person”6

1.37 “Plat”7

1.38 “Project”7

1.39 “Property”7

1.40 “Rules”7

1.41 “Service Area”7

1.42 “Service Area Assessments”7

1.43 “Service Area Expenses”7

1.44 “Subdivision”7

1.45 “Subdivision Improvements” 7

1.46 “Supplement to Declaration” 7

1.47 “Terms and Conditions” 7

1.48 “The Gardens” 8

1.49 “The Walk” 8

1.50 “The Lofts” 8

1.51 “Unit” 8

ARTICLE 2 8

THE PROJECT 8

2.1 Binding Effect of Governing Documents..... 8

2.3 Project Name 8

2.4 Registered Agent 9

2.5 Expansion of Project 9

ARTICLE 3 9

DESCRIPTION OF THE UNITS, LIMITED COMMON AREA, AND ALLOCATED INTERESTS 9

3.1 The Unit..... 9

3.2 Limited Common Area..... 10

3.3 Membership Interests in the Ivory Swim and Tennis Club..... 10

3.4 Allocated Interest of Each Unit in the Total Voting Interests in the Master Association..... 10

3.5 Plat..... 11

ARTICLE 4..... 11

ORGANIZATION AND GOVERNANCE OF THE MASTER ASSOCIATION..... 11

4.1 Organization of Master Association..... 11

4.2 Modifying or Changing the Name of the Project..... 11

4.3 Legal Organization..... 11

4.4 Membership..... 11

4.5 Availability of Documents 11

4.6 Management Committee 12

4.7 Management Committee Members 12

4.8 Limitation on Authority of Owners, Management Committee Members, Officers,
and the Management Committee 13

4.9 No Estoppel or Reliance on Actions or Authorizations Contrary to Governing
Documents 13

4.10 Registration with the State 13

ARTICLE 5 13

GENERAL RIGHTS AND RESPONSIBILITIES OF THE MASTER ASSOCIATION 13

5.1 Rights and Responsibilities of the Master Association 13

5.2 Maintenance 14

5.3 Capital Improvements 14

5.4 Paying Expenses..... 14

5.5 Setting and Collecting Assessments..... 14

5.6 Adopting and Enforcing Rules..... 14

5.7 Hiring Managers and Delegating Responsibilities..... 15

5.8 Other Necessary Rights 15

5.9 Enforcement Rights..... 15

5.10 Discretion in Enforcement 15

5.11 Preventing Conflicts with Service Providers and Vendors 16

5.12 Establishing Hearing Procedures..... 16

5.13 Annual Meeting..... 16

5.14 Payoff Information Fees..... 16

5.15 Reinvestment Fee Covenant Upon Sale or Transfer of Unit..... 17

5.17 Neighborhood Sub-Association Responsibilities..... 17

ARTICLE 6..... 18

BUDGETS & ASSESSMENTS 18

6.1 Purpose of Assessments 18

6.2 Budget and Regular Assessment 18

6.3 Payment of Assessments 18

6.4 Adjustments to the Budget and Regular Assessments 19

6.5 Adjustments to Benefitted Common Area Assessments or Service Area Assessments. 19

6.6 Personal Obligation for Assessment..... 19

6.7 Capital Improvements 19

6.8 Percentage Assessments 19

6.9 Rules Regarding Billing and Collection Procedures 19

6.10 Certificate of Payment..... 19

6.11 Special Assessments..... 20

6.12 Special Assessments to a Particular Unit or Units in a Particular Neighborhood..... 20

6.13 Acceptance of Materials or Services 20

6.14 Application of Excess Assessments 20

6.15 No Offsets 21

6.16 How Payments Are Applied..... 21

ARTICLE 7 21

NONPAYMENT OF ASSESSMENTS & JOINT AND SEVERAL LIABILITY OF OWNERS FOR ALL PAST UNPAID ASSESSMENTS 21

7.1 Delinquency 21

7.2 Collection Charges and Interest 21

7.3 Joint and Several Liability of Owner and Future Owners for All Past and Presently Accruing Unpaid Assessments 21

7.4 Lien..... 22

7.5 Action at Law 22

7.6 Foreclosure Sale 22

7.7 Homestead Waiver22

7.8 Termination of Delinquent Owner’s Rights22

7.9 Requiring Tenant to Pay Rent to Master Association23

7.10 Attorneys’ Fees Incurred as a Result of a Default.....24

7.11 Master Association Responsibility after Foreclosure.....24

ARTICLE 824

DESIGN CONTROLS24

8.1 Design Review Committee.....24

8.2 Authority25

8.3 Design Review Committee Review Process25

8.4 General Standards25

8.5 Rules.....25

8.6 Construction Rules26

8.7 No Liability26

8.8 Written Records.....27

8.9 Inspection and Compliance27

8.10 Variances.....27

8.11 Design Controls May Be Exercised by Neighborhood Sub-Association.....28

8.12 Design Controls Not Applicable to Declarant.....28

ARTICLE 928

RIGHT TO USE COMMON AREA AND FACILITIES28

9.1 Rights and Nonexclusive License to Use Common Area and Facilities28

9.2 Public Utilities.....29

9.3 Easements for Encroachments.....29

9.4 Limitation on Easement—Suspension of Owner’s Rights29

9.5 Views.....30

ARTICLE 1030

USE LIMITATIONS AND CONDITIONS 30

10.1 Rules..... 30

10.2 Signs 30

10.3 Nuisance 30

10.4 Temporary Structures 30

10.5 Parking 30

10.6 Outside Speakers and Amplifiers 31

10.7 Repairs..... 31

10.8 Unsightly Items 31

10.9 Shooting and Hunting..... 31

10.10 Animals 31

10.11 Residential Occupancy 31

10.12 No Subdivision or Timeshare of Unit or Recording by Owners of Terms and
Conditions 32

10.13 Variances..... 33

10.14 Hazardous Substances 33

ARTICLE 11 34

INSURANCE..... 34

11.1 Insurance Requirement..... 34

11.2 Annual Insurance Report..... 34

11.3 Property Insurance..... 34

11.4 Comprehensive General Liability (CGL) Insurance 37

11.5 Director’s and Officer’s Insurance 37

11.6 Insurance Coverage for Theft and Embezzlement of Master Association Funds 38

11.7 Workers’ Compensation Insurance 38

11.8 Named Insured 38

11.9 Master Association’s Right to Negotiate All Claims and Losses and Receive Proceeds 38

11.10 Owner Act Cannot Void Coverage Under Any Policy 39

11.11 Waiver of Subrogation Against Owners and the Master Association..... 39

11.12 Right of Action..... 39

11.13 Applicable Law 39

ARTICLE 12..... 39

EMINENT DOMAIN 39

12.1 Taking of Common Area..... 39

12.2 Taking of a Unit 39

12.3 Taking of Entire Project 39

12.4 Priority and Power of Attorney 40

ARTICLE 13..... 40

AMENDMENTS 40

13.1 General Amendment Requirements 40

13.2 Scope of Amendments 40

13.3 Execution and Effective Date of Amendments 40

13.4 Changes to Plat or Boundaries of the Master Association 40

13.5 Amendments to Benefitted Common Area 40

13.6 Amendment to Service Area 41

13.7 Amendment to Conform to Law 41

ARTICLE 14..... 42

INTERPRETATION, CONSTRUCTION, AND APPLICATION OF DECLARATION..... 42

14.1 Conflicting Provisions..... 42

14.2 Interpretation of Declaration and Applicability of the Act 42

14.3 Cumulative Remedies 42

14.4 Severability..... 42

14.5 Construction 42

14.6 Applicable Law43

14.7 Gender and Number43

14.8 Effect of Declaration43

ARTICLE 1543

NOTICE43

15.1 Notices.....43

ARTICLE 16.....45

ATTORNEYS’ FEES AND COSTS45

16.1 Legal Costs Associated with Disputes with Owners.....45

ARTICLE 17.....46

RESERVES.....46

17.1 Requirement for Reserves46

(i) Exceptions for Benefitted Common Area and Service Area Reserves.47

ARTICLE 18.....47

LEASING AND NON-OWNER OCCUPANCY47

18.1 Declaration and Rules Govern Non-Owner Occupancy47

18.2 Definitions.....47

18.3 Restriction on Leasing and Non-Owner Occupancy48

18.4 Permitted Rules48

18.5 Requirements for Leasing and Non-Owner Occupancy.....48

18.6 Exceptions for Family Members49

ARTICLE 19.....49

GENERAL PROVISIONS49

19.1 Enforcement49

19.2 Waiver of Security49

19.3 No Liability of Officers and Directors50

19.4 Use of Funds Collected by the Master Association50

19.5 Owner Liability and Indemnification.....50

19.6 Areas of Owner Responsibility50

19.7 Consent, Power of Attorney, Waiver50

19.8 Security.....51

19.9 Reasonable Accommodations51

19.10 No Representations and Warranties51

ARTICLE 20.....52

DECLARANT RIGHTS52

20.1 Special Declarant Rights52

20.2 Right to Appoint the Management Committee During Declarant Control Period....52

20.3 Declarant Control Period.....52

20.4 Easement Rights.....52

20.5 Right to Amend Plat.....52

20.6 Assessment Exemption52

20.7 Right to Amend Master Declaration, Bylaws, Articles of Incorporation, and Rules 52

20.8 Expansion of Project/Additional Land53

20.9 Right to Designate Benefitted Common Area and Service Area and Modify Prior Designations.....53

20.10 Assignment of Special Declarant Rights.....53

20.11 Exceptions from Use Restrictions53

20.12 No Modification of Declarant Rights.....53

20.13 Use of Units and Common Areas and Facilities for Sales Activities.....53

20.14 Facilities Open to the Public.54

20.15 Right to Use Common Area and Facilities for Special Events54

20.16 Exemption from Service Provider and Vendor Conflict Provision.....54

20.17 Declarant Rights Do Not Impose Obligations.....54

20.18 Declarant Rights Related to the Ivory Swim and Tennis Club54

ARTICLE 2155

CONFLICT AND LITIGATION AVOIDANCE55

21.1 Statement of Intent55

21.2 Master Association Warranties 55

21.3 Owner Warranties 56

21.4 Waiver of Subrogation and Release 56

21.5 Declarant and/or Builder Litigation 56

21.6 Land Owners 60

EXHIBIT A i

EXHIBIT B iv

**SECOND AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

IVORY RIDGE

A PLANNED, MIXED-USE DEVELOPMENT

RECITALS

- A. Ivory Development, LLC is the developer and declarant of the Ivory Ridge Planned Mixed-Use Development located in Lehi, Utah.
- B. The Project is a residential and commercial mixed-use master-planned community which includes different types of housing and recreational amenities. An integral part of the development of the Project is the master community association, a Utah nonprofit corporation, established by the Declarant to operate and maintain various common areas, common elements, and community improvements, and to administer and enforce the Governing Documents consistent with the Utah Community Association Act and the Utah Revised Nonprofit Corporation Act.
- C. An initial Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Ivory Ridge Properties, Swim and Tennis Club, a part of the Ivory Ridge Planned Mixed Use Development (the "Initial Declaration") was recorded with the Utah County Recorder on November 14, 2006 as Entry No. 152736:2006.
- D. An amendment to the Initial Declaration was recorded with the Utah County Recorder on December 6, 2007 as Entry No. 169711:2007.
- E. The Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Ivory Ridge Properties, a part of the Ivory Ridge Planned Mixed Use Development (the "First Amended and Restated Declaration") was recorded with the Utah County Recorder on December 14, 2009.
- F. An amendment to the First Amended and Restated Declaration was recorded with the Utah County Recorder on May 28, 2010 (the "First Amendment to the First Amended and Restated Declaration").
- G. A second amendment to the First Amended and Restated Declaration was recorded with the Utah County Recorder on October 26, 2015 as Entry No. 97053:2015 (the "Second Amendment to the First Amended and Restated Declaration").
- H. Article XVI, §§16.3 and 16.4 of the First Amended and Restated Declaration, as amended by the First Amendment to the First Amended and Restated Declaration and the Second Amendment to the First Amended and Restated Declaration, provides, *inter alia*, that the First Amended and Restated Declaration may unilaterally be amended by the Declarant at any time prior to the expiration of the Period of Declarant's Control (defined in the First Amended and Restated Declaration as continuing in effect until ninety (90) days after the Declarant closes on the sale of its last Lot or Unit within the Project).

- I. The Declarant still owns a significant number of Units within the Project.
- J. Consistent with the rights and authority set forth above, the Declarant now desires to further amend and restate the First Amended and Restated Declaration, as amended to: (a) more closely conform to the changes to the Utah Community Association Act and other Utah laws; (b) refine and streamline the governance structure and procedures for the Master Association; (c) facilitate completion of the Development; and (d) clarify and further define the rights of the Declarant, the Master Association, the Neighborhood Sub-Associations, and the Owners in and to the Project.
- K. This Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Ivory Ridge, is effective as of the date this instrument is recorded with the Office of Recorder for Utah County, Utah to provide a governance structure and standards and procedures for development, expansion, administration, maintenance, and preservation of the Project as a master-planned community.
- L. Portions of the Project have or will be developed under a condominium form of ownership and/or as particular individual neighborhoods with additional special covenants, conditions and restrictions or including particular Benefitted Common Area. The Declarant, in its discretion, has or may form neighborhood sub-associations to govern and enforce such additional covenants, conditions and restrictions; however, nothing in this instrument shall require the creation of any further community associations or sub-associations. The powers, authority and jurisdiction of any such sub-associations shall be subordinate to that of the Master Association.
- M. The Terms and Conditions established herein are for the mutual benefit and burden of the Master Association, Neighborhood Sub-associations, and all current and future Owners, Occupants, Lenders and other acquiring any interest in the Project and/or the Property.
- N. This Master Declaration shall run with the land and shall govern the development and use of the Property and shall be binding upon the Declarant and any future Owners of any portion of the Property, his/her heirs, successors, and assigns, and any other person or entity that now or hereafter has any legal, equitable, or beneficial interest in any portion of the Property. By taking title to any property in the Project, each Owner joins in and accepts the intent, purpose, and objectives of this Master Declaration and agrees to be bound by it and acknowledges the benefits received from its existence and the Declarant's development of the Project and accepts the burdens that accompany these benefits.
- O. Capitalized terms in this Master Declaration are defined in Article 1 herein or in other sections of this Declaration.

NOW, THEREFORE, for the reasons recited above and subject to the Terms and Conditions set forth below, this Master Declaration is adopted by the Declarant, pursuant to the rights and authority described above.

**ARTICLE 1
DEFINITIONS**

As used herein, unless the context otherwise requires:

- 1.1 “Act” shall mean and refer to the Community Association Act codified beginning at § 57-8a-101, Utah Code Annotated (“Utah Code Ann.”).
- 1.2 “Additional Covenants” shall mean and refer to any additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a as part of a distinct neighborhood developed within the Project, or a Service Area or Neighborhood Sub-Association. If the Additional Covenants are more restrictive than the provisions of this Master Declaration, the more restrictive provision shall control. The Master Association shall have standing and authority to enforce any such Additional Covenants.
- 1.3 “Allocated Interest” shall mean and refer to the voting interests in the Master Association. Each Unit is assigned one equal vote, subject to the limitations on voting set forth in this Master Declaration and other Governing Documents and to the interest in and liability for a proportional share of the Common Expenses, which interests and obligations are allocated equally among the Units subject to provisions in Sections 6.2(d) and 20.6 herein.
- 1.4 “Articles” shall mean and refer to the Articles of Incorporation or the chartering document of any other legal entity, if any shall be formed for the Master Association.
- 1.5 “Assessment” shall mean and refer to any monetary charge imposed or levied on a Unit or an Owner by the Master Association as provided for in this Master Declaration and shall include, without limitation, Benefitted Common Area Assessments and Service Area Assessments.
- 1.6 “Benefitted Common Area” shall mean and refer to any real property and improvements designated by the Declarant herein or in a Supplement to Declaration or Plat or in another recorded instrument as Benefitted Common Area which is assigned for the purpose of exclusive use and/or the obligation to pay Benefitted Common Area Assessments attributable thereto, to one or more but less than all the Units within the Project and which is or will be conveyed to the Master Association or as to which the Master Association will be granted the rights and obligations primarily for the benefit of a particular Neighborhood or Neighborhoods within the Project. The Supplement to Declaration, Plat or other recorded instrument establishing the Benefitted Common Area shall identify the Units or Neighborhoods assigned to that Benefitted Common Area and shall further identify whether the purpose of the Benefitted Common Area is for exclusive use of the Owners and Occupants of the assigned Units or Neighborhoods and payment of the Benefitted Common Area Assessments, or only for the purposes of paying the Benefitted Common Area Assessments attributable thereto. By way of illustration and not limitation, Benefitted Common Area might include such things as a shared private driveway, an alley to access particular Units within a Neighborhood, Neighborhood-specific monuments or signage, and landscaping.
- 1.7 “Benefitted Common Area Assessments” shall mean and refer to assessments levied against the Units or Neighborhoods assigned to a Benefitted Common Area, which may include amounts for reserves for capital repairs and replacements.

- 1.8 “Benefitted Common Area Expenses” shall mean and refer to the estimated and actual expenses which the Master Association incurs or expects to incur to operate, maintain, repair and replace a particular Benefitted Common Area, which may include amounts for reserves for capital repairs and replacements.
- 1.9 “Builder” shall mean and refer to Ivory Homes, Ltd and its assigns.
- 1.10 “Bylaws” shall mean and refer to the bylaws of the Master Association attached as Exhibit B, and all valid amendments and supplements thereto. No amendment to the Bylaws shall be effective until it is recorded.
- 1.11 “City” shall mean and refer to Lehi City.
- 1.12 “Clubview Estates” shall mean and refer to the development reflected on the Clubview at Ivory Ridge, Plat A, more specifically described in Exhibit A hereto.
- 1.13 “Clubview Towns” shall mean and refer to the development reflected on the Clubview Towns at Ivory Ridge Plats A and B, more specifically described in Exhibit A hereto, and/or the Clubview Towns at Ivory Ridge Homeowners Association Homeowners Association.
- 1.14 “Commercial Areas” Subject to further specification on the Plat, the Commercial Areas shall mean and refer to those parcels or portions of the Plat designated as commercial which have been or may be developed for commercial purposes, including, but not limited to apartment development, office space or non-residential purposes as may be permitted under the development agreement between the Declarant and the City.
- 1.15 “Common Area and Facilities”, unless otherwise more specifically provided in this Master Declaration, shall mean and refer to the real and personal property for the common use and enjoyment of the Owners not dedicated to the City or property of a Neighborhood Sub-Association, or designated as Benefitted Common Area, and, specifically, shall include, but not be limited to, the following: (a) all Common Area and Facilities designated as such the Plat, including any area designated as open space; (b) the Entry Feature; (c) all utility installations and all equipment connected with or in any way related to the furnishing of utilities for the common use and for the Common Area; (d) any fence or wall on common property; (e) any road, street, lane, alley or cul-de-sacs within the Project not dedicated to the City or property of a Neighborhood Sub-Association or designated as Benefitted Common Area; and (f) all other parts of the Project necessary or convenient to its existence, maintenance, and safety, or normally in common use, reserved for the exclusive use and enjoyment of the Owners and their respective family members, tenants, guests, and invitees, the and all other parts of the Project outside of the Units not dedicated to the City or the public or which are necessary or convenient to the Project’s existence, maintenance, and safety, or normally in common use. In accordance with the Plat, the Common Area and Facilities shall be owned by the Master Association.

- 1.16 “Common Expenses” shall mean and refer to the actual and estimated costs for: (a) maintenance, management, operation, repair and replacement of the Common Area and Facilities which are maintained by the Master Association; (b) management and administration of the Master Association, including, but not limited to, compensation paid by the Master Association to managers, accountants, attorneys, consultants, and employees; (c) extermination, security, gardening, and other related services; (d) insurance and bonds required or allowed by this Master Declaration; (e) the establishment of reserves; (f) other miscellaneous charges incurred by the Master Association as provided for or allowed under the Act or the Governing Documents; and (g) any other expenses of the Master Association arising from the operation of the Master Association and not otherwise defined or precluded by the Governing Documents or any applicable law.
- 1.17 “Community-Wide Standards” shall mean and refer to the standard of use, conduct, architecture, landscaping, and aesthetic matters generally prevailing in the Project or, at a minimum, the standards initially established by the Declarant and/or described in the Declaration, Design Guidelines, Rules, and Management Committee resolutions. The Community-Wide Standards may or may not be set forth in writing.
- 1.18 “Design Guidelines” shall mean and refer to the Master Association design guidelines promulgated and adopted by the Declarant or by the Master Association.
- 1.19 “Design Review Committee” shall mean and refer to the Design Review Committee as set forth herein.
- 1.20 “Development” shall mean and refer to the Ivory Ridge Planned Mixed-Use Development located in Lehi, Utah.
- 1.21 “Entry Feature” shall mean and refer to the entry monument, Water Feature and adjacent landscaped area constructed at the primary entrance to the Project.
- 1.22 “Governing Documents” shall mean and refer to this Master Declaration, the Plat, the Bylaws, the Rules, any Articles, and any other written instrument by which the Declarant or Master Association may exercise power or manage, maintain, or otherwise affect the Project.
- 1.23 “Ivory Swim and Tennis Club” shall mean and refer to the recreation improvements constructed in the Project which includes, specifically, the swimming pool and clubhouse with bathrooms, showers and changing rooms, and tennis facility, which the Declarant hereby designates as Service Area, which shall be managed and maintained by or for the Master Association primarily for the benefit of the Units with appurtenant membership interests, and which is subject to further use fees and regulations established by the Master Association.
- 1.24 “Lender” shall mean and refer to a holder of a mortgage or deed of trust on a Unit.
- 1.25 “Lot” shall mean and refer to an individual lot created on the Plat on which a detached single-family dwelling is or will be constructed and is included within the definition of Unit below. More than one Lot is referred to herein as “Lots.”

- 1.26 “Manager” shall mean and refer to any Person engaged by the Management Committee to manage the Development.
- 1.27 “Management Committee” shall mean and refer to the governing body with primary authority to manage the affairs of the Master Association which may also be referred to as a “Board of Directors” or the “Board.”
- 1.28 “Master Association” shall mean and refer to the IVORY RIDGE MASTER PROPERTY OWNERS ASSOCIATION, INC., the membership of which shall include each Owner in the Project. The Master Association has been incorporated as a nonprofit corporation. Notwithstanding the foregoing, if the Owners are ever organized as another type of entity or if the Owners act as a group without legal organization, “Master Association” as used in this Declaration shall refer to that entity or group.
- 1.29 “Master Declaration” shall mean and refer to this Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Ivory Ridge, including all attached exhibits other than any Bylaws, which are incorporated by reference, and any and all amendments to this Master Declaration.
- 1.30 “Neighborhood” shall mean and refer to each and any of the individual Neighborhood or neighborhood communities which are or may be developed within the Project, including, Clubview, Clubview Towns, The Gardens, The Walk, Park Estates, Parkside, and the Lofts, and may include Units developed under a condominium form of ownership or may include Benefitted Common Area.
- 1.31 “Neighborhood Sub-Association” shall mean and refer to any of the community or condominium sub-associations established for the governance of a Neighborhood within the Project, including Clubview Estates, Clubview Towns, The Gardens, The Walk, Park Estates, Parkside and the Lofts.
- 1.32 “Occupant” shall mean and refer to a Person or Persons, other than an Owner, in possession of, using, or living in a Unit within the Project, including, without limitation, family members, tenants, and invitees of an Owner or an Occupant.
- 1.33 “Owner” shall mean and refer to the Person or Persons who are vested with record title to a Unit, and whose interest in the Unit is held (in whole or in part) in fee simple, according to the records of the County Recorder of Utah County, Utah. “Owners” shall mean and refer to more than one Owner. The term “Owner” shall not include a trustee for or beneficiary of a deed of trust. The term “Owner” also shall not include the Declarant.
- 1.34 “Park Estates” shall mean and refer to the development reflected on the Park Estates at Ivory Ridge Plats A, B, C, D, E, F, and G, more specifically described in Exhibit A hereto, and/or the Park Estates at Ivory Ridge Homeowners Association.
- 1.35 “Parkside” shall mean and refer to the development reflected on the Parkside at Ivory Ridge plats A, B, and C, more specifically described in Exhibit A hereto, and/or the Parkside at Ivory Ridge Homeowners Association.
- 1.36 “Person” shall mean and refer to a natural person, corporation, estate, limited liability company, partnership, trustee, association, government, governmental subdivision or agency, or any other legal entity.

- 1.37 “Plat” shall mean and refer to the record of survey map or maps of the Development, or any part thereof, recorded with the County Recorder for Utah County, Utah and all amendments and supplements thereto.
- 1.38 “Project” shall mean and refer to the Ivory Ridge mixed-use, master-planned development and all structures and improvements thereon including the Units and the Common Area and Facilities. The Project shall include any additional land made subject to the Master Declaration at such time the Supplement to Declaration and plat map for the additional land is recorded.
- 1.39 “Property” shall mean and refer to the real property legally described in Exhibit A and all easements and rights appurtenant thereto.
- 1.40 “Rules” shall mean and refer to the rules and regulations adopted by the Master Association.
- 1.41 “Service Area” shall mean and refer to a group of Units designated as a separate Service Area pursuant to this Master Declaration for the purpose of receiving services or benefits from the Master Association which are not provided to all Units within the Project. A Service Area may include more than one type of housing structure and may include noncontiguous Units. A Unit may be assigned to more than one Service Area.
- 1.42 “Service Area Assessments” shall mean and refer to assessments levied against the Units and/or Owners in a particular Service Area to pay for Service Area Expenses.
- 1.43 “Service Area Expenses” shall mean and refer to the estimated and actual expenses which the Master Association incurs or expects to incur for the benefit of Units within a particular Service Area, which may include amounts for reserves for repairs and replacements and capital improvements.
- 1.44 “Subdivision” shall mean and refer to the Development, including all Units, Common Areas and Facilities, and other property within the Project as shown on the Plat covering the entire Property.
- 1.45 “Subdivision Improvements” shall mean and refer to all subdivision improvements to be installed outside of the boundaries of Units or within easements as identified on the Plats that are necessary to provide public road access and utility service to the Units, and including other construction work required to comply with any conditions of the City or other governmental agencies to the approval of the Subdivision or any Plat thereof.
- 1.46 “Supplement to Declaration” shall mean and refer to any amendment or supplement to the Master Declaration to annex additional land into the Project and subject such additional land to the covenants, conditions and restrictions contained in the Master Declaration. A Supplement to Declaration shall also mean and refer to any recorded instrument designating Benefitted Common Area and assigning Units or a Neighborhood or Neighborhoods thereto. A Supplement to Declaration may also include Additional Covenants applicable only to the annexed land or Benefitted Common Area or Service Area.
- 1.47 “Terms and Conditions” shall mean and refer to any or all of the terms, covenants, rights, obligations, and restrictions set forth in the Governing Documents.

- 1.48 “The Gardens” shall mean and refer to the development reflected The Gardens at Ivory Ridge Plats A and B, more specifically described in Exhibit A hereto, and/or the Garden at Ivory Ridge Association.
- 1.49 “The Walk” shall mean and refer to the development reflected on The Walk at Ivory Ridge Plats A, B, and C, more specifically described in Exhibit A hereto, including the and/or The Walk at Ivory Ridge Home Owners Association.
- 1.50 “The Lofts” shall mean and refer to the developed reflected on the Lofts at Ivory Ridge Condominiums Plat, more specifically described in Exhibit A hereto.
- 1.51 “Unit” shall mean and refer to a subdivided Unit or condominium unit within the Subdivision depicted as a separately identified parcel on the Plat, a survey, or condominium instrument, which may be independently owned and conveyed and is zoned or otherwise intended for development, use and occupancy as an attached or detached single family residence and is sometimes referred to herein as a “Residential Unit.” The term “Unit” refers to land, if any, which is part of a Unit, including the Lot for a detached single-family dwelling, as well as to any structures or other improvements on the Unit. In the case of a building within a condominium, or other structure containing multiple residential dwellings, each dwelling shall be deemed to be a separate Unit. A parcel of land shall be considered a single Unit until a subdivision plat, survey, or condominium instrument is recorded subdividing it into more than one Unit. The term “Unit” does not include Common Area and Facilities, common property of any Neighborhood Sub-Association, Benefitted Common Area or property dedicated to the City or the public.

**ARTICLE 2
THE PROJECT**

- 2.1 Binding Effect of Governing Documents. The Declarant hereby declares and Master Association hereby confirm that the Property is part of the Project and that the Project and all of the Units shall be held, transferred, mortgaged, encumbered, occupied, used, and improved subject to the Terms and Conditions, which Terms and Conditions, to the extent they are included in recorded documents, shall constitute equitable servitudes, covenants, and conditions running with the land and shall be binding upon and inure to the benefit of the Master Association, the Declarant, and each Owner, including his/her heirs, executors, administrators, personal representatives, successors and assigns. By acquiring any interest in a Unit, such Owner consents to, and agrees to be bound by, each and every Term and Condition in the Governing Documents.
- 2.2 Nature of the Project. The Project is an expandable residential and commercial mixed-use development that may be developed in phases, which are or may be divided into separate Neighborhoods, each distinct and unique in character, yet cohesive with all the other Neighborhoods in the Project. It includes a variety of housing types, open space, parks, trails, and roadways. The Project is not a cooperative and is not a condominium.
- 2.3 Project Name. The Project is named “Ivory Ridge.” The name used by the Master Association for the Project may be different than the name identified in this Declaration and on the Plat.

- 2.4 Registered Agent. The registered agent of the Master Association shall be as provided for in entity filings of the Master Association.
- 2.5 Expansion of Project. The Project may be expanded or contracted by the Declarant. Additional land, whether or not directly adjacent to the Project, may be developed and made part of the Project and subject to this Master Declaration by recording of a Supplement to Declaration or similar instrument, together with a recorded plat map for the subject property.

ARTICLE 3
DESCRIPTION OF THE UNITS, LIMITED COMMON AREA, AND ALLOCATED INTERESTS

3.1 The Unit

- (a) The distinct Unit number that identifies the Unit on the Plat may or may not be consistent with the mailing address of the Unit.
- (b) Subject to further specification herein, each Unit generally consists of all structures on or within the boundary of the Unit, including, but not limited to all interior and exterior walls, wall surfaces, floors, ceilings, roofs, foundations, and fixtures, and, in all walls shared with or abutting another Unit, the Unit shall extend to the center of the wall, which shall form the boundary of the Units sharing that wall. Subject to dividing lines between Units, any above-ground structure that extends beyond the vertical plane of the ground-level boundary of the Unit is part of the Unit if it: (i) is part of and an integral part of the Unit structure (such as bay windows, pop-outs, eaves, etc., not to include fences, or other appurtenant structures that merely connect to the Unit structure), or (ii) was constructed as part of the original construction of the Unit.
- (c) All pipes, wires, conduits, chutes, flues, ducts, shafts, public utility, water or sewer lines, or any other similar fixtures lying inside the designated vertical boundaries of a Unit, shall be part of the Unit. A Unit developed as a detached single-family dwelling shall include the Lot.
- (d) Unless otherwise specified in a Neighborhood Sub-Association's governing documents, a Unit developed as part of a multi-family housing product shall include all exterior and interior doors, door jams, windows, window sills, window frames and all components therein, and garage doors, in or on the boundary of any Unit are part of the Unit. Skylights, if any, and all installations related thereto are part of the Unit.
- (e) Variances between the Plat and as-built construction. The original construction shall be the controlling dimension for any Unit. The original construction shall be the first installation of foundations, framing, and wallboard. If the Management Committee, in its sole discretion, determines that the then-current construction varies from the original as-built construction, then the Master Association, at the expense of the Master Association or the Owner, in the Management Committee's discretion, may require that the current construction be made to comply with the original construction. In exercising its discretion to decide who pays to return an alteration/modification to the original construction, the Management Committee

shall consider: (i) whether the Owner caused the nonconforming construction; (ii) whether the Owner sought or obtained Management Committee approval for any nonconforming construction regardless of whether any such approval was valid or not; (iii) whether other Owners engaged in similar nonconforming construction; (iv) the overall culpability of the Owner as it relates to the nonconforming construction; and (v) the reason for the nonconforming construction.

- (f) **Combining of Lots.** Subject to approval of the Management Committee, the Master Association Design Review Committee, and the City, an Owner of two adjacent Lots may combine the two Lots into a single Lot. Combining of Lots may be treated as an adjustment to the Lot lines rather than an amendment of the Plat and shall not require the approval by sixty-seven percent of (67%) the Allocated Interests under Section 13.4 herein, provided, however, the Allocated Interest of the combined Lot shall remain that of two separate Units for Assessments, voting, and all other purposes.

3.2 Limited Common Area.

- (a) **Specific Identification of Limited Common Areas.** The Limited Common Area of each Unit, if any, shall consist of areas identified on the Plat as Limited Common Area that is spatially associated with that Unit.
- (b) **No Severance of Limited Common Area.** The right to the exclusive use of the Limited Common Area, if any, shall be appurtenant to each respective Unit where so identified and may not be severed from the ownership of the Unit.

3.3 Membership Interests in the Ivory Swim and Tennis Club. Notwithstanding anything to the contrary in Section 3.1 or in the Plat, certain of the Units within the Project, specifically, Units within Clubview Estates, Clubview Towns, The Walk, The Gardens, the Lofts, the Commercial Area include an appurtenant membership interest in the Ivory Swim and Tennis Club, subject to further restrictions, rules and user fees established by the Master Association. Certain other of the Units within the Project, specifically, those Units in Parkside and Park Estates plats A thru G, include an option granted to the initial purchaser of a Unit to purchase a membership interest in the Ivory Swim and Tennis Club. The exercise of a membership option shall be binding upon and shall run with the Unit and shall authorize use of the Ivory Swim and Tennis Club facilities by the purchasing Owner and Occupants of the Unit and by all subsequent Owners and Occupants of that Unit, subject to all restrictions, rules, and user fees established for the Ivory Swim and Tennis Club. If the initial purchaser of a Unit in the Parkside Neighborhood (or in the Park Estates plats A thru G) does not exercise the option to purchase a membership, the Declarant may but is not required to offer the membership option to a subsequent Owner.

3.4 Allocated Interest of Each Unit in the Total Voting Interests in the Master Association. Each Unit is allocated an equal Allocated Interest in the Master Association. Any difference in square footage, location, size, value, or other aspect of any Unit shall not be a reason to alter or change any Allocated Interest. The Owner of the Unit shall be entitled to vote the Unit's Allocated Interest for all matters related to the Master Association that Owners are permitted or required to vote or approve; provided, however, that in no event shall more than one vote be cast for any Unit.

- 3.5 Plat. The Plat and all dimensions, descriptions, and identification of boundaries therein shall be binding on the Project and the Master Association. If any conflict exists between the Plat and this Master Declaration, this Master Declaration shall control except as otherwise provided by law.

ARTICLE 4

ORGANIZATION AND GOVERNANCE OF THE MASTER ASSOCIATION

- 4.1 Organization of Master Association. The Master Association shall serve as the organizational body for all Owners.
- 4.2 Modifying or Changing the Name of the Project. The name of the Project may be modified or changed pursuant to a lawful amendment to this Master Declaration.
- 4.3 Legal Organization. The Master Association is and at all times shall be organized as a Utah non-profit corporation. In the organization, reorganization, or amendment of any documents related to the legal organization of the Master Association, the terms in all such documents, to the extent possible under the applicable law, shall be consistent with the terms in the Master Declaration and the Bylaws attached hereto or any lawful amendment thereto. If the legal entity should ever expire or be dissolved for any reason as required or permitted by law, in any reorganization or reinstatement of the entity, the Master Association shall adopt, to the extent possible and subject to any then-existing legal requirements, documents consistent with the terms of the Master Declaration and Bylaws.
- 4.4 Membership. Membership in the Master Association at all times shall be comprised exclusively of the Owners. Each Owner shall be a member of the Master Association so long as such Owner has an ownership interest in a Unit and such membership shall automatically terminate when the Owner ceases to have an ownership interest in a Unit. Upon the transfer of an ownership interest in a Unit, the new Owner succeeding to such ownership interest shall likewise succeed to such membership in the Association. If titled ownership 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 proportional interest and by the same type of tenancy in which title to the Unit is held.
- 4.5 Availability of Documents.
- (a) Except as otherwise permitted by law, the Master Association shall make available to the Owners copies of the Governing Documents and the corporate records, meeting minutes, books, and financial statements related to the operations of the Association consistent with the requirements of the Act and §§ 16-6a-1601 through 1603, 16-6a-1605, and 16-6a-1606 of the Utah Revised Nonprofit Corporation Act.
 - (i) The term “available” as used in Section 4.5(a) above shall mean available for inspection or copying at the Master Association’s principle place of business or the offices of the Manager within five (5) business days after receiving a proper written request, during normal business hours and under other reasonable conditions, except that annual financial statements

requested by an Owner may be provided to an Owner within fifteen (15) days of receiving such request.

- (ii) Notwithstanding anything to the contrary in this Section 4.5, the Master Association may require that the Owner strictly comply with any and all statutory provisions or other legal requirements applicable to providing this information before providing it.
 - (iii) If an Owner elects to have the Master Association produce copies of requested documents or records, the Master Association may assess the Owner reasonable copying costs consistent with § 57-8a-227(4)(b)(ii) of the Act.
- b. Subject to any legal requirements otherwise, the Master Association shall make available to Lenders and insurers of any Lender, copies of the Governing Documents and copies of corporate records, meeting minutes, books, and financial statements related to the operations of the Association within thirty (30) days of receipt of a written request.
 - c. Notwithstanding anything to the contrary in this Section 4.5, the Master Association may redact from any document produced for inspection or copying any information subject to attorney-client privilege and any other information that the Board, in good faith, determines would reveal sensitive personal or financial information of an Owner or agent of the Master Association, including, without limitation, bank account numbers or social security numbers.

4.6 Management Committee. The governing body of the Master Association shall be a Management Committee (also known as a Board of Directors or a Board) elected pursuant to the Bylaws, subject to Article 20 herein. The Management Committee shall be comprised of nine (9) members (each a "Management Committee Member" and director). Except as otherwise provided in this Master Declaration, Bylaws, or the Articles of Incorporation, the Management Committee, in all instances, shall act on behalf of the Master Association. Any reference to an act, right, or obligation of the Master Association in the Governing Documents may only be exerted or complied with through an action of the Management Committee. Except as may be specifically provided in this Declaration, the Bylaws, Articles of Incorporation, or by applicable law, no Owner or group of Owners other than the Management Committee may direct the actions of the Master Association.

4.7 Management Committee Members. Subject to the exceptions in Section 20.2 herein, the Management Committee shall be comprised of the respective Neighborhood Sub-Association presidents (or other representative designated by a Neighborhood Sub-Association's Management Committees and by four (4) members appointed by the Declarant, one of whom shall be an Owner or the spouse of an Owner of a Unit in Clubview Estates, unless no such Owner is willing to serve. Notwithstanding the foregoing, all Management Committee members are subject to reasonable ongoing requirements set forth below and/or established in the Bylaws.

- (a) Reasonable Ongoing Requirements for Management Committee Members. The Bylaws may place reasonable obligations and requirements on existing Management Committee Members to retain their membership on the Board, such as a requirement that a Management Committee Member attend a specified number of meetings and obligation to be current on all Assessments. The Bylaws may further provide for a procedure for removal of any Management Committee Member who fails to comply with the reasonable requirements, which may include some action of the remaining Management Committee Members. Any Bylaw requirements adopted pursuant to this section shall not be applicable retroactively and shall not apply to any Management Committee Members on the Management Committee during the two-year term of the Management Committee Member being served when they are adopted.

4.8 Limitation on Authority of Owners, Management Committee Members, Officers, and the Management Committee.

- (a) Except as provided herein, in the Bylaws, or in the Design Guidelines, the Management Committee, any individual Owner, and any individual Management Committee Member or Officer shall have no authority to and may not act on behalf of the Master Association or the Management Committee to:
 - (i) amend or terminate any Governing Document;
 - (ii) elect or remove members of the Management Committee;
 - (iii) establish or change the qualifications, powers and duties, requirements, or terms of Management Committee Members or of the Management Committee; or
 - (iv) authorize or agree to any deviation or exception from the Terms and Conditions.

4.9 No Estoppel or Reliance on Actions or Authorizations Contrary to Governing Documents. No one may rely upon any authorization (from the Management Committee or anyone else) contrary to the terms of the Governing Documents regardless of the circumstances under which it is given, and no claim or defense of estoppel or waiver or similar equitable or legal claim or defense may be raised by anyone related to any alleged reliance. It is the responsibility of anyone interacting with, visiting, occupying, or purchasing a Unit in the Project to verify that anything that the Master Association does, does not do, or authorizes related to the Project or the Master Association is in compliance with the terms of the Governing Documents.

4.10 Registration with the State. In accordance with Utah Code Ann. § 57-8a-105, the Master Association shall be registered with the Utah Department of Commerce and shall update its registration to keep any required information current as required by law.

ARTICLE 5

GENERAL RIGHTS AND RESPONSIBILITIES OF THE MASTER ASSOCIATION

5.1 Rights and Responsibilities of the Master Association. The Master Association shall have the following rights and responsibilities in addition to any others set forth in the Governing Documents or provided by law.

- 5.2 Maintenance. The Master Association shall make provisions for completing all maintenance, repair, and replacement requirements and obligations of the Master Association. This shall include the right to modify, remove fixtures from, add fixtures and structures to, place signs upon, and otherwise modify the Common Area and Facilities or Benefitted Common Area. The Master Association shall do all such other and further acts that the Management Committee deems necessary to preserve and protect the Benefitted Common Area, the Common Area and Facilities and the Project, in accordance with the general purposes specified in this Declaration and the Community-Wide Standards. Nothing in the foregoing provisions of this Section 5.2 shall be construed to prevent the Master Association from taking on obligations of the City pursuant to a written agreement between the City and the Master Association. Notwithstanding anything in this Section 5.2 to the contrary, each Neighborhood Sub-Association shall be responsible for maintenance of the property which it owns or which its covenants designate as being for the benefit of the Neighborhood Sub-Association's members.
- 5.3 Capital Improvements. After the Declarant Control Period, capital improvements shall be governed by and subject to the following conditions, limitations, and restrictions:
- (a) Any capital improvement to the Project that does not materially alter the nature of the Project may be authorized by the Management Committee alone. A material alteration to the Project, for example, is the installation of a previously non-existent and materially significant fixture or permanent removal of a materially significant fixture such as the Entry Feature. Landscaping alterations and the addition or removal of signs or small structures are not material unless they cause other material changes such as those listed above.
 - (b) Any capital improvement which would materially alter the nature of the Project, regardless of its cost and prior to being constructed or accomplished, must be authorized by written consent of Owners holding at least thirty percent (30%) of the total Allocated Interests and must be approved of by the Management Committee and the Design Review Committee.
- 5.4 Paying Expenses. The Master Association shall provide for the payment of the Common Expenses.
- 5.5 Setting and Collecting Assessments. The Master Association shall establish, collect, and account for Assessments as necessary to operate the Master Association and manage the Project consistent with the requirements of the Governing Documents.
- 5.6 Adopting and Enforcing Rules. The Management Committee may adopt Rules, to facilitate operation and management of the Project. Rules, if adopted, they shall be consistently and uniformly enforced. Rules may address any issue, including those addressed in any other Governing Documents and may include restrictions and regulations specific to any Benefitted Common Area and to any Service Area. Rules may supplement, clarify, and add detail to issues or items addressed in the other Governing Documents so long as the Rules do not contradict the same. The Management Committee's determination as to whether a particular activity being conducted or to be conducted violates or will violate the Rules shall be conclusive, subject to a judicial determination if any is timely sought. The standard for adoption of Rules is one of

reasonableness. A Rule must be reasonable in light of the circumstances pertaining to the situation or issue addressed by the Rule.

- 5.7 Hiring Managers and Delegating Responsibilities. The Master Association shall hire a Manager to assist the Management Committee in the management and operation of the Project and may delegate its powers and obligations in the Governing Documents to the Manager, employees, or other agents as it deems appropriate; provided, however, that only the Management Committee shall have the right to approve Master Association budgets, and regular and special Assessments, and to provide a hearing requested to dispute a fine. Any powers and duties delegated to any Manager or other Person may be revoked by the Management Committee at any time, with or without cause. **THE MANAGEMENT COMMITTEE HAS NO AUTHORITY TO ENTER INTO ANY MANAGEMENT AGREEMENT OR CONTRACT INCONSISTENT WITH THE TERMS OF THE GOVERNING DOCUMENTS OR THAT PROVIDES FOR ANY TERMINATION FEE OR RESTRICT TERMINATION 'FOR CAUSE'.**
- 5.8 Other Necessary Rights. The Master Association shall have any other right that is reasonably necessary to carry out the terms of the Governing Documents.
- 5.9 Enforcement Rights. In addition to any other remedies allowed or provided in the Governing Documents for any violation of the Governing Documents, the Master Association may: (i) impose fines; (ii) collect rents directly from a tenant if an Owner fail to pay Assessments; (iii) suspend voting rights; (iv) suspend rights to utilize the Ivory Swim and Tennis Club, if applicable, and/or other recreational common area and common facilities; and (v) take any other action or seek any other remedy allowed by the Act or other applicable Utah law.
- 5.10 Discretion in Enforcement.
- (a) Subject to the discretion afforded in this section, the Management Committee uniformly and consistently shall enforce and implement the Terms and Conditions in the Governing Documents.
 - (b) The Management Committee shall use its reasonable judgment to determine whether to exercise the Master Association's powers to impose sanctions or pursue legal action for a violation of the Governing Documents, and may include in this analysis: (i) whether to compromise a claim made by or against the Management Committee or the Master Association; and (ii) whether to pursue a claim for an unpaid Assessment.
 - (c) The Master Association shall not be required to take enforcement action if, after fair review and acting in good faith and without conflict of interest, the Management Committee determines that under the particular circumstances: (i) the Master Association's legal position does not justify taking any or further enforcement action; (ii) the covenant, restriction, or rule in the Governing Documents is likely to be construed as inconsistent with current law; (iii) a technical violation has or may have occurred and the violation is not material as to a reasonable Person or does not justify expending the Master Association's resources; or (iv) it is not in the Master Association's best interests to pursue an enforcement action, based upon hardship, expense, or other reasonable criteria.

- (d) Subject to Subsection (e) below, if the Management Committee decides under Subsection (c) above to forego enforcement, the Master Association is not prevented from later taking enforcement action.
- (e) The Management Committee shall not be arbitrary, capricious, or act against public policy in taking or not taking enforcement action.

- 5.11 Preventing Conflicts with Service Providers and Vendors. Subject to the exemptions in Section 20.15 herein, the Master Association shall not permit any paid services or materials obtained by the Master Association reasonably valued at more than \$2,500 to be performed or provided by: (a) any Management Committee Member; (b) any relative of any Management Committee Member, Manager, or of any officer, employee, or owner of the Manager; or (c) any business or entity in which any Management Committee Member, Manager, or employee, officer, or owner of any Manager or any relative of the same is employed or has more than a 10% ownership or beneficial interest without prior written disclosure of the relationship to the Management Committee and a written agreement executed by the parties. For the purpose of this section, a relative is any individual known to be related by blood or marriage. The provision of services and materials for purpose of this section shall include, but is not limited to, managers, insurance brokers, investment or financial advisors, accountants, landscapers, and contractors.
- 5.12 Establishing Hearing Procedures. The Management Committee shall have the authority to create a reasonable hearing process applicable in case the Master Association shall take adverse action related to any particular Owner or group of Owners or in case a hearing process is required by law. The Management Committee shall not be under any obligation to offer a hearing process, except as required by law or by the Governing Documents, and in any such process, shall have the authority to designate the procedure related to any such hearing and to make any and all final determinations of issues subject to the hearing process. The Management Committee may establish the hearing process on an as-needed basis for particular matters as they arise or may set forth a process in the Rules applicable generally to such matters that it designates. Any such hearing process shall provide, at a minimum for: (a) at least two weeks' notice of the hearing, and (b) a reasonable time period under the circumstances for the Owner(s) to present his/her/their own testimony, the testimony of others, argument, authority, evidence, and other information the Owner deems relevant to the disputed issue.
- 5.13 Annual Meeting. The Master Association shall arrange for and conduct an annual meeting of the Owners as provided for in the Bylaws and shall arrange for and conduct such other meetings of the Master Association as may be properly requested pursuant to the Governing Documents.
- 5.14 Payoff Information Fees. The Master Association is specifically authorized to establish a fee to provide payoff information related to the transfer, refinance, or closing of a Unit. Unless otherwise provided in the Rules and allowed by law, the amount of the payoff fee shall be twenty-five dollars (\$25.00). The Management Committee may increase or decrease the amount charged if the new amount is identified in the Rules and is consistent with Utah law.

- 5.15 Reinvestment Fee Covenant Upon Sale or Transfer of Unit. The Management Committee may require the transferor/seller or transferee/buyer to pay a fee related to the transfer of a Unit (a "Reinvestment Fee") as provided for in Utah Code Ann. § 57-1-46 in an amount determined by the Management Committee and allowed by law. For purposes of this Section 5.16, a transfer is any change in the ownership of the Unit as reflected in the office of the county recorder, regardless of whether it is pursuant to the a sale of the Unit or not but shall not include any transfer between the Declarant and the Builder or between the Declarant and any related entity. The amount shall be set forth by the Management Committee in the Notice of Reinvestment Fee or in the Rules consistent with Utah Code Ann. § 57-1-46. The value of the Unit for purposes of this section shall be the higher of: (a) the value of the Unit as determined by the property tax assessor on the date of the transfer of title; (b) the purchase price paid for the Unit, related to the transfer; or (c) the value of the Unit on the date of the transfer of title as determined in an appraisal that may be obtained (in the discretion of the Management Committee) and paid for by the Master Association using an appraiser selected by the transferee of the property from a list of five appraisers selected by the Master Association. This reinvestment fee covenant may not be enforced against: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (iv) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) the transfer of burdened property by a financial institution. The Master Association shall have authority to record any notice required by law to effectuate this provision. The Master Association shall have the authority to enact Rules that may include: (1) requirements for Owners to provide sales and transfer documents; (2) requirements for the timing of responses to requests such as the selection of the appraiser; (3) default provisions if no selection is made such as allowing the Master Association to select the appraiser; and (4) other procedural requirements and rules as the Management Committee deems appropriate to effectuate the terms of this provision in a prompt and reasonable manner.
- 5.16 Special Events Unless prohibited by the Act, from time to time, the Master Association may lease the Ivory Swim and Tennis Club, or a portion thereof, for charitable, philanthropic, or other special events, subject to the following conditions: (a) the availability; (b) payment of costs and expenses incurred and indemnification of the Master Association against any loss or damage resulting from the special event; (c) return of the facilities in the same condition as existed prior to the special event; provided, however, that such use shall not unreasonably interfere with the membership interest holders' use and enjoyment of the Ivory Swim and Tennis Club.
- 5.17 Neighborhood Sub-Association Responsibilities. Each Neighborhood Sub-Associations shall be responsible for administering and enforcing the Additional Covenants applicable to its respective Neighborhood. Each Neighborhood Sub-Associations shall be responsible to make provisions for completing all maintenance, repair and replacement obligations as set forth in that Neighborhood Sub-Association's covenants in manner consistent with the Community-Wide Standards.

ARTICLE 6
BUDGETS & ASSESSMENTS

- 6.1 Purpose of Assessments. Money collected by the Master Association shall be used for the management, maintenance, care, operation, preservation and protection of the Project; and for the purpose of enhancing and preserving the value of the Project and the quality of life in the Project; and to promote the health, safety and welfare of the Owners; and in the furtherance of carrying out or satisfying any other duty or power of the Master Association.
- 6.2 Budget and Regular Assessment.
- (a) The Management Committee is authorized and required to adopt a budget for the following fiscal year prior to the beginning of each fiscal year.
 - (b) The budget shall cover the period of the next fiscal year. The budget shall estimate the total Common Expenses to be incurred for the next fiscal year (or that fiscal year for a revised budget), which shall be broken down into reasonably detailed expense categories. The budget shall include a line item that identifies the amount to be placed into the reserve fund. The budget also shall include an estimate of Benefitted Common Area Expenses for each Benefitted Common Area and Service Area Expenses for each Service Area and may include contingencies and other estimates as the Management Committee deems appropriate.
 - (c) The Management Committee shall make available a written copy of the budget to all Owners no later than thirty (30) days after the adoption of the proposed budget or any revised budget.
 - (d) The Management Committee shall determine the amount of the regular Assessments to be paid by the Owners of each Unit by dividing the total budgeted amount for the Common Expense by the Allocated Interest for each Unit, subject to the Declarant rights in Section 20.6 herein.
 - (e) The Management Committee shall determine the amount of Benefitted Common Area Assessments to be paid by the Owners of the Units assigned to each such Benefitted Common Area by dividing the total budget amount for the each of the Benefitted Common Area Expenses by the number of Units assigned to each such Benefitted Common Area.
 - (f) The Management Committee shall determine the amount of Service Area Assessments to be paid by the Owners within each Service Area by dividing the total budget amount for each Service Area Expenses by the number of Units assigned to each such Service Area.
- 6.3 Payment of Assessments. Unless otherwise established by the Management Committee and communicated to each Owner, each Owner shall pay to the Master Association the Owner's regular Assessment, Benefitted Common Area Assessment and Service Area Assessment, as may be the case, annually or on such other quarterly or monthly installment basis as the Management Committee or the Manager may determine.

- 6.4 Adjustments to the Budget and Regular Assessments. In the event the Management Committee determines that the estimate of total charges for the current year is, or will become, inadequate to meet all Common Expenses for any reason, it may revise the budget and each Owner's share of the new budget total based on the Owner's Allocated Interest. Upon notice of the adjustment, and unless modified by the Management Committee, each Owner thereafter shall pay to the Master Association the Owner's adjusted regular Assessment.
- 6.5 Adjustments to Benefitted Common Area Assessments or Service Area Assessments. In the event the Management Committee determines that the estimate of total charges for the current year is, or will become, inadequate to meet Benefitted Common Area Expenses or Service Area Assessments, for any reason, the Management Committee may then revise the appropriate budget and each Owner's share of the new budget total based on the Owner's proportional share of the Benefitted Common Area Expenses or the Service Area Expenses, as the case may be. Upon notice of the adjustment, and unless modified by the Management Committee, each Owner thereafter shall pay to the Master Association the Owner's adjusted Benefitted Common Area Assessment or adjusted Service Area Assessment.
- 6.6 Personal Obligation for Assessment. Each Owner, by taking title to a Unit, personally covenants and agrees with every other Owner and with the Master Association to pay to the Master Association any Assessments as provided for in the Governing Documents, including any Benefitted Common Area Assessments and Service Area Assessments and including any amounts assessed to the Unit which remain unpaid as of the date the Owner acquired title to the Unit. Accordingly and regardless of any lien rights, Assessments, together with any interest and collection charges (including, but not limited to attorneys' fees and costs), shall be the personal obligation of the Owner.
- 6.7 Capital Improvements. Amounts for capital improvements may be included in the budget, paid for through special Assessments, or paid for in any other manner as determined by the Management Committee.
- 6.8 Percentage Assessments. Except as otherwise provided herein, and except for special Assessments to individual Units, Benefitted Common Area Assessments and Service Area Assessments, Assessments shall be allocated to Owners based on the Allocated Interest of each Unit.
- 6.9 Rules Regarding Billing and Collection Procedures. The Management Committee shall have the right and responsibility to adopt Rules setting forth procedures applicable to Assessments provided for in this Declaration and for the billing and collection of all Assessments, provided that such procedures are not inconsistent with the provisions herein. Such procedures and policies may include, but are not limited to, establishing the date when Assessment payments are due and late, establishing late fees and collection charges, and establishing interest (per annum or compounded) that may be charged on unpaid balances. The failure of the Master Association to send a statement to an Owner or an error in any such statement (other than a Certificate of Payment) shall not relieve any Owner of liability for any Assessments or charges under the Governing Documents.
- 6.10 Certificate of Payment. The Master Association, within ten (10) business days after written demand by an Owner or such other Person for whom an Owner has given written

permission in a form acceptable to the Master Association, shall issue a written statement or certificate signed by an officer or authorized agent of the Master Association setting forth whether the Assessments relating to a specified Unit have been paid and the amount of delinquency, if any. Each written statement or certificate is conclusive in favor of a Person who relies on the written statement in good faith. The Master Association is authorized to charge a reasonable fee for issuance of written statement or certificate of payment. Unless otherwise provided in the Rules and allowed by law, the amount of the fee shall be twenty-five dollars (\$25.00). The Management Committee may increase or decrease the amount charged if the new amount is identified in the Rules and is consistent with Utah law.

- 6.11 Special Assessments. Subject to any limitations in this Master Declaration for the particular type of expense, the Master Association is expressly authorized to set and collect special Assessments, payable as may be determined by the Master Association (in lump sums or over a period of time), to pay for any Common Expenses. Notwithstanding the wording or terms of any notice of special Assessment, a special Assessment shall be deemed assessed, for all purposes, on the due date established by the Management Committee for payment of such special Assessment.
- 6.12 Special Assessments to a Particular Unit or Units within a Particular Neighborhood. Special Assessments may be levied by the Master Association against a particular Unit and its Owner or against Units within a Particular Neighborhood and their respective Owners for:
- (a) Costs incurred in bringing an Owner or Unit into compliance with the provisions of the Governing Documents;
 - (b) Any other charge not included in a Benefitted Common Area Assessment or Service Area Assessment designated by the Management Committee or the Manager as pertaining to an individual Unit or to Units within a Particular Neighborhood consistent with the Governing Documents;
 - (c) Fines, late fees, collection charges, and interest; and
 - (d) Attorneys' fees, costs and other expenses relating to any of the above.
- 6.13 Acceptance of Materials or Services. In the event the Master Association undertakes to provide materials or services that are not otherwise part of the maintenance of the Project or Benefitted Common Area or in a Service Area, which benefit an individual Unit, and which can be accepted or not by the Unit's Owner, such Owner, in accepting such materials or services, agrees that the costs thereof may be assessed as a special Assessment, at the discretion of the Management Committee.
- 6.14 Application of Excess Assessments. In the event the amount budgeted to meet Common Expenses for a particular fiscal year proves to be excessive in light of the actual Common Expenses, the Management Committee, in its discretion, may apply the excess to reserves, credit the excess against future Assessments or refund the excess to the Owners in proportion to the Allocated Interests of each Unit in the Common Expenses of the Project, as the Management Committee deems appropriate. The decision of the Management Committee shall be binding and conclusive. In addition, the Master Association shall not be obligated to reduce the amount of Assessments in succeeding

years if an excess exists for a prior year. In the event that amount budgeted for any Benefited Common Area or Service Area proves to be excessive in light of the actual Benefited Common Area Expenses or Service Area Expenses, the Management Committee, in its discretion, shall either: (a) credit the excess against future Benefited Common Area Assessments for the particular Benefited Common Area with the excess, or credit the excess against future Services Area Assessments for the particular Service Area that had an excess, as the case may be, or (b) refund the excess to the Owners of the Units assigned to the Benefited Common Area that had the excess or assigned to the Service Area that had an excess, as the case may be.

- 6.15 No Offsets. All Assessments shall be payable at the time and in the amount specified by the Master Association, and except as otherwise provided herein, no offsets against such amount shall be permitted for any reason, including, without limitation, a claim that the Management Committee is not properly exercising its duties and power, a claim in the nature of offset or that the Master Association owes the Owner money, or that the Master Association is not complying with its obligations as provided for in the Governing Documents.
- 6.16 How Payments Are Applied. Unless otherwise provided for in the Rules, all payments for Assessments shall be applied to the earliest charges first. Owners shall have no right to direct the application of their payments on Assessments or to require application of payments in any specific order, to specific charges, or in specific amounts.

ARTICLE 7

NONPAYMENT OF ASSESSMENTS & JOINT AND SEVERAL LIABILITY OF OWNERS FOR ALL PAST UNPAID ASSESSMENTS

- 7.1 Delinquency. Assessments not paid within the time required shall be delinquent. Whenever an Assessment is delinquent, the Management Committee may, at its option, invoke any or all of the remedies granted in this Article 7. The Master Association's choice of one remedy shall not prejudice or constitute a waiver of the Master Association's right to exercise any other remedy. Each Owner, by taking title to a Unit, vests in the Master Association, or its assigns, the right and power to bring actions at law or lien foreclosures against such Owner or Owners for the collection of delinquent Assessments.
- 7.2 Collection Charges and Interest. If the Master Association does not otherwise adopt or establish billing and collection procedures in the Rules, the following shall apply: The Assessments shall be due within thirty (30) days of invoicing. Payments received after thirty (30) days from invoicing may be charged an initial late fee of fifteen dollars (\$15.00). Thereafter, additional late fee charges of fifteen dollars (\$15.00) per month may be added for each month that an Owner's account has an unpaid balance. In addition to late fees, interest shall accrue on all unpaid balances, including unpaid Assessments, unpaid prior late charges, and attorney fees, at the rate of one-and-a-half percent (1.5%) per month. Delinquent accounts may be turned over for collection and may be assessed additional collection charges and attorneys' fees and costs.
- 7.3 Joint and Several Liability of Owner and Future Owners for All Past and Presently Accruing Unpaid Assessments. To the extent allowed by law, the Owner and any future Owners of a Unit shall be jointly and severally liable for all Assessments related to that

Unit accruing prior to and during the time that an Owner holds title to the Unit. An Owner is not liable for any Assessments accruing after he/she has lawfully transferred the Unit to another Owner. The recording of a deed to a Person that has not agreed to take ownership of the Unit shall not be considered a legal conveyance of title. The obligation in this Section 7.3 is separate and distinct from any lien rights associated with the Unit.

- 7.4 Lien. The Master Association has a lien on each Unit for all Assessments, which include, but are not limited to, late fees, interest, attorneys' fees, court costs, and other costs of collection (which shall include all costs and not be limited by those costs that may be awarded under the Utah Rules of Civil Procedure). Except as otherwise restricted by law, this lien shall arise and be perfected as of the date of the recording of this Master Declaration and shall have priority over all later-recorded encumbrances. If an Assessment is payable in installments, the lien is for the full amount of the Assessment from the time the first installment is due, unless the Master Association provides otherwise in the notice of Assessment. The Master Association also has a lien on each Unit for all fines imposed against an Owner by the Master Association. This lien shall arise and be perfected when (a) the time for appeal described in Utah Code Ann. § 57-8a-208(5) has expired and the Owner did not file an appeal; or (b) the Owner timely filed an appeal under Utah Code Ann. § 57-8a-208(5) and the district court issued a final order upholding the fine. The Master Association's lien shall have priority over each other lien and encumbrance on a Unit except only: (i) a lien or encumbrance recorded before this Master Declaration is recorded; (ii) a first or second security interest on the Unit secured by a mortgage or trust deed that is recorded before a recorded notice of lien by or on behalf of the Master Association; and (iii) a lien for real estate taxes or governmental assessments or charges against the Unit. The Master Association may, but need not, record a notice of lien on a Unit.
- 7.5 Action at Law. The Master Association may bring an action to recover a delinquent Assessment personally against the Owner obligated to pay the same. Attorneys' fees and court costs will thereafter be added to the amount in delinquency (plus judgment interest and collection costs).
- 7.6 Foreclosure Sale. The Master Association shall have all rights of foreclosure granted by the Act, both judicially and non-judicially. The Declarant appoints Melyssa D. Davidson as trustee, who qualifies under Utah Code Ann. § 57-1-21(1)(a)(i). The Declarant hereby conveys and warrants pursuant to Utah Code Ann. § 57-1-20 and 57-8a-302 to Melyssa D. Davidson, with power of sale, the Unit and all improvements to the Unit for the purpose of securing payment of Assessments under the terms of the Declaration. The Master Association may appoint a qualified successor trustee by executing and recording a substitution of trustee form.
- 7.7 Homestead Waiver. Each Owner, to the extent permitted by law, hereby waives, to the extent of any liens created pursuant to this Master Declaration, whether such liens are now in existence or are created at any time in the future, the benefit of any homestead or exemption provided by Utah law now in effect, or in effect from time to time hereafter.
- 7.8 Termination of Delinquent Owner's Rights. The Master Association shall have all rights provided for in the Act to terminate a delinquent Owner's right to vote and right to utilize the Ivory Swim and Tennis Club, if applicable, and other recreational common area and

common facilities; provided, however, that before termination of such rights the delinquent Owner be provided at least fourteen (14) days prior notice, in accordance with the notice requirements in the Bylaws, of:

- (a) the impending termination of rights if payment is not received;
- (b) the amount(s) past due, including any late charges and interest; and
- (c) the right to request a hearing before the Management Committee.

7.9 Requiring Tenant to Pay Rent to Master Association.

- (a) Pursuant to and as provided for in the Act, the Master Association shall have a right to demand and collect rent from any tenant in a Unit for which an Assessment is more than sixty (60) days past due; provided, however, that before requiring a tenant to pay lease payments to the Master Association, the Owner be provided at least fifteen (15) days' prior notice, in accordance with the notice requirements in the Bylaws, of:
 - (i) the Master Association's intent to demand the Owner's tenant pay his/her lease payments to the Master Association if payment of all delinquent amounts is not received within fifteen (15) days;
 - (ii) the amount(s) past due, including any interest, late charges, collection costs and attorneys' fees; and
 - (iii) that any costs of collection, including, but not limited to attorneys' fees and other assessments that become due may be added to the total amount due and to be paid through collection of the tenant's lease payments;
- (b) if the Owner fails to pay the amount owing after fifteen (15) days, the Master Association may exercise its rights to collect the lease payments from the delinquent Owner's tenant by delivering written notice to the tenant, in accordance with the notice requirements in the Bylaws, that:
 - (i) due to the Owner's failure to timely pay Assessments, the Master Association has notified the Owner of the Master Association's intent to collect all lease payments until the amount owing is paid, in full;
 - (ii) Utah law requires the tenant to make all future lease payments, beginning with the next monthly or other periodic payment, to the Master Association, until the amount owing to the Master Association by the Unit's Owner is paid, in full; and
 - (iii) the tenant's payment of the lease payments to the Master Association does not constitute a default under the terms of the tenant's lease agreement with the Owner.
- (c) The Master Association shall mail to the Owner a copy of the notice to given to the tenant.
- (d) The tenant to whom notice under Section 7.9(b) is given shall pay to the Master Association all future lease payments as they become due and owing to the Owner

beginning with the next monthly or other period payment until the Master Association notifies the tenant that the amount owed by the Owner is paid.

- (e) The delinquent Owner shall credit each payment that his/her tenant makes to the Master Association pursuant to this Section 7.9 against any obligation that the tenant owes to the Owner as though the tenant made such payment to the Owner and Owner may not initiate suit or other action against the tenant for failure to make any lease payment that the tenant pays to the Master Association as required under Section 7.9(d).
- (f) Within five (5) business days after the amount owing to the Master Association is paid, in full, the Master Association shall notify the tenant, in accordance with the notice provisions in the Bylaws, that the tenant is no longer required to pay future lease payments to the Master Association and a copy of said notice shall be mailed to the Owner.

7.10 Attorneys' Fees Incurred as a Result of a Default. In addition to any attorneys' fees and costs provided for herein, the Master Association shall be entitled to recover all reasonable attorneys' fees and costs incurred as a result of an Owner's failure to timely pay Assessments, including but not limited to attorneys' fees and costs incurred to: (a) obtain advice about a default; (b) collect unpaid Assessments; (c) file lawsuits or other legal proceedings related to a default in an effort to collect unpaid Assessments; (d) file pleadings, notices, objections, and proofs of claim in any bankruptcy proceeding; (e) examine the debtor or others related to collections; (f) monitor any bankruptcy proceedings including but not limited to regular monitoring of an Owner's progress in a chapter 13 plan for the duration of the plan; (g) file relief from stay motions, objections, or other adversary proceedings in bankruptcy and all related activities; and (h) foreclose a lien, secure lien rights, or prepare any notice of lien. This provision is to be construed broadly to permit the Master Association to recover any fees and costs in any way related to an Owner's default in the payment of Assessments and the ultimate collection of those Assessments.

7.11 Master Association Responsibility after Foreclosure. If the Master Association takes title to a Unit pursuant to a foreclosure (judicial or non-judicial), the Master Association shall not be bound by any of the provisions herein related to the Unit that are otherwise applicable to any other Owner, including but not limited to: obligations to pay Assessments or maintain the Unit.

ARTICLE 8 DESIGN CONTROLS

8.1 Design Review Committee. Except as provided in Section 20.3 during the Declarant Control Period, the Design Review Committee shall be composed of at least three (3), but not more than five (5), individuals appointed by the Management Committee. Individuals serving on the Design Review Committee shall serve at the pleasure of the Management Committee. The Management Committee may remove a member of the Design Review Committee and appoint a new Design Review Committee member at any time, provided that at all times there shall be a least three (3) persons serving. Members of the Design Review Committee may or may not be Management Committee Members or members of the Master Association and may include one or

more paid professionals, such as an architect, to perform such services. The Design Review Committee may enforce the current Design Guidelines as established by the Declarant or the Master Association. The Design Review Committee shall have and shall exercise all the powers, duties and responsibilities set out in this Master Declaration. The Design Review Committee may hire a secretary or other personnel to perform administrative, clerical and other functions. The operating costs of the Design Review Committee, including the services of its planning consultants, professions and other staff, shall be covered through a fee paid to the Design Review Committee by Owners applying for plan review and approval consistent with § 57-8a-109(2) of the Act. The Design Review Committee shall make available to all Owners a current fee schedule. The Design Guidelines shall also set forth the fee schedule, and the fee schedule may be modified from time to time in accordance with the provisions herein for the amendment and updating of the Design Guidelines. Fees must be paid in full before any review by the Design Review Committee commences and the unused portion of any fee is refundable.

- 8.2 Authority. Except as otherwise provided in this Master Declaration, no improvements of any kind or changes in the natural condition of any property within the Project shall be erected, altered or permitted to remain on any Units or elsewhere in the Project unless complete architectural plans, specifications and site plan showing the location and orientation for such construction, alteration or landscaping are approved by the Design Review Committee prior to the commencement of any work. Work subject to Design Review Committee approval may include, but is not limited to, the construction of structures, installation of utility lines, fences, grading, planting, antennas, satellite dishes, flag poles, any renovation, expansion or refinishing of the exterior of an existing Unit or structure, excavating, clearing, landscaping or other alterations. Notwithstanding the foregoing, any work performed by or on behalf of Declarant on any of the property within the Project including, but not limited to, the construction of Subdivision Improvements and infrastructure, or the initial construction of the Units by the Declarant or the Builder shall not require approval of the Design Review Committee.
- 8.3 Design Review Committee Review Process. The process for reviewing building applications will be defined by the Rules adopted by the Master Association and the Design Review Committee.
- 8.4 General Standards. The Design Review Committee shall evaluate, among other things: (a) the materials to be used on the exterior of Unit or structures; (b) exterior colors; (c) harmony of architectural design with other Units within the Project; (d) height and other design features; (e) location with regard to topography and finished grade elevations; (f) harmony of landscaping with the Community-Wide Standard; (g) impact of lighting on night skies and neighboring Units (exterior and interior); and (h) consistency with the Design Guidelines.
- 8.5 Rules. The Design Review Committee may promulgate, adopt, amend and/or replace rules and regulations necessary to implement these design covenants and establish a design review process by the affirmative vote of a majority of the Design Review Committee and notice as may be required under the Act.

- 8.6 Construction Rules. Other than on construction performed by the Declarant and/or the Builder, with regard to any construction project affecting the exterior of any Unit and any construction of Units, the Design Review Committee may impose reasonable rules and regulations to minimize the inconvenience to adjoining Owners during the period of construction. In connection therewith, the Design Review Committee may impose rules requiring pre-construction conferences and regulations regarding portable offices and trailers, construction debris removal, construction area appearance, sanitary facilities, construction parking and vehicles, construction signs, hours of work, soil conservation and dust, removal of mud, and duration of construction. Concurrent with final plan submittal, an Owner shall deposit with the Design Review Committee a performance deposit to be determined by the Design Guidelines. Additionally, the Owner shall execute and deliver to the Design Review Committee, as appropriate, a deposit agreement in the form specified in the Design Guidelines. The performance deposit shall to be retained pending the completion (including clean up) of all improvement described in the final approved plans and built on the Owner's individual Unit. In the event that the Owner, the Owner's contractor or the contractor's respective agents, representatives, employees, or subcontractor (a) cause any damage; (b) fail to construct the Unit or improvements in accordance with the approved plans; or (c) fail to comply with the Design Guidelines, the Declaration or any rules or regulations adopted or promulgated by either the Design Review Committee, the Design Review Committee may use the performance deposit, among other things, to repair and/or rectify the damage or enforce the Design Guidelines, the Declaration and any other Rule thus violated and cure any defect or problem caused by the non-compliance. In the event of the Design Review Committee's use of all or any portion of the performance deposit, the Owner shall immediately pay to the Master Association an amount sufficient to replenish the performance deposit to the sum initially deposited. Failure to replenish the performance deposit within seven (7) days following the Design Review Committee's delivery of written demand shall be deemed a material breach of the Design Guidelines and this Declaration and shall entitle the Design Review Committee to deny the Owner's contractor's access to the Subdivision (including any of contractor's suppliers, subcontractors, employees and material men) and lien the Unit in an amount equal to the performance deposit deficiency. Upon tendering the performance deposit, the Owner shall execute and deliver to the Design Review Committee a Notice of Voluntary Lien in a form pursuant to the Design Guidelines' requirements.
- 8.7 No Liability. Neither the Design Review Committee, the Management Committee, the Master Association, the Master Association members, the Manager, nor the Declarant shall be liable for damages to any person submitting any plans for approval, or to any Owner of lands within the Project by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such plans. The Design Review Committee shall have no liability or responsibility for any representations made to any Owner or prospective owner by any third parties. The decision of the Design Review Committee shall be governed by these covenants and any rules or regulations duly adopted by the Design Review Committee pursuant to these covenants.

- 8.8 Written Records. The Design Review Committee shall maintain complete and permanent written records, which may in an electronic format, of all approved applications, including one set of the final approved architectural and site development plans, and of all actions of approval or disapproval, and all other formal actions taken by it under the provisions of Article 8. The records of the Design Review Committee shall be maintained by the Master Association.
- 8.9 Inspection and Compliance. The Design Review Committee shall have no duty or obligation to make inspections of any construction. Nothing herein, however, shall prevent the Design Review Committee from making inspections prior to, during, or after construction. Upon the completion of any work for which approved plans and specifications are required, the Owner shall give written notice of completion to the Design Review Committee. Within thirty (30) days after receipt of such notice, the Design Review Committee may inspect the work to determine its compliance with the approved plans. If the Design Review Committee finds that the work was not done in substantial compliance with the approved plans or any construction or change in natural conditions on any Unit was undertaken without first obtaining approval from the Design Review Committee, written notice shall be sent by the Design Review Committee to such Owner specifying the non-compliance and requiring the Owner to cure such non-compliance within thirty (30) days or any extension thereof granted. If the Owner fails to cure the non-compliance or to enter into an agreement to cure on a basis satisfactory to the Design Review Committee within the time provided, the Management Committee, at its option, may cause the non-complying improvement to be removed or the non-compliance to be cured. Upon demand, the Owner shall reimburse the Master Association for all costs and expenses incurred by the Design Review Committee and/or the Management Committee in taking corrective action, plus all costs incurred in collecting amounts due, including reasonable attorneys' fees and costs (the "Compliance Assessment"). The Owner shall be personally liable for all such costs and expenses, and the Master Association also shall have a lien against the non-complying Unit for the amount of all such costs and expenses. Any amounts not paid, without waiver of any other right or remedy, may be collected as an Assessment Lien. Such lien shall be (a) evidenced by a statement executed by the Master Association and notice of the lien recorded with the Utah County Recorder; (b) subordinate only to the first Mortgage; and (c) subject to foreclosure in the manner provided by law. Notwithstanding any other provisions hereof, the Design Review Committee shall not be responsible for: (i) determining that any construction or construction documents conform to applicable building codes, zoning or other land-use regulations; (ii) the accuracy or content of any construction documents or specifications prepared by any architect, engineer or any other person; (iii) construction means, methods, techniques, sequences or procedures, safety precautions or subsequent loss, damage or failures due to soil or any other natural or man-made conditions that may exist; or (iv) any failure to carry out any construction in accordance with plans or specifications.
- 8.10 Variances. The Design Review Committee may authorize variances from non-compliance with any of the Design Guidelines or the design provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, esthetic or environmental considerations may require, subject to City approval. Such

variances must be in writing, and unanimously approved by the Design Review Committee. If a variance is granted, no violation of the covenants, conditions, or restrictions contained in this Master Declaration or the Design Guidelines shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of a variance shall not operate to waive any of the terms and provisions of this Master Declaration for any purpose except as to the particular property and restriction, covenant, or condition covered by the variance, and shall not affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the use of the Unit. The decision of the Design Review Committee may be appealed to the Management Committee; provided, however that any exercise of the Design Review Committee's power by the Declarant or the Builder pursuant to Section 20.3 herein on any Design Guideline shall be the final decision and shall not be appealable.

- 8.11 Design Controls May Be Exercised by Neighborhood Sub-Association. To the extent that the design controls of a Neighborhood Sub-Association are consistent with or more stringent than the Design Guidelines and the Design Controls set forth in this Article 8, the responsibilities of the Design Review Committee may be assumed by the Neighborhood Sub-Association in which the Unit at issue is located, if authorized by the Master Association.
- 8.12 Design Controls Not Applicable to Declarant. Notwithstanding anything in Article 8 to the contrary, The Design Controls established in or authorized by this Master Declaration shall not apply to the Declarant. The Declarant shall have sole authority and responsibility to approve plans for the initial constructions of a Unit and initial landscaping.

ARTICLE 9 RIGHT TO USE COMMON AREA AND FACILITIES

- 9.1 Rights and Nonexclusive License to Use Common Area and Facilities.
- (a) Subject to all other terms of the Governing Documents, each Owner shall have the right and a nonexclusive license for use and enjoyment of the Common Area and Facilities, and the right and nonexclusive license for the use and enjoyment of the Benefitted Common Area to which that Owner's Unit has been assigned, if any, subject to any restrictions related to such use. Such rights and nonexclusive license shall be appurtenant to and shall pass with title to each Unit and in no event shall such appurtenant rights be separated therefrom. Authorized Occupants shall have the same access and use rights to the Common Area and Facilities and assigned Benefitted Common Area, if any, as the Owner whose Unit the Occupant is occupying. All such rights shall be subject to any Rules established by the Management Committee.
- (b) The Master Association shall have nonexclusive easements with the right of access over and across each Unit, to make inspections, to prevent or mitigate damage to Common Area and Facilities or Benefitted Common Area, and to maintain, repair, replace or effectuate the restoration of the Common Area and Facilities and any other property or improvements for which the Master Association is responsible for maintaining, including any Benefitted Common

Area or Service Area, which are accessible from such Unit. Such rights shall be exercised only after the notice required in this Master Declaration. The Master Association shall have a nonexclusive right to grant permits, licenses, and easements upon, across, over, under, and through the Common Area and Facilities, Benefitted Common Area, and Service Area for purposes necessary for the proper operation of the Project.

- 9.2 Public Utilities. Easements and rights-of-way over, across, under, and through the Project for the installation and maintenance of electrical lines, telephone lines, cable lines, fiber optics, water lines, gas lines, sanitary sewer lines, drainage facilities, telecommunication fixtures and equipment, utility fixtures and equipment, and such lines, fixtures, or equipment needed or determined by the Management Committee to be helpful in serving the Project, Units, or Unit Owners in the Project previously have been reserved and hereby continue to be reserved to the Master Association, together with the right to grant, alter, and transfer the same; provided, however, such easements and rights-of-way shall not unreasonably interfere with the use of the Common Area and Facilities and the Units by the Owners or Occupants. The Master Association shall have the power to grant and convey, in the name of the Master Association or for all of the Owners as their attorney-in-fact, to any Person, easements and rights-of-way in, on, over or under the Common Area and Facilities or Units for the purpose of constructing, erecting, operating, or maintaining lines, cables, wires, wireless transmission or reception equipment, conduits, or other devices for power, cable, telecommunications, internet, telephone, sewers, storm water drains and pipes, water systems, irrigation systems, water heating and gas lines or pipes and any other public, quasi-public, or private improvements or facilities. Each Owner, by taking title to a Unit, consents to such easements and rights-of-way and authorizes and appoints the Master Association as attorney-in-fact for such Owner to execute any and all instruments conveying or creating such easements or rights-of-way. Such Owner and those claiming by, through or under an Owner agree to execute promptly all such documents and instruments and to do such other things as may be necessary or convenient to effect the same at the request of the Master Association. However, no easement can be granted pursuant to this paragraph if it would permanently and materially interfere with the use, occupancy or enjoyment by any Owner of such Owner's Unit.
- 9.3 Easements for Encroachments. If any portion of the Common Area and Facilities or any Subdivision Improvement encroaches upon any Unit, or if any Unit encroaches upon any other Unit or the Common Area and Facilities, as a result of the manner in which the Subdivision Improvements are constructed or due to settling, shifting, alteration, replacement, repair or restoration by the Declarant or the Master Association, a valid easement for encroachment, and maintenance of such encroachment, shall exist for the life of the improvement or structure.
- 9.4 Limitation on Easement—Suspension of Owner's Rights. An Owner's rights and license for the use and enjoyment of the Common Area and Facilities shall be subject to any other limitation in the Governing Documents and the following:
- (a) The right of the Master Association to impose reasonable limitations on the number of Occupants or guests per Owner who at any given time are permitted to use the Common Area and Facilities; and

- (b) The right of any governmental or quasi-governmental body having jurisdiction over the Project to access and to have rights of ingress and egress over and across any roadway, parking area, or developed open space contained within the Project for purposes of providing police and fire protection, transporting school children and providing other governmental or municipal services.

9.5 Views. Views from a Unit and the Project are not assured or guaranteed in any way. There are no view easements or view rights appurtenant to the Project or to any Unit therein. There is no warranty concerning the preservation of any view or view plane from the Project.

ARTICLE 10 USE LIMITATIONS AND CONDITIONS

- 10.1 Rules. Pursuant to 57-8a-218(15) of the Act, the requirements of 57-8a-218, subsections (1) through (12) of the Act, except subsection (1)(b)(ii), may be modified in the Rules.
- 10.2 Signs. The Master Association may regulate and restrict signs in the Project, to the extent permitted by law, in the Rules and Regulations. "Signs" shall include any type of object (including but not limited to flags, billboards, banners, plaques, a-frames, easel signs, poly-bag signs, corrugated plastic signs, lawn signs, window signs) used to convey a message, symbol, idea, identification, or for any other purpose that signs are typically used, that is placed in, on, or outside of a Unit with the apparent purpose, in whole or in part, of making it visible to another Unit.
- 10.3 Nuisance. No noxious or offensive activity shall be carried on upon the Project, nor shall any activity that might be or become an annoyance or nuisance to the Owners or Occupants be permitted to interfere with their rights of quiet enjoyment or increase the rate of any insurance or decrease the value of the Units. No Owner or Occupant shall engage in activity within the Project in violation of any law, ordinance, statute, rule or regulation of any local, City, county, state or federal body and any such violation shall be deemed a nuisance.
- 10.4 Temporary Structures. Except as provided in Sections 20.10 and 20.13 herein, no structure or building of a temporary character, including a tent, trailer or shack, shall be placed upon the Project or used therein unless it is approved by the Management Committee.
- 10.5 Parking. The Master Association may adopt Rules relating to the vehicle parking within the Project by Owners, Occupants, and their respective family members, tenants, invitees, and guests, including, without limitation: (a) restrictions on the type and condition of vehicles in any customary or temporary parking; (b) restrictions on the time period and duration of temporary parking; and (c) the assessment of fines to Owners who violate the Rules or Owners associated with people who violate such Rules. The Master Association may restrict or limit parking on public roadways by Owners and Occupants and their respective guests and invitees. The Master Association shall have the right to remove or cause to be removed any vehicles that are improperly parked. For purposes of this Section 10.5, "customary parking" shall mean the parking of operable automobiles, motorcycles, noncommercial trucks, and vans within the garage, driveway, or designated parking space for the respective Unit. "Temporary parking" shall mean parking on public

roadways of operable vehicles belonging to Owners and Occupants and their respective family members, guests and invitees, including the parking of delivery trucks, service vehicles, and other commercial vehicles being used in the furnishing of goods and services to the Owners and Occupants. Notwithstanding anything to the contrary herein, nothing in this Section 10.5 shall give the Master Association any general police powers over the public portions of the project or the portion of the Project dedicated to the City. Nothing in this Section 10.5 shall be construed to prohibit a Neighborhood Association from adopting more specific or stringent parking rules for the Neighborhood.

- 10.6 Outside Speakers and Amplifiers. Except as permitted in the Rules and subject to any regulations in the Rules, no radio, stereo, broadcast, loudspeaker, or projection of sound or music on or directed to the outside of any Unit shall be permitted.
- 10.7 Repairs. No repairs of any detached machinery, equipment, or fixtures, including without limitation, motor vehicles, shall be made in the Project except as may be permitted in the Rules or by Neighborhood Sub-Association rules.
- 10.8 Unightly Items. All rubbish, debris, unsightly materials, or similar objects of any kind shall be regularly removed from Units and shall not be allowed to accumulate therein or thereon. Refuse containers and machinery and equipment not a part of the Units, shall be prohibited on Unit unless obscured from view of neighboring Units and Common Area and Facilities. Trash and garbage shall be properly and promptly disposed.
- 10.9 Shooting and Hunting. Shooting of any type of firearm or bow is prohibited within the Project. Hunting, including bow-hunting, anywhere within the Project is prohibited.
- 10.10 Animals. Animals generally kept in households such as dogs, cats, birds, fish, hamsters, and ferrets may be kept in the Project subject to the following: No more than three (3) animals of any type may be kept in a Unit. No livestock, poultry, or reptiles may be kept in any Unit. Notwithstanding the foregoing, no animal may be kept within a Unit which: (a) is raised, bred, kept, or maintained for any commercial purposes; (b) causes a nuisance; or (c) in the good faith judgment of the Management Committee, results in an annoyance or threat of injury, or is obnoxious to or unreasonably causes anxiety to other Owners or Occupants within the Project. All animals within the Project are subject to the Rules adopted by the Management Committee and may be subject to additional Neighborhood Sub-Association rules and restrictions. The Management Committee may exercise its judgment for specific animals even though others of the same breed or type are permitted to remain. All fecal matter shall be immediately cleaned up in the Project. The Management Committee may adopt Rules adding further Terms and Conditions related to animals not inconsistent with this Master Declaration including, but not limited to, requirements for registration, specific fees or deposits for Owners of Units that have animals, the use of leashes, and noise and barking limitations. An Owner who keeps a pet or animal of any kind is liable for any and all damage caused by such pet or animal, and shall indemnify and hold harmless the Master Association and any other Owner from any loss, claim or liability of any kind arising from, or related to, such pet or animal. Incessantly barking will not be permitted.
- 10.11 Residential Occupancy.
- (a) No trade or business may be conducted in or from any Residential Unit unless:

- (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell, from any other Unit, or the Common Area and Facilities;
 - (ii) the business activity conforms to all zoning and legal requirements for the Project and the business activity;
 - (iii) the business activity does not involve solicitation of Occupants or Owners of the Project;
 - (iv) the business activity does not create parking issues or increased vehicle traffic in the Project from clients, customers, vendors, service providers or other individuals coming into the Project who do not reside in the Project, as determined by the Management Committee, in its sole discretion.
 - (v) the business activity is consistent with the residential character of the Project and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other Owners and Occupants of the Project;
 - (vi) the business activity is disclosed to the Management Committee before business is commenced and a description of the business activity is provided, together with a statement of the amount of space required in the Unit for such activity, and a description of any impact on the Project;
 - (vii) the business activity will not result in the increase of the cost of any of the Master Association's insurance;
 - (viii) the Owner of the Unit resides in the Unit in which the business activity is proposed for the entire time any business activity is conducted; and
 - (ix) the Management Committee's ongoing requests for information related to the business as necessary to determine compliance with this paragraph are responded to fully and completely.
- (b) Except as allowed under Section 10.11(a) above or as allowed under Article 18 herein, no Residential Unit may be used for any purpose other than a residential purpose. Notwithstanding anything to the contrary herein, nothing in this Section 10.11 shall apply to any commercial development within the Project, including development of any apartments.

10.12 No Subdivision or Timeshare of Unit or Recording by Owners of Terms and Conditions. No Unit shall be split, subdivided, separated or timeshared into two or more Units or property interests (whether temporally or spatially), and no Owner of a Unit shall sell or lease part thereof. No subdivision plat or covenants, conditions, or restrictions shall be recorded by any Owner or other Person with respect to any one Unit. No subdivision plat or covenants, conditions, or restrictions related to any Unit or the Project shall be recorded on the Project unless the Management Committee and/or Owners (as required in this Declaration) have first approved the plat or the proposed covenants, conditions, or restrictions. Any plat or covenants, conditions, or restrictions recorded in violation of this Section 10.12 shall be null, void, and of no legal effect.

10.13 Variances. The Management Committee, at its option and in extenuating circumstances, may grant variances from the Terms and Conditions set forth in Article 10 if the Management Committee determines in its discretion: (a) either that the Term and Condition would create an unreasonable hardship or burden on an Owner or Occupant, or that a change of circumstances since the recordation of this Master Declaration has rendered such Term and Condition obsolete and unreasonable to enforce; and (b) that the activity permitted under the variance will not have any financial effect or any other substantial adverse effect on the Owners or Occupants of the Project and is consistent with the Community-Wide Standards. Any such variance shall be unenforceable and without any effect whatsoever unless reduced to writing and signed by the Management Committee. No variance may be granted that is inconsistent with City ordinance. No variance may be granted that is inconsistent with the Act.

10.14 Hazardous Substances.

- (a) The Owners shall comply with applicable Environmental Laws (defined below), and shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances (defined below), on or within the Project, that are not properly controlled, safeguarded, and disposed of. The Owners shall not do, or allow anyone else to do, anything affecting the Project that is in violation of any Environmental Law; provided, however, that the presence, use, or storage on the Project of small quantities of Hazardous Substances that are generally recognized to be appropriate to the maintenance of a Unit or the Project shall not be deemed a violation of this Section 10.14.
- (b) Each Owner shall indemnify, defend and hold the Master Association and each and every other Owner harmless from and against any and all claims and proceedings (whether brought by private party or governmental agency) for bodily injury, property damage, abatement or remediation, environmental damage or impairment, or any other injury or damage resulting from or relating to any Hazardous Substances located under or upon or migrating into, under, from or through the Project, which the Master Association or the other Owners may incur due to the actions or omissions of an indemnifying Owner. The foregoing indemnity shall apply: (i) when the release of the Hazardous Substances was caused by an indemnifying Owner or an Occupant; and (ii) whether or not the alleged liability is attributable to the handling, storage, generation, transportation or disposal of Hazardous Substances on the Project. The obligations of each Owner under this Section 10.14 shall survive any subsequent sale of the Unit by an indemnifying Owner.
- (c) As used in this Section 10.14, "Hazardous Substances" are those substances defined as a toxic or hazardous substance by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde and radioactive materials. As used in this Section 10.14, "Environmental Law" means federal laws and laws of the jurisdiction where the Project is located that relate to health, safety or environmental protection.

**ARTICLE 11
INSURANCE**

- 11.1 Insurance Requirement. The Master Association shall obtain insurance as required in this Master Declaration and as required by applicable law. The Master Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and stand-alone policies may be purchased instead of or in addition to embedded, included coverage, or endorsements to other policies. Insurance specific to a Benefitted Common Area or a Service Area may be obtained by the Master Association and the cost included in the Benefitted Common Area Expenses, or in the Service Area Expenses, as the case may be. Notwithstanding anything in this Article 11 to the contrary, insurance obligations related to attached dwellings and common elements that are part of a Neighborhood Sub-Association shall be the responsibility and the obligation that Neighborhood Sub-Association.
- 11.2 Annual Insurance Report. Prior to the annual meeting of the Master Association, the Management Committee shall obtain and make available a written report by an independent and experienced insurance broker, agent, or consultant (who may be the insurance provider/agent/broker used by the Master Association), with specific knowledge and experience in the community association insurance industry, setting forth: (a) a summary description of the insurance coverage obtained by the Master Association, including the dollar amounts of any such coverage, and any material exceptions, exclusions, and limitations on such coverage; (b) whether, in the opinion of such broker or consultant, the insurance coverage in effect for the Master Association complies with the requirements of this Declaration and the law; (c) a description of any earthquake insurance and material exclusions and limitations for that coverage, and, if no earthquake insurance is obtained, a conspicuous clear statement to that effect and (d) a description of any flood insurance and material exclusions and limitations for that coverage; and, if no flood insurance is obtained, a conspicuous clear statement to that effect. The report shall also set forth any recommendations or suggestions from the insurance professional regarding current policy provisions, deductibles, exceptions, exclusions, and for additional insurance suggested or recommended for the protection of the Owners in light of the insurance then available and the best practices with respect to other similar projects. The most recent annual insurance report shall be made available to the Owners at or before the annual meeting of the Master Association and shall be provided to any Owner at any other time upon request.
- 11.3 Property Insurance.
- (a) Hazard Insurance.
- (i) Blanket Policy of Property Insurance. The Master Association shall maintain a blanket policy of property insurance covering the entire Project to include the Common Area and Facilities and the physical structure of all attached dwellings, limited common areas appurtenant to such attached dwellings, fixtures, betterments, and the structures' service equipment. Pursuant to § 57-8a-405(4) of the Act, the blanket policy of property insurance shall not apply to single-family detached dwellings that are not

physically attached to any other dwelling or to a Common Area and Facilities structure. An Owner of a Unit that is single-family detached dwellings shall be responsible to obtain property insurance coverage for his/her own Unit.

- (ii) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies, including, without limitation, any single-family detached Unit. The blanket policy shall be an “all in” or “all inclusive” insurance as those terms are used in the insurance industry, and shall include insurance for any fixture, improvement, or betterment installed in or to the Unit or any Limited Common Areas or otherwise permanently part of or affixed to Common Areas and Facilities, Units, or Limited Common Areas, including, but not limited to, floor coverings, cabinets, light fixtures, electrical fixtures, heating and plumbing fixtures, paint, wall coverings, and windows.
- (iii) At a minimum, the blanket policy shall afford protection against loss or damage by: (1) fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, and theft; and (2) all other perils normally covered by “special form” property coverage.
- (iv) The blanket or guaranteed replacement cost policy shall be in an amount not less than one hundred percent (100%) of current replacement cost of all property covered by such policy (including the Units) at the time the insurance is purchased and at each renewal date. The actual replacement cost of the property shall be determined by using methods generally accepted in the insurance industry.
- (v) The blanket policy shall include either of the following insurance endorsements to assure full insurable value replacement cost coverage: (1) a “Guaranteed Replacement Cost Endorsement” under which the insurer agrees to replace the insurable property regardless of the cost; or (2) a “Replacement Cost Endorsement” under which the insurer agrees to pay up to one hundred percent (100%) of the property’s insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an “Agreed Amount Endorsement” which must waive or eliminate the requirement for coinsurance.
- (vi) Each property policy that the Master Association is required to maintain shall also contain or provide for the following: (1) “Inflation Guard Endorsement,” if available; (2) “Building Ordinance or Law Endorsement,” (the endorsement must provide for contingent liability from the operation of building laws, demolition costs, and increased costs of reconstruction); and (3) “Equipment Breakdown,” if the project has central heating or cooling or other equipment or other applicable fixtures, equipment, or installations, which shall provide that the insurer’s minimum liability per accident at least equals the lesser of two million dollars (\$2,000,000), or the insurable value of the building containing the equipment.

- (b) Owner Responsibility for Payment of Deductible. If a loss occurs that is covered by a property insurance policy in the name of the Master Association and another property insurance policy in the name of an Owner:
- (i) the Master Association's policy provides primary insurance coverage; and
 - (ii) notwithstanding Subsection 11.3(b)(i) and subject to Subsection 11.3(b)(iii), the Owner is responsible for the Master Association's insurance deductible; and the property insurance portion of the Owner's insurance policy applies to that portion of the loss attributable to the Master Association's insurance policy deductible.
 - (iii) As used in this Subsection (3):
 - (1) An Owner who owns a Unit that has suffered Unit Damage (defined in the Act) as part of a Covered Loss (defined in the Act) is responsible for an amount calculated by applying the Unit Damage Percentage (defined in the Act) for that Unit to the amount of the deductible under the Master Association's property insurance policy.
 - (2) If an Owner does not pay the amount required under Subsection (11.3)(b)(3)(ii) within thirty (30) days after substantial completion of the repairs to the Unit or the Limited Common Area appurtenant to the Unit as may be applicable, the Master Association may levy an Assessment against the Owner for that amount.
- (c) Flood Insurance.
- (i) Except for single-family detached Units, if any part of the Project is or comes to be situated in a Special Flood Hazard Area as designated on a Flood Insurance Rate Map, a policy of flood insurance shall be maintained covering at a minimum, that portion of the Project located within the Special Flood Hazard Area. That policy shall cover any machinery and equipment that is not part of a building and all Common Area and Facilities within the Project ("Insurable Property") in an amount deemed appropriate, but not less than the lesser of: (1) the maximum limit of coverage available under the National Flood Insurance Program for the Insurable Property within any portion of the Project located within a designated flood hazard area; or (2) one hundred percent (100%) of the insurable value of the Insurable Property.
 - (ii) If the Project is not situated in a Special Flood Hazard Area, the Master Association may, in the discretion of the Management Committee, purchase flood insurance to cover water and flooding perils to Common Areas and Facilities not otherwise covered by blanket property insurance.
- (d) Earthquake Insurance. The Master Association may purchase earthquake insurance as the Management Committee deems appropriate for Common Area and Facilities and buildings or structures, including Benefitted Common Area, for which the Master Association has a legal obligation to obtain property insurance.

- (e) Master Association's Obligation to Segregate Property Insurance Deductible. The Master Association shall earmark an amount equal to the Master Association's property insurance policy deductible or \$10,000, whichever is less. This requirement shall not apply to any earthquake or flood insurance deductible.
 - (f) Master Association's Right to Not Tender Claims that are under the Deductible. If, in the exercise of its business judgment, the Management Committee determines that a covered loss is likely not to exceed the Master Association's property insurance policy deductible, and until it becomes apparent the covered loss exceeds the Master Association's property insurance deductible and a claim is submitted to the Master Association's property insurance insurer: (i) the Owner's policy is considered the policy for primary coverage for any loss to the Owner's Unit up to the amount of the Master Association's policy deductible; (ii) the Association is responsible for any loss to any Common Area and Facilities; and (iii) an Owner who does not have a policy to cover the damage to that Owner's Unit is responsible for that damage and the Master Association may, as provided in section 11.3(b)(3)(ii), recover any payments the Master Association makes to remediate that Unit; and (iv) the Master Association need not tender the claim to the Master Association's insurer.
 - (g) Notice Requirement for Deductible. The Master Association shall provide notice to each Owner of the Owner's obligation under this Article 11 for the Master Association's policy deductible and of any change in the amount of the deductible. If the Master Association fails to provide notice of the initial deductible, it may be responsible for the entire deductible in case of any loss. If the Master Association fails to provide notice of any increase in the deductible, it shall be responsible for paying any increased amount that would otherwise have been assessed to the Owner. The failure to provide notice shall not invalidate or affect any other provision in this Declaration.
 - (h) Neighborhood Sub-Association to Assume Insurance Obligations. A Neighborhood Sub-Association formed to operate and maintain dwellings and common property with a condominium form of ownership shall have the obligation to obtain insurance consistent with the requirements of the Utah Condominium Ownership Act, Utah Code § 57-8-43.
- 11.4 Comprehensive General Liability (CGL) Insurance. The Master Association shall obtain CGL insurance insuring the Master Association, the agents and employees of the Master Association, and the Owners, against liability incident to the use, repair, replacement, maintenance, or ownership of the Common Area and Facilities and the Owner's membership in the Master Association. The coverage limits under such policy shall not be less than two million dollars (\$2,000,000) covering all claims for death of or injury to any one individual or property damage in any single occurrence. Such insurance shall contain a Severability of Interest Endorsement or equivalent coverage which would preclude the insurer from denying the claim of an Owner because of the negligent acts of the Master Association or another Owner.
- 11.5 Director's and Officer's Insurance. The Master Association shall obtain Directors' and Officers' liability insurance protecting the Management Committee, the officers of the

Master Association, and the Master Association against claims of wrongful acts, mismanagement, failure to maintain adequate reserves, failure to maintain books and records, failure to enforce the Governing Documents, and breach of contract (if available). This policy shall: (a) include coverage for volunteers and employees; (b) include coverage for monetary and non-monetary claims; (c) provide for the coverage of claims made under any fair housing law or similar state or federal statute or that are based on any form of discrimination or civil rights claims; and (d) provide coverage for defamation. In the discretion of the Management Committee, the policy may also include coverage for any Manager and any employees of the Manager and may provide that such coverage is secondary to any other policy that covers the Manager or any employees of the Manager.

- 11.6 Insurance Coverage for Theft and Embezzlement of Master Association Funds. The Master Association shall obtain insurance covering the theft or embezzlement of funds that shall: (a) provide coverage for an amount of not less than the sum of three (3) months regular Assessments in addition to the prior calendar year's highest monthly balance on all operating and reserve funds; and (b) provide coverage for theft or embezzlement of funds by: (i) Officers and Management Committee Members; (ii) employees and volunteers of the Master Association; (iii) any Manager of the Master Association; and (iv) officers, directors, and employees of any Manager of the Master Association.
- 11.7 Workers' Compensation Insurance. The Management Committee shall obtain and maintain in effect workers' compensation insurance for all employees of the Master Association to the extent required by law.
- 11.8 Named Insured. The named insured under any policy of insurance shall be the Master Association. Subject to Sections 11.1 and 11.3(a)(i), each Owner shall also be an insured under all property and CGL insurance policies.
- 11.9 Master Association's Right to Negotiate All Claims and Losses and Receive Proceeds. Insurance proceeds for a loss under the Master Association's property insurance policy shall be payable to an Insurance Trustee (defined below) if one is designated, or to the Master Association, and shall not be payable to a holder of a security interest. An Insurance Trustee, if any is appointed, or the Master Association, shall hold any insurance proceeds in trust for the Master Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete, and if the damaged property has been completely repaired or restored, any remaining proceeds shall be paid to the Association. If the property is not to be repaired or restored, then any proceeds remaining after such action as is necessary related to the property has been paid for, shall be distributed to the Owners and lien holders, as their interests remain with regard to the Units. The cost of repair or replacement of any Unit in excess of insurance proceeds and reserves is a Common Expense to the extent the Master Association is required under this Declaration or the law to provide insurance coverage for the Unit. Each Owner hereby appoints the Master Association, or any Insurance Trustee, as attorney-in-fact for the purpose of negotiating all losses related thereto, including: the collection, receipt of, and appropriate disposition of all insurance proceeds, the execution of releases of liability, and the execution of all documents and the performance of all other acts necessary to administer

such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors or assigns of an Owner. In the discretion of the Management Committee or upon written request executed by Owners holding at least fifty percent (50%) of the total Allocated Interests, the Management Committee shall hire and appoint an insurance trustee (“Insurance Trustee”), with whom the Master Association shall enter into an insurance trust agreement, for the purpose of exercising such rights under this Section as the Owners or Management Committee (as the case may be) shall require.

- 11.10 Owner Act Cannot Void Coverage Under Any Policy. Unless an Owner is acting within the scope of the Owner’s authority on behalf of the Master Association and under direct authorization of the Master Association to terminate an insurance policy, an Owner’s act or omission may not void an insurance policy or be a condition to recovery under a policy.
- 11.11 Waiver of Subrogation Against Owners and the Master Association. All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the Master Association, the Owners, any person residing within a Unit with the Unit’s Owner, and the Master Association’s agents and employees.
- 11.12 Right of Action. Nothing in this Declaration shall prevent an Owner suffering a loss as a result of damage to property from asserting a claim for the loss against a Person at fault for the loss.
- 11.13 Applicable Law. This Declaration is specifically subjecting the Master Association to the applicable insurance requirements and provisions of Part 4 of the Act and any amendments thereto enacted by law. It is the intent of this Section that any future changes to the insurance law applicable to community associations shall apply to this Master Association.

**ARTICLE 12
EMINENT DOMAIN**

- 12.1 Taking of Common Area. If the Common Area and Facilities or any portion thereof, is taken by eminent domain, or sold under threat thereof, the Management Committee shall, as soon as practicable, cause the award to be utilized for the purpose of repairing or restoring that area in the Project adjacent to the taking, and any portion of the award not used for restoration shall be added to the general funds of the Master Association.
- 12.2 Taking of a Unit. If a Unit is taken by eminent domain, or sold under the threat thereof, or if a portion of a Unit is taken by eminent domain, or sold under the threat thereof, leaving the Owner with a remnant that may not practically or lawfully be used for any purpose permitted by this Master Declaration, the award shall compensate the Owner for the Owner’s Unit and Allocated Interest, regardless of whether any Common Areas and Facilities are taken and the total Allocated Interests in the Association shall be recalculated.
- 12.3 Taking of Entire Project. In the event the Project, in its entirety, is taken by eminent domain, or sold under threat thereof, the Project shall be terminated and the Management Committee shall wind down the Master Association in accordance with applicable law

and award proceeds, after payment of Common Expenses, shall be allocated to the Owners, secured Lenders and lien holders, as their interests remain.

- 12.4 Priority and Power of Attorney. Nothing contained in this Article 12 shall entitle an Owner to priority over any Lender under a lien or security interest encumbering the Owner's Unit as to any portion of any condemnation award allocated to such Unit. Each Owner hereby appoints the Master Association as attorney-in-fact for the purpose of negotiations and settlement with the condemning authority for the acquisition of the Common Area, or any part thereof.

ARTICLE 13 AMENDMENTS

- 13.1 General Amendment Requirements. Except as otherwise provided herein and subject to Section 20.12, this Master Declaration may be amended only by an instrument in writing. Owners holding Allocated Interests totaling not less than sixty-seven percent (67%) of the total Allocated Interest must vote in favor of approving the amendment in a meeting of the Owners held for that purpose or approve the amendment by written consent. The vote or approval of any one Owner of a Unit is sufficient if there are multiple owners of the Unit.
- 13.2 Scope of Amendments. Subject to Article 20 herein, this Master Declaration may be amended to add new rights, restrictions, and obligations, or to remove or modify existing rights, restrictions, and obligations. The right to amend shall be broadly construed to permit any change to the rights, restrictions, obligations, and other terms in the Master Declaration. This Master Declaration may be amended to make a particular section of the Act applicable to the Master Association, including a section that would not otherwise be applicable to the Master Association.
- 13.3 Execution and Effective Date of Amendments. An amendment that has been adopted as provided in Section 13.1 shall be executed by the president of the Master Association and the secretary of the Master Association shall certify that the amendment has been approved and adopted and that the procedures and requirements necessary to amend the Master Declaration have been complied with. The amendment shall be effective when it is recorded in the office of the County Recorder of Utah County, Utah.
- 13.4 Changes to Plat or Boundaries of the Master Association. The Master Association may adopt an amended plat, supplemental plat, correction to the Plat, or boundary agreement related to any boundary in or around the Project, including any boundary to any Unit or Units upon the approval by vote of sixty-seven percent (67%) of Owners in the same manner as required to amend this Declaration. An amendment may make material changes to the Plat including deleting, adding, or modifying Common Area and Facilities, deleting, adding or modifying Benefitted Common Area, or other changes in the layout of the Project. Notwithstanding the foregoing, if any such amendment affects any boundary of a Unit, that Unit Owner must consent.
- 13.5 Amendments to Benefitted Common Area. Subject to Article 20 herein, any Supplement to Declaration or other recorded instrument designating a Benefitted Common Area a may be in the same manner as an amendment to the Declaration described in Section 13.1 above.

- 13.6 Amendment to Service Area. Subject to Article 20 herein, any group of Owners may petition the Management Committee to designate their Units or Lots as a Service Area for the purpose of receiving from the Association special benefits or services from the Master Association which are not provided to all Units or Lots. Upon receipt of a petition signed by a majority of the Owners of the Units within the proposed Service Area, the Management Committee shall examine and consider the terms upon which the requested benefits or services might be provided and shall notify the Owners in the proposed Service Area of such terms and attendant expenses (which may include a reasonable administrative charges). If such a petition is approved by the Management Committee and by the Declarant during the Declarant Control Period, and by the Owners holding at least sixty-seven percent (67%) of the Allocated Interests within the proposed Service Area, the Master Association shall provide the requested benefits or services under the terms and conditions established by the Management Committee. The costs and administrative charges associated with such benefits or services shall be assessed as Service Area Assessments to the Units within such newly-formed Service Area.
- 13.7 Amendment to Conform to Law. The Management Committee may, without the approval of the Owners, amend this Master Declaration to conform it to any applicable legal requirements otherwise applicable to the Master Association, but only to the extent necessary to eliminate any conflict with the law, to add provisions required by law, or to add provisions that embody rights or obligations otherwise binding on the applicable parties as a matter of law. This procedure may also be used to change the Master Declaration to add or conform to any requirements necessary for Owners to obtain government insured or guaranteed financing such as through VA, FHA, FNMA or similar programs or to comply with any directive of any federal, state, or local government agency. The following procedures and requirements must be complied with for any such amendment:
- (a) The Master Association must obtain from an attorney who has a significant experience and a regular practice in area of community association law, a written opinion explaining in detail and opining that the proposed amendment may be sought pursuant to this section,
 - (b) The members of the Management Committee must unanimously agree to the Amendment at the time it is recorded,
 - (c) The Management Committee must provide to the Owners: (i) the proposed amendment instrument; (ii) the language of this section of the Declaration; (iii) the law that conflicts with the existing Declaration language or the provisions that must be complied with to permit owners to obtain financing; (iv) the attorney opinion letter required for the amendment; and (v) a notice in which the Master Association (1) notifies the Owner that it intends to amend the Master Declaration pursuant to this section, (2) provides the Owner a right to object to the amendment within thirty (30) days, and (3) provides instructions on how, when, and where to properly return the objection. The Management Committee may include further explanation, information, and recommendations regarding the proposed amendment in the information provided to the Owners.

- (d) Within forty-five (45) days of providing the information to the Owners required by this Section 13.5, no more than thirty percent (30%) of the Allocated Interest holders have objected to the amendment.
- (e) Having otherwise complied with all of the requirements of this Section 13.7, the Management Committee members shall each sign the amendment instrument verifying that this section has been complied with to the best of their knowledge and that no more than thirty percent (30%) of the Allocated Interest holders objected after having received proper notice. The amendment shall be effective upon the recording of the instrument in the Office of the Recorder for Utah County, Utah.

ARTICLE 14

INTERPRETATION, CONSTRUCTION, AND APPLICATION OF DECLARATION

- 14.1 Conflicting Provisions. In the case of any conflict between Utah law and any of the Governing Documents, the order of priority from the highest to the lowest shall be Utah law, this Master Declaration, the Plat, the Articles, the Bylaws, and then the Rules. If there is a conflict between the Governing Documents and any Additional Covenants (or rules or policies adopted pursuant to any such Additional Covenants), the Governing Documents shall control.
- 14.2 Interpretation of Declaration and Applicability of the Act. The Declarant intends that the Project shall be governed by the Act, except where (in compliance with the Act) the specific provisions in this Master Declaration have been included to legally vary, supersede, or supplement the Act, in which event such specific provisions of this Master Declaration that are contrary to the Act shall govern the Project to the extent allowed by the Act. In the case of any conflict between this Master Declaration and the Act, to the extent the Act does not legally allow this Declaration to contain provisions contrary to the Act, the Act shall control and this Master Declaration shall be deemed modified accordingly, but only to the extent necessary to come into compliance with the Act.
- 14.3 Cumulative Remedies. All rights, options, and remedies of the Master Association and the Owners in the Governing Documents are cumulative, and none shall be exclusive of any other, and the Master Association and the Owners shall have the right to pursue any one or all of such rights, options and remedies or any other remedy or relief that may be provided by law; simultaneously, consecutively, or alternatively.
- 14.4 Severability. Invalidation of any one or a portion of the Terms and Conditions by judgment or court order shall in no way affect any other Terms and Conditions, all of which shall remain in full force and effect.
- 14.5 Construction. The provisions of this Master Declaration shall be liberally construed to effectuate its purpose of creating a plan for the development of a residential and commercial mix-use master-planned community and for the maintenance of the Project. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. To the extent permitted by law, the provisions of the Governing Documents shall not be interpreted for or against or strictly for or against the Master Association, any Owner, or any other Person subject to their terms.

- 14.6 Applicable Law. Except as otherwise expressly provided in this Master Declaration regarding insurance pursuant to Part 4 of the Act, this Master Association is specifically made subject to the Act and the law as it is constituted and exists at the time this Master Declaration is recorded. Amendments to the Act after the date of recording of this Master Declaration shall not be applicable to the Master Association or the Project unless they are applicable as a matter of law or unless the Master Association makes those amendments applicable by amendment to the Declaration.
- 14.7 Gender and Number. Whenever the context of the Governing Documents require, the singular shall include the plural, and vice versa, and the masculine shall include the feminine and the neuter, and vice versa.
- 14.8 Effect of Declaration. This Master Declaration is made for the purposes set forth in the Recitals in this Master Declaration, and the Master Association makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of this Master Declaration, or as to the compliance of any of these provisions with public laws, ordinances, regulations and the like applicable thereto. The Master Association shall have no liability whatsoever if any Term and Condition is determined to be unenforceable in whole or in part for any reason.

ARTICLE 15
NOTICE

- 15.1 Notices. Any notice to be given to an Owner, a Lender, or the Master Association under the provisions of the Governing Documents shall be in writing and shall be delivered as follows:
- (a) Notice to an Owner from the Master Association.
 - (i) Notice to an Owner shall be effective upon the satisfaction of any of the following delivery methods:
 - (1) by a written notice delivered personally to the Owner, which shall be effective upon delivery;
 - (2) by a written notice placed in the United States mail, first-class postage prepaid, to the most recent address furnished by such Owner in writing to the Master Association for the purpose of giving notice, or, if no such address shall have been furnished, to the street address of such Owner's Unit. Any notice so deposited in the mail shall be deemed delivered seventy-two (72) hours after such deposit;
 - (3) by email correspondence to an Owner: (a) sent to an email address provided by the Owner for the purpose of Master Association communications, or (b) emailed to an email address from which the Owner has communicated related to Master Association matters, and so long as no indication is received that the email may not have been delivered. Any notice sent by email shall be deemed delivered twenty-four (24) hours after it is sent;

- (b) by facsimile (whether to a machine or to an electronic receiving unit) to an Owner sent to a facsimile number provided by the Owner for the purpose of Master Association communications and so long as no indication is received that the facsimile may not have been delivered. Any notice sent by facsimile shall be deemed delivered twenty-four (24) hours after it is sent; or
- (c) by any other method that is fair and reasonable as provided for in the Act or otherwise provided for by law.
 - (i) Notwithstanding anything to the contrary in this Section 15.1, the Master Association shall send all notices to an owner by U.S. Mail if such Owner, by written demand, demands to receive notices from the Master Association by mail.
 - (ii) In the case of co-Owners, notice to one of the co-Owners is effective as notice to all such co-Owners. The Master Association shall not be required to give more than one notice per Unit. In case any two co-Owners send conflicting notice demands, notice shall be proper if mailed by first-class mail to the Unit address.
 - (iii) In case posting of a notice on the Unit is permitted, such posting is effective when posted on the front or primary access door to the Unit.
- (d) Special Notice Prior to Association Entry into a Unit.
 - (i) In case of an emergency involving the potential loss of life, the Master Association's agent or representative may enter the Unit immediately and without any notice.
 - (ii) In case of any emergency involving immediate and substantial damage to a Unit, the Common Areas and Facilities, Benefitted Common Area, or another Unit, before entering the Unit, the Master Association shall: (i) knock on the door and attempt to obtain permission to enter from an Occupant or Owner in the Unit; (ii) if no one answers the knocking, loudly identify who is knocking and state that the Person identified is going to enter the Unit on behalf of the Association, then wait one minute; and (iii) where practicable under the circumstances, attempt to call the Owner or any Occupant prior to entry to inform them of the entry.
 - (iii) If the Association enters a Unit for any purpose permitted in this Master Declaration other than those identified in the prior two paragraphs, before entering a Unit, the Association shall: (1) give notice to the Owner that an entry is required at least one (1) week in advance with such notice stating: (a) that the Association or its authorized Persons will enter the Unit, (b) the date and time of the entry, (c) the purpose of entering the Unit, (d) a statement that the Owner or Occupant can be present during the time the Association is in the Unit, (e) the full names of any Person who will be entering into the Unit, and the phone numbers and addresses of the Persons entering the Unit or of the company for whom the Persons entering the Unit are employed for the purpose of entering the Unit, (f) any other information the Association deems appropriate to include; and

- (2) post the written notice described above on the front door to the Unit at least three (3) days prior to entry into the Unit.
- (e) Notice to a Lender. Notice to a Lender shall be delivered by United States mail, first-class postage prepaid, to the most recent address furnished by such Lender in writing to the Master Association for the purpose of notice or, if no such address shall have been furnished, to any office of the Lender. Any address for a Lender that is found on a document recorded on the title of a Unit shall be deemed an office of the Lender. Any notice so deposited in the mail shall be deemed delivered seventy-two (72) hours after such deposit.
- (f) Notice to Master Association from an Owner. An Owner's notice to the Master Association shall be effective upon the satisfaction of any of the following delivery methods:
- (i) by a written notice delivered personally to the Manager or President of the Master Association, which shall be effective upon delivery;
 - (ii) by a written notice placed in the United States mail, first-class postage prepaid, to the current registered business address of the Master Association. Any notice so deposited in the mail shall be deemed delivered seventy-two (72) hours after such deposit;
 - (iii) by written email correspondence to the Master Association: (1) that is sent to an email address provided by the Master Association in the prior twelve (12) months for the purpose of Master Association communications, or (2) that is emailed to an email address from which the Manager or the President of the Master Association has communicated related to Master Association matters, and so long as no indication is received that the email may not have been delivered or received. Any notice sent by email shall be deemed delivered seventy-two (72) hours after it is sent; or
 - (iv) by facsimile (whether to a machine or by other means) to the Master Association sent to a facsimile number provided by the Master Association for the purpose of Master Association communications and so long as no indication is received that the facsimile may not have been delivered or received. Any notice sent by facsimile shall be deemed delivered seventy-two (72) hours after it is sent.

ARTICLE 16
ATTORNEYS' FEES AND COSTS

16.1 Legal Costs Associated with Disputes with Owners.

- (a) Owners Liable for Fees Incurred in Dispute. If the Master Association utilizes legal counsel to enforce any Term and Condition after notice to the Owner that the Master Association intends to enforce the Term and Condition or after the Owner communicates or demonstrates an intent not to comply with the Term and Condition, the Master Association may assess all reasonable attorneys' fees and costs associated with such enforcement to the Owner, regardless of whether a lawsuit is initiated or not.

- (b) Costs. The term “costs” as used in this section shall include all costs including copying costs, deposition costs, expert witness fees, investigative costs, service costs, and filing fees paid to courts. “Costs” is specifically defined in this Declaration to be broader and to include costs that are not included in costs, as the term is used in the Utah Rules of Civil Procedure.
- (c) Exception to Owner’s Liability for Fees and Costs. If, related to (i) any dispute with an Owner, (ii) any challenge by an Owner to a position of the Master Association on a Term and Condition, or (iii) a request of an Owner for direction on the application of a Term and Condition, the Master Association incurs legal fees or costs related to the interpretation and application of a Term and Condition that the Master Association could not establish an initial position on without having incurred the fees and costs or that results in a substantial modification to a prior position taken by the Master Association, then those fees or costs shall not be assessed to any Owner and shall be paid by the Master Association. This provision shall not apply if a lawsuit is currently pending with regard to the Owner and the issues arise as part of the lawsuit.

ARTICLE 17 RESERVES

- 17.1 Requirement for Reserves. Subject to Section 20.18, the Master Association shall prepare or obtain a reserve analysis and shall maintain a reserve fund for the maintenance, repair, and replacement of the Common Area and Facilities, pursuant to the following provisions:
- (a) Collection. Reserve funds may be collected as part of regular or special Assessments.
 - (b) Amount. In formulating the Master Association’s annual budget, the Master Association shall include a reserve fund line item for Common Area and Facilities in an amount the Management Committee determines, based on the reserve analysis, to be prudent. For purposes of this Section 17.1, a reserve fund line item means the line item in the Master Association’s annual budget that identifies the amount to be placed into the reserve fund.
 - (c) Owner Veto. Within 45 days after the day on which the Master Association adopts the annual budget, the Owners may veto the reserve fund line item by a fifty-one percent (51%) vote of the total Allocated Interests in the Master Association at a special meeting called by the Owners for the purpose of voting whether to veto a reserve fund line item. If the Owners veto a reserve fund line item and a reserve fund line item exists in a previously approved annual budget of the Master Association that was not vetoed, the Master Association shall fund the reserve account in accordance with that prior reserve fund line item.
 - (d) Surplus Monies Applied to Reserves. The Master Association may retain surplus Master Association money as additional reserves rather than refund it to the Owners or credit it to future Assessments.
 - (e) Segregation of Reserves. The Master Association shall segregate money held for reserves from regular operating and other accounts.

- (f) Reserve Analysis. The Master Association shall cause a reserve analysis with an onsite evaluation to be conducted no less frequently than every six (6) years. The Master Association shall review and, if necessary, update a previously conducted reserve analysis no less frequently than every three (3) years. The Reserve analysis shall include, at a minimum: (i) a list of the components identified in the reserve analysis that will reasonably require reserve funds; (ii) a statement of the probable remaining useful life, as of the date of the reserve analysis, of each component identified in the reserve analysis; (iii) an estimate of the cost to repair, replace, or restore each component identified in the reserve analysis; (iv) an estimate of the total annual contribution to a reserve fund necessary to meet the cost to repair, replace, or restore each component identified in the reserve analysis during the component's useful life and at the end of the component's useful life; and (v) a reserve funding plan that recommends how the Master Association may fund the annual contribution set forth in the reserve analysis. The reserve analysis and updates shall project a minimum of thirty (30) years into the future.
- (g) Qualifications for Person Preparing Reserve Analysis. The reserve analysis shall be prepared by a Person or Persons with (i) experience in current building technologies; (ii) a solid working knowledge of building-cost estimating and life-cycle costing for facilities; and (iii) the tools and knowledge to prepare a report.
- (h) Summary and Copies of Reserve Analysis. The Master Association shall annually provide Owners a summary of the most recent reserve analysis or update and provide an opportunity for Owners to discuss reserves and to vote on how to fund the reserves and in what amount. The Master Association shall provide a copy of the complete reserve analysis or update to an Owner who makes a written request for a copy.
- (i) Exceptions for Benefitted Common Area and Service Area Reserves. The requirements set forth in Subsections 17.1 (b), (c), (e), (f) and (h) shall not apply to reserves, if any, for a Benefitted Common Area or Service Area. A reserve analysis prepared for any Benefitted Common Area or Service Area shall comply with Subsection 17.1(g) and a copy provided to the Owners of those Units assigned to the Benefitted Common Area or Service Area, as the case may be.

ARTICLE 18
LEASING AND NON-OWNER OCCUPANCY

- 18.1 Declaration and Rules Govern Non-Owner Occupancy. Notwithstanding anything to the contrary in this Master Declaration or in the Bylaws, any leasing and non-owner occupancy of a Residential Unit shall be governed by this Article 18, the Rules, and procedures adopted as provided herein.
- 18.2 Definitions. For the purpose of this section the following definitions shall apply:
- (a) "Non-Owner Occupied Unit" means:
 - (i) For a Residential Unit owned in whole or in part by a natural Person or Persons, the Unit is occupied by someone when no individual Owner occupies the Unit as the individual Owner's primary residence; or

(ii) For a Residential Unit owned entirely by one or more entities or trusts, the Unit is occupied by anyone.

(b) "Family Member" means:

- (i) the parent, sibling, or child of an Owner and/or an Owner's spouse, or
- (ii) in the case of a Unit owned by a trust or other entity created for estate planning purposes, a Person occupying the Unit if the trust or other estate planning entity that owns the Unit was created for the estate of (1) a current Occupant of the Unit; or (2) the parent, child, or sibling of the current Occupant of the Unit.

18.3 Restriction on Leasing and Non-Owner Occupancy. Subject to the requirements in Sections 18.4 and 18.5, any Residential Unit may be leased or Non-Owner Occupied.

18.4 Permitted Rules. The Management Committee may adopt Rules requiring:

- (a) reporting and procedural requirements related to Non-Owner Occupied Units and the Occupants of those Units other than those found in this Article 18, including requiring informational forms to be filled out by Owners and Occupants identifying Occupant vehicles, Occupant contact information, and the like.
- (b) other reasonable administrative provisions consistent with and as it deems appropriate to enforce the requirements of this Declaration.

18.5 Requirements for Leasing and Non-Owner Occupancy. Owners of Residential Units must comply with the following provisions:

- (a) Subject to the exceptions in the Act regarding military deployment of an Owner or temporary relocation of an Owner by an employer, any lease or agreement for otherwise allowable non-owner occupancy must be in writing, must be for an initial term of at least six (6) months, and shall provide, as a term of the agreement, that the Occupant shall comply with the Declaration, the Bylaws, and the Rules, and that any failure to comply shall be a default under the lease or agreement. If a lease or agreement for non-owner occupancy (whether in writing or not) does not include these provisions, they shall nonetheless be deemed to be part of the lease or agreement, and binding on the Owner and the Occupant;
- (b) If required in the Rules or requested by the Management Committee, a copy of any lease or other agreement for non-owner occupancy shall be delivered to the Master Association within the time period provided for in the Rules or required by the Management Committee;
- (c) An Occupant may not occupy any Unit for transient, hotel, resort, vacation, or seasonal use (whether for pay or not);
- (d) Except as a guest of an Owner while the Owner is occupying the Unit, daily and weekly occupancy by an Occupants is prohibited (whether for pay or not); and
- (e) The Owner of a Unit shall be responsible for the Occupant's or any guest's compliance with the Declaration, Bylaws, and Rules. In addition to any other remedy for non-compliance with this Declaration, the Master Association shall

have the right (but not the obligation) to initiate a forcible entry and unlawful detainer action, or similar such action, with the purpose of removing the offending Occupant. The Master Association, the Management Committee, and the Manager shall not have any liability for any action taken pursuant to this Subsection 18.7(e) and the Owner shall indemnify and pay the defense costs of the Master Association, the Management Committee, and the Manager arising from any claim related to any action taken in good faith by any of them pursuant to this Subsection.

- 18.6 Exceptions for Family Members. If only Family Members occupy a Residential Unit, then notwithstanding anything to the contrary herein:
- (a) Subsections 18.5(a) thru 18.5(d) above shall not apply to that occupancy;
 - (b) No written agreement regarding occupancy needs to be created between the Family Member and the Owner; and
 - (c) Any written agreement regarding occupancy, to the extent it exists, may not be requested by the Management Committee until an Occupant has violated a provision of the Governing Documents and if requested, may only be requested related to remedying or taking action as a result of such a violation.

ARTICLE 19 GENERAL PROVISIONS

- 19.1 Enforcement. The Master Association or any Owner shall have the right to enforce, by proceedings at law or in equity, all Terms and Conditions, including the right to prevent the violation of any such Terms and Conditions and the right to recover damages and other sums for such violation.
- (a) Mandatory Injunction. Each Owner, by taking title to a Unit, acknowledges and agrees that because a breach of the Governing Documents will result in immediate and irreparable injury to the Master Association for which there will not be an adequate remedy at law, the Master Association, if any such breach shall occur, be attempted, or be threatened, shall be entitled to an order of specific performance and to a temporary and permanent injunction enjoining such breach and to any and all other remedies to which the Association may be entitled pursuant to the Governing Documents or applicable law.
- 19.2 Waiver of Security. The Master Association and each Owner (by taking title to a Unit) acknowledge and agree that any violation of this Declaration and/or the other Governing Documents by an Owner will irreparably harm the other Owners and the Master Association. Accordingly, each Owner, by taking title to a Unit, agrees that the Master Association shall not be required to post any bond or provide other security under Utah Rules of Civil Procedure 65A(c). Notwithstanding the foregoing, if, in any action by the Master Association for a temporary or permanent injunction against an Owner, the Master Association is required to provide security pursuant, the cost of such security may be assessed to the Owner.

- 19.3 No Liability of Officers and Directors. To the fullest extent permitted by applicable law, neither the Management Committee nor any officer or director of the Master Association shall be liable to any Owner or to the Master Association for any damage, loss, or prejudice suffered or claimed on account of any decision, approval or disapproval, course of action, act, omission, error or negligence.
- 19.4 Use of Funds Collected by the Master Association. All funds collected by the Master Association, including, specifically, Assessments and contributions to the Master Association paid by the Owners, shall be held by the Master Association in a fiduciary capacity to be expended in their entirety for nonprofit purposes of the Master Association in managing, maintaining, and preserving the Common Area and Facilities and for other permitted purposes as set forth in this Declaration. No part of said funds shall inure to the benefit of any Owner (other than as a result of the Master Association managing, maintaining, and preserving the Common Area and Facilities and other than as a result of expenditures made for other permitted purposes as set forth in this Declaration).
- 19.5 Owner Liability and Indemnification. Each Owner shall be liable to the other Owners and to the Master Association for any damage to the Common Area and Facilities that may be sustained by reason of the negligent or intentional act of that Owner or any intentional or negligent act of any Occupant of that Owner's Unit, to the extent such losses and damages are either under the insurance deductible of the Master Association or not covered by the Master Association's insurance. Each Owner, by acceptance of a deed to a Unit, agrees to indemnify each and every other Owner and Occupant in such other Owner's Unit, and to hold such other Persons harmless from, and to defend against, any claim of any Person for personal injury or property damage occurring within that Owner's Unit, except to the extent that: (a) such injury, damage, or claim is covered and defended by the Master Association's or such other Owner's liability insurance carrier; or (b) the injury or damage occurred by reason of the intentional act of the Master Association.
- 19.6 Areas of Owner Responsibility. Except to the extent that maintenance, repair and upkeep of Unit exteriors and/or Lots has been assigned to the Master Association as part of a Service Area or to a Neighborhood Sub-Association, each Owner shall be responsible for the maintenance, repair, and upkeep of his/her Unit consistent with the Community-Wide Standards. If an Owner's Unit includes a Lot, the Owner shall be responsible for the installation and maintenance of the landscaping for his/her Lot except to the extent such initial installation is the obligation of the Builder pursuant to a written agreement and/or except to the extent that landscape maintenance has been assigned to the Master Association as part of a Service Area or otherwise or assigned to a Neighborhood Sub-Association. Each Owner of a Lot shall be responsible for the maintenance and upkeep of any landscaped park strip area adjacent to the Owner's Lot unless the Master Association assumes the obligation for maintenance of the park strip.
- 19.7 Consent, Power of Attorney, Waiver. By taking title to a Unit, and/or by residing in the Project, each Owner and Occupant consents to the rights reserved to the Declarant and the Master Association in this Master Declaration, including but not limited to, the right to prepare, execute, file, process, and record necessary and appropriate documents and other instrument to establish and grant easements and to make necessary and appropriate amendments of this Master Declaration, the Plat and the Bylaws. By taking title to a Unit,

an Owner agrees to execute all documents and to do all other things as may be necessary or convenient to affect the same. Taking title to a Unit shall be deemed an appointment of the Master Association, with full right of substitution, as the attorney-in-fact of such Owner or Occupant to execute such documents and instruments on such Owner's or Occupant's behalf. Such appointment, being coupled with an interest, shall be irrevocable for the specific period of the Master Association's reserved rights as set forth in this Master Declaration and shall not be affected by the disability of any such Owner or Occupant.

- 19.8 Security. Neither the Declarant nor the Master Association, in any way, shall be considered an insurer, guarantor, or provider of security from criminal conduct within or relating to the Project. Neither the Declarant nor the Master Association shall be liable for any loss or damage by reason of criminal conduct arising, for any reason, including any failure to provide security or any ineffectiveness of security any measures undertaken. Each and every Owner and Occupant in the Project acknowledges that neither the Declarant nor the Master Association has any duty to any Owner or Occupant related to security or criminal conduct and further acknowledges that no duty is owed to anyone such as that of a landlord or retail business. By purchasing a Unit and/or residing in the Project, Owners and Occupants agree that neither the Declarant nor the Master Association nor the Management Committee are insurers of the safety or well-being of Owners or Occupants or of their personal property as it relates to criminal conduct, and that each Owner or Occupant specifically waives any such claim and assumes all risks for loss or damage to Persons or property resulting from criminal conduct, to the extent any such damages are not covered by insurance.
- 19.9 Reasonable Accommodations. Notwithstanding anything to the contrary in this Declaration, the Master Association, upon receipt of a written opinion from its counsel that such action is required, may make or permit reasonable accommodations or modifications to the Project that are otherwise prohibited by the Governing Documents, as may be required under Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act) as amended, to accommodate an Owner or Occupant with a disability (as defined by federal law at the time the accommodation is requested). Reasonable accommodations or modifications may include modifications to a Unit, the Common Area and Facilities, or deviations from provision of the Governing Documents. Any such modification and accommodation made under this section shall not act as a waiver of the provisions of the Governing Documents with regard to anyone else.
- 19.10 No Representations and Warranties. **EACH OWNER AND OCCUPANT UNDERSTANDS, AGREES, AND ACKNOWLEDGES THROUGH TAKING TITLE OR RESIDING IN THE PROJECT THAT THE MASTER ASSOCIATION AND THE MANAGEMENT COMMITTEE HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND RELATED TO THE PROJECT AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE PROJECT.**

ARTICLE 20
DECLARANT RIGHTS

- 20.1 Special Declarant Rights. Notwithstanding any other provisions in the Governing Documents to the contrary, the Declarant shall have the all rights and powers provided for in this Article 20. If any other article in this Master Declaration contains the words “notwithstanding anything to the contrary,” or words of similar import, the article shall all nonetheless be subject to the terms in this Article 20.
- 20.2 Right to Appoint the Management Committee During Declarant Control Period. The Declarant shall have the right to appoint and remove all Management Committee Members during the Declarant Control Period. In the appointment of Management Committee Members, the Declarant shall not be bound by any qualifications for Committee Members in the Governing Documents. The Declarant may elect to have a Management Committee of fewer than the required number of members (with a minimum of three (3) members) until the Declarant Control Period ends. The Declarant may assume (and shall be presumed to have assumed unless Declarant notifies the Master Association otherwise) the powers of the Management Committee without appointing Management Committee Members pursuant to the rights granted in the Articles of Incorporation to the Declarant.
- 20.3 Declarant Control Period. For purposes of this Article 20 and as used in this Master Declaration, the “Declarant Control Period” shall mean and refer to the period of time during which the Declarant owns any land within the Project. During the Declarant Control Period, the Declarant shall retain control, power, and authority over, and all decision-making ability or authority for the Master Association and/or the Project. During the Declarant Control Period, the Declarant may also assume (and shall be presumed to have assumed unless the Declarant notifies the Master Association otherwise) the powers and authority of the Design Review Committee without the Management Committee’s appointment of Design Review Committee members pursuant to the reservation of Declarant rights in this Article 20. The Declarant shall determine whether to hire professional management during the Declarant Control Period.
- 20.4 Easement Rights. The Declarant shall have and hereby retains an easement for access over, under, across, and through the entire Project and may utilize, allow anyone else to utilize, or may grant easements over, under across, and through any easement right reserved to anyone in the Declaration.
- 20.5 Right to Amend Plat. Subject to necessary approvals from any applicable municipality or governmental agency, during the Declarant Control Period, the Declarant shall have the right to amend, change, or modify the Plat, subject only to the requirement that the Declarant get approval from any Owner of a Unit that has any boundary modified by such amendment.
- 20.6 Assessment Exemption. The Declarant shall be exempt from any Assessments including any Regular Assessment, Benefitted Common Area Assessment, Service Area Assessments or special Assessment).
- 20.7 Right to Amend Master Declaration, Bylaws, Articles of Incorporation, and Rules. Until the expiration of the Declarant Control Period, the Declarant shall have the right to

amend, revise, and modify this Master Declaration, any Supplement to the Declaration, the Bylaws, Articles of Incorporation, and the Rules, in any way and at any time, including adding, removing, or changing substantive and material provisions, including provisions related to the membership interests in the Ivory Swim and Tennis Club, without any additional approvals from anyone including, but not limited to, the Owners. Pursuant to § 57-8a-217(6) of the Act, the Declarant's promulgation or amendment of any Rules shall be exempted from the Act's rule-making process. Any amendment to the Bylaws or Declaration shall be effective upon the recordation by the Declarant of an amendment duly signed by an authorized officer of the Declarant, with such signature acknowledged. When recorded, any such amendment shall be binding upon the Project and all Persons having an interest therein including Owners.

- 20.8 Expansion of Project/Additional Land. The Declarant may add land to or withdraw land from the Project and expand or contract the Project.
- 20.9 Right to Designate Benefitted Common Area and Service Area and Modify Prior Designations. Until the expiration of the Declarant Control Period, the Declarant shall have the unilateral authority and sole right to designate any Benefitted Common Area and Service Area and to designate the particular Units or Neighborhood assigned to such Benefitted Common Area or Service Area, as the case may be. During the Declarant Control Period, the Declarant shall have the unilateral authority and sole right to modify any previously designated Common Area or Service Area and to adjust or modify the assignments of Units or the Neighborhood or Neighborhoods respectively thereto.
- 20.10 Assignment of Special Declarant Rights. The Declarant, at any time, by recorded instrument, may assign or transfer all or some of its control, power, authority, or decision-making ability to the Master Association or any other Person prior to the end of the Declarant Control Period. In the case of the abandonment of the Project by the Declarant, the cessation of business by the Declarant, or the foreclosure of any undeveloped property that is subject to the provisions of this Declaration, the rights of the Declarant as provided for in this Master Declaration may be exercised by any owner of the undeveloped land within the Project or to be expanded into the Project.
- 20.11 Exceptions from Use Restrictions. The Declarant shall not be bound by any use restriction in the Master Declaration as it relates to the Units owned by the Declarant.
- 20.12 No Modification of Declarant Rights. Any Declarant Rights in the Governing Documents and, specifically, in this Article 20, shall not be substantively or procedurally altered without the written consent of the Declarant until the Declarant Control Period has ended, at which time the Declarant's approval shall no longer be required. Any document or amendment attempted without obtaining proper consent shall be void *ab initio* to the extent it attempts to alter the rights of the Declarant or any provision of Article 20, without the consent of the Declarant. Any consent to waive, change, or alter any provisions of Article 20 by any future Declarant (as a result of any voluntary or involuntary assignment of Declarant rights) shall effect a change to those provisions only as to that Declarant and shall not be applicable to any prior Declarant without that prior Declarant's specific consent.
- 20.13 Use of Units and Common Areas and Facilities for Sales Activities. During the Declarant Control Period, the Declarant shall have the right to use any Unit owned by it, and any

part of the Common Areas and Facilities and any part of any Benefitted Common Area in furtherance of any activities designed to accomplish or facilitate construction, improvement and sale of all Units owned by the Declarant or to be added to the Project, and the construction and improvement of all Common Areas and Facilities and Benefitted Common Area as the Declarant, from time to time, may desire. The Declarant shall have the right to maintain one or more sales offices. Such offices may be located on any Unit with the permission of the Owner of that Unit, who may be the Declarant, or in one or more separate structures, trailers, or facilities placed in the Project for the purpose of aiding the Declarant's sales efforts, or any combination of the foregoing. The Declarant shall also have the right to maintain any number and size of promotional, advertising, or directional signs, banners, or similar structures or devices at any place or places in the Project. The Declarant shall also have the right to designate by signs or otherwise any parking as parking for sales only or to otherwise restrict and use any common parking. The Declarant shall have the right from time to time to relocate, move, remove, or add to any of its sales offices, parking restrictions, signs, banners or similar structures or devices.

- 20.14 Facilities Open to the Public. The Declarant shall have the right to establish certain facilities and areas within the Project for the use and enjoyment of the public. Such facilities and areas may include, by way of example, open space, trails, paths, parks and other neighborhood areas conducive to public gatherings. The Declarant may designate such facilities and areas as open to the public at the time the same is made the responsibility of the Master Association or the Management Committee may so designate at any time thereafter.
- 20.15 Right to Use Common Area and Facilities for Special Events. In addition to the rights in Section 20.13 above related to Declarant's sales activities, the Declarant may use the Common Area and Facilities, including the Ivory Swim and Tennis Club, and Benefitted Common Area to sponsor special events for charitable, philanthropic, political, or purposes, subject to the following conditions: (a) the availability of the Common Area and Facilities; (b) payment of costs and expenses incurred and indemnification of the Master Association against any loss or damage resulting from the special event; (c) return of the Common Area and Facilities in the same condition as existed prior to the special event.
- 20.16 Exemption from Service Provider and Vendor Conflict Provision. The restrictions set forth in Section 5.12 of this Declaration shall not apply to service providers or vendors engaged by the Master Association during the Declarant Control Period.
- 20.17 Declarant Rights Do Not Impose Obligations. The Declarant Rights provided for in this Article 20 shall not be construed to impose any obligation, legal or equitable, related to the issues to which they might apply. Each Owner, by taking title to a Unit, and the Master Association waive and disclaim any such duty and affirmatively acknowledge that no such duty exists or should be imposed as a result of the Special Declarant Rights.
- 20.18 Declarant Rights Related to the Ivory Swim and Tennis Club. There is at all times reserved to the Declarant the right to offer an option for membership in the Ivory Swim and Tennis Club to any purchaser of any Unit in Parkside or to any Unit in Park Estates to which a membership is not appurtenant or any other Person. The Declarant shall have

the right to establish and offer temporary or seasonal memberships in the Ivory Swim and Tennis Club to any Person or to the public. If, at any time, the Declarant advances funds to maintain and/or operate the Ivory Swim and Tennis Club, such advances shall be deemed a loan to the Master Association and shall be secured, among other things, by an interest in the Assessments.

ARTICLE 21 CONFLICT AND LITIGATION AVOIDANCE

- 21.1 Statement of Intent. Every Owner is capable of obtaining an inspection and is permitted to perform, or pay someone else to perform, any inspection on any Unit that Owner is purchasing or any aspect of the Project; all prior to taking title to a Unit. Having had the ability to inspect prior to taking title to a Unit and/or having paid market price for a Unit in the condition it and other Units and the Common Areas and Facilities are in at the time of purchase, it is acknowledged that it is unfair and improper thereafter to seek to have the Declarant and/or the Builder or any subcontractor performing work in the Project change, upgrade, or add additional work to the Project outside of any express warranty obligation. Moreover, the Owners, by taking title to their respective Unit, and the Declarant acknowledge and agree that litigation is an undesirable method of resolving certain conflicts in that it is slow, expensive, uncertain, and can often negatively impact the sale value and ability to obtain financing for the purchase of Unit for years, unfairly prejudicing those Owners who must sell or who want to sell their respective Units during any period when litigation is pending. For this reason, the Owners and the Declarant agree and acknowledge that certain disputes simply shall not be pursued, to the extent permitted by law, and that other disputes shall be pursued only through certain specific alternative dispute resolution mechanisms and only after full disclosure, right to cure periods, and knowing approval of the Owners. Consistent with this dispute avoidance intent and mandate, and in an effort to provide an avenue of recovery against the party responsible for faulty construction, the Declarant may obtain and provide warranties to the Master Association from subcontractors that the Master Association may enforce related to the development and construction of the Project. It is the intent of the parties hereto, as agreed to by the Owners by and upon taking title to a Unit, that these warranties (from subcontractors), if they are obtained, whatever they might cover and whomever they are from, are the sole remedy to the extent permitted by law, in case of any defects or damages of any kind arising from or related to construction or development of the Project. The intent of this Article 21 is to eliminate, to the extent possible, claims against or involving the Declarant and claims related to the construction of the Subdivision Improvements, the Common Area and Facilities, the Benefitted Common Area and the Units in the Project, and, when and if any such claim is permitted as a matter of law or pursuant to this Master Declaration, to ensure that every opportunity is made to resolve the claim outside of litigation. This effort shall include, but not be limited to, the right to cure and the requirements for mediation and arbitration.
- 21.2 Master Association Warranties. The Declarant may, but is not obligated to, provide for certain warranties from subcontractors to the Master Association related to the construction of the Project. The Master Association shall have the right, as provided for in any such warranties, to directly enforce and seek performance of these warranties from the subcontractors who performed the work in the construction of the Project. There is no

guarantee or warranty by the Declarant that any warranties will be provided or that the warranties will cover any particular component or aspect of the Project.

- 21.3 Owner Warranties. The Declarant may, but is not obligated to, provide certain warranties to the Owners related to the Units purchased. The first Owner of a Unit to whom any warranty is issued or with whom a legal warranty arises, and only that Owner, shall have the right to directly enforce and seek performance from the Declarant of any terms of the warranty and only consistent with the warranty itself. The Master Association shall have no right to seek the performance of or take assignment of any rights in any warranties from the Declarant to an Owner and the Owner shall have no right to assign any rights of any kind to the Master Association related to pursuing litigation against the Declarant.
- 21.4 Waiver of Subrogation and Release. The Master Association and each Owner waives any right to subrogation against the Declarant and the Builder in the Project. This waiver shall be broadly construed and applied to waive, among other things, any attempt by any insurer of any Owner or of the Master Association from pursuing or exercising any subrogation rights, whether arising by contract, common law, or otherwise, against the Declarant and Builder (including their respective principles, officers, managers, shareholders, members, employees, agents, and representatives). To the full extent permitted by law, the Master Association and Owners hereby release the Declarant and Builder (including their respective principles, officers, managers, shareholders, members, employees, agents and representatives) from any and all liability to the Master Association and all Owners, and anyone claiming through or under them by way of subrogation or otherwise, for any loss, injury, or damage to property, caused by fire or any other casualty or event, even if such fire or other casualty shall have been caused by the fault or negligence of Declarant or Builder or any respective principles, officers, managers, shareholders, members, employees, agents and representatives. The Master Association and each Owner agree that all policies of insurance shall contain a clause or endorsement to the effect that this release and waiver of subrogation shall not adversely affect or impair such policies or prejudice the right of the Master Association or any Owner to recover thereunder. The Master Association and all Owners shall indemnify and defend the Declarant and the Builder, and any of their respective officers, employees, owners, or representatives, from any claims barred or released by this provision, including but not limited to any claim brought under any right of subrogation.
- 21.5 Declarant and/or Builder Litigation.
- (a) Separate from and in addition to any requirement of § 57-8a-229 of the Act, An Owner may only make a claim against the Declarant, to the extent allowed herein after the following efforts at dispute resolution have been completed: (i) Right to Cure: the Owner shall provide to the Declarant a Notice of Claim (defined below) and permit the Declarant one hundred eighty (180) days to cure or resolve the claim or defect or to try to get its contractor or the appropriate subcontractor to cure or resolve the claim or defect, prior to initiating any lawsuit, claim, or dispute resolution process; (ii) if the dispute is not resolved within the 180-day Right to Cure period, the parties agree to mediate the dispute prior to taking further action. If additional, different, or modified claims, damages, calculations, supporting information, or descriptions are added, provided to, or asserted against the Declarant that were not included in any previously submitted Notice of Claim,

the Right to Cure period provided for in this section shall immediately apply again and any pending action, including any mediation or arbitration, shall be stayed for the 180-day period.

- (b) For any claim allowed by law or by this Master Declaration, the parties agree to binding arbitration of all claims asserted against the Declarant, Builder, or subcontractor by either the Master Association or any Owner, with the initiating party advancing all arbitration costs subject to assignment of those costs by the arbitrator in a final decision on the merits. The parties to any such arbitration shall work, in good faith, to agree upon the arbitrator, mediator, arbitration service, and all aspects of the arbitration and mediation proceedings. In case of any disagreement regarding the mediation or arbitration service, the American Arbitration Association shall administer the mediation and arbitration and the rules applicable to construction disputes shall apply. The arbitration rules shall be subject to the requirements of this Declaration and shall be modified accordingly in case of any conflict between the Rules and this Declaration.
- (c) "Notice of Claim" shall mean and include the following information: (i) The nature of the claim; (ii) a specific breakdown and calculation of any alleged damages; (iii) a specific description of the claim along with any supporting opinions, information, or other factual evidence upon which the claim is based; (iv) photographs of any alleged condition, if applicable; (v) samples of any alleged defective conditions or materials; (vi) all efforts taken to avoid, mitigate, or minimize the claim or any alleged damages arising therefrom; and (vii) the names, phone numbers, and addresses of every Person providing factual information, legal or factual analysis, or legal or factual opinions related to the claim.
- (d) Notwithstanding any other provision in this Master Declaration, except as to an Owner Warranty and to the fullest extent permitted by the law, an Owner shall not and agrees not to commence or maintain any litigation, arbitration, or other action against the Declarant, the Builder or any of their respective principles, officers, managers, shareholders, members, employees, agents and representatives, for any reason, including, but not limited to, alleged construction defects or any damages arising therefrom.
- (e) Notwithstanding any other provision in this Master Declaration, and to the fullest extent permitted by the law, the Master Association shall not and cannot commence or maintain any litigation, arbitration, or other action against the Declarant or its principles, officers, managers, shareholders, members, employees, agents and representatives, for any reason, including but not limited to for alleged construction defects, any related claims, or any damages arising therefrom.
- (f) The Master Association shall indemnify and defend the Declarant and its principles, officers, managers, shareholders, members, employees, agents and representatives, against any litigation, arbitration, or the assertion of any claim arising out of any alleged construction defect in or related to the Declarant's development and/or construction of the Project and/or any damages arising therefrom. By taking title to a Unit, each Owner specifically disclaims and

releases the Declarant from any claim, known or unknown, related to any defect in the Project not specifically covered by either a Master Association Warranty or an Owner Warranty, except only as limited by law. The Master Association and each Owner acknowledge and agree that these warranties, if provided, and whatever coverage they might provide are the sole remedy of the Master Association related to any alleged or actual construction defects. In case of any claim or litigation asserted related to any construction defect arising in any Unit, the Owner agrees to defend the Declarant (which shall permit the Declarant to select counsel and require the Owner to advance all costs and fees related to any such claim) from any such claim and to indemnify both the Declarant and the Builder from any liability arising therefrom.

- (g) Subject only to the provisions in the Owner Warranties (if any) and any Master Association Warranties (if any), the Master Association and the Owners take ownership and possession of the Units and Common Areas and Facilities "AS IS," with all faults and with no warranties of any kind except as otherwise required by law. **THE DECLARANT SPECIFICALLY DISCLAIMS ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR USE, OR OF HABITABILITY, TO THE FULL EXTENT ALLOWED BY LAW.**
- (h) If otherwise allowed by law notwithstanding the terms of this Master Declaration or if allowed in this Master Declaration, prior to the Master Association making any demand or commencing any mediation, arbitration, or litigation (any "action") against a Declarant or any contractor or subcontractor involved in the original construction of the Project, other than a claim made solely upon an Master Association Warranty against a subcontractor, the Master Association must have a meeting of the Owners, with proper notice, and have all attorneys, experts, and other Persons expected to be involved in the claim present at the meeting. Those Persons present, including the Management Committee, must permit discussion among the Owners and questions from the Owners and must respond to all reasonable questions of the Owners related to the proposed claims. The notice for the aforesaid meeting must include the following information:
- (i) a statement must be made on the first page of such notice in bold, upper case, and not less than 22-point font: "The Master Association is contemplating serious and potentially time-consuming and expensive litigation against the Declarant of this project. This litigation could cost you money in the form of increased assessments and will likely impact the resale value of your Unit and your ability to sell your Unit while this litigation is pending. This litigation could take years to resolve. You should think seriously about this issue and attend the meeting on this issue";
- (ii) a budget and detailed breakdown of all costs and legal fees reasonably estimated to be caused by the expected litigation including a breakdown of any costs and fees to be advanced by anyone including any attorney or

- other representative of the Master Association under any contingency arrangement, and all those costs and fees to be paid directly by the Master Association, all of which shall assume the litigation will last five years (unless it is reasonably expected to last longer in which case the longer period shall be used for this estimate) and require a trial on the merits;
- (iii) a detailed explanation of where any money to be paid by the Master Association will be obtained including a per Unit breakdown of all costs and fees per year, assuming the litigation will last five years;
 - (iv) a written statement of each Management Committee member indicating that member's position on the litigation;
 - (v) a legal opinion on the likelihood of success of any such litigation or arbitration from an attorney not associated with the attorney or law firm who is anticipated to bring any such action, analyzing the applicable law, Governing Documents, and all relevant and known factual information;
 - (vi) all terms of the agreement between the Master Association and the attorney or law firm prosecuting the action including a copy of any engagement letter, contract, or agreement related to that representation; and
 - (vii) a detailed description of the alleged claims against the Declarant and of all efforts by the Master Association to resolve those claims prior to commencing any action.

In addition to the requirements above and irrespective of any requirements in § 57-8a-229 of the Act, before commencing any action, the Master Association must obtain the approval of sixty-seven percent (67%) of the total Allocated Interests in the Master Association (not 67% of those Owners present) by vote, at a lawfully called and properly noticed special meeting for that purpose only or by written consent. Such a special meeting must occur no sooner than thirty (30) days and not later than sixty (60) days after the meeting required above.

- (i) Any agreement with a law firm or attorney under which the law firm would represent the Master Association in an action (as defined in the prior subsection) must have, at a minimum, the following terms: (i) the law firm or attorney will apply sufficient resources, attorneys, time, and administrative support to the action as necessary to prosecute the action as quickly as the court system will allow; (ii) the attorney or law firm will provide monthly status reports, in writing, describing at a minimum (1) the work that was completed in the last month, (2) the time, in hours and minutes, incurred by each attorney or billable staff member in the last month broken down by time entry, person performing the work, and a description of each time entry, (3) the costs incurred by the attorneys and any experts in the prior month, (4) a running tally of all costs and time, by attorneys and staff members, since the beginning of the action updated monthly, (5) a list of what is needed to move the action toward resolution, (6) the projected dates for each action that is needed to move the action toward resolution, (7) an explanation of why any projected action cannot be completed immediately; (iii) the attorney

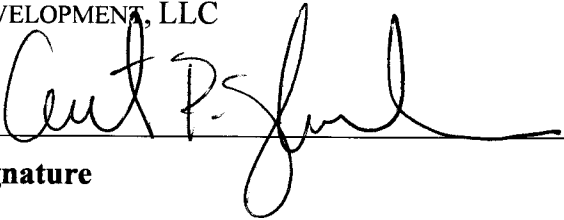
or law firm will provide an opinion letter regarding the Master Association's claims prior to commencing any action that will, at a minimum, explain each claim, cite the law supporting the claim, cite the facts supporting the claim, provide an application of the law to the facts and analysis of each claim, cite any potential defenses or weaknesses to any claim including an analysis of each potential defense or weakness, an opinion of the lawyer or law firm as to the Master Association's likelihood of success on each claim, an analysis of potential damages including citations to the law and facts supporting that analysis, and an opinion of the lawyer or law firm on the damages the Master Association would likely be awarded for each claim; and (iv) a requirement that the Master Association be permitted to terminate the engagement of the law firm or attorney at any time with no requirement to pay any attorney fees incurred under a contingency arrangement up to that date if, in the Master Association's sole discretion, (a) the attorney or law firm is not prosecuting the action as rapidly as the court system will allow, (b) the burden of the action on the Owners through the inability to sell or refinance, through costs, or through any disruption to the operations of the Master Association is not worth the continuation of the action, (c) the Master Association determines, at any time, that the legal and factual risks associated with the action are such that the action should not be pursued further, (d) the law firm or attorney fails to keep the Master Association informed as to the course of the action and effect of proceedings on the likelihood of success, including any failure to provide required monthly reports.

- (j) Prior to engaging any lawyer or firm to represent the Master Association related to any litigation described in this section, the Master Association shall obtain independent counsel to review the engagement letter governing that representation and advise the Master Association to ensure that the requirements in this Declaration are satisfied related to that engagement. The Master Association shall continue the representation of independent counsel to monitor the representation by that counsel and to ensure that any proceeding is prosecuted diligently, competently, and consistent with the requirements of the engagement letter and this declaration.

21.6 Land Owners. All Persons owning land that is initially or subsequently incorporated into the Project and who sign the Declaration or any amendment thereto subjecting that land to the Declaration and incorporating it into the Project, shall be afforded the same rights, protections, and litigation avoidance procedures that are provided for the Declarant in this Article 21.

Dated this 4th day of DECEMBER, 2017

IVORY DEVELOPMENT, LLC

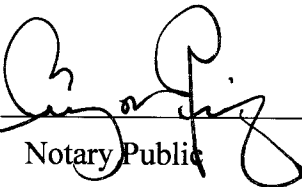
By: 
Signature

Chris P. Gamvroulas
Printed

Its: PRESIDENT

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

On this 4th, day of DECEMBER, 2017, personally appeared before me BRYON F. PRINCE, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT, of IVORY DEVELOPMENT and that said document was signed by him/her in behalf of said Corporation with all necessary authority, and acknowledged to me that said Corporation executed the same.


Notary Public

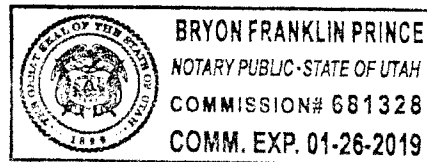


EXHIBIT A**PROPERTY DESCRIPTION**

The real property and Units and Lots referred to in the foregoing Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Ivory Ridge are located in Utah County, Utah and are described more particularly as follows:

- Ivory Ridge Plat A, Lots 1 through 4, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 42-057-0001 through 0004.
- Clubview At Ivory Ridge Plat A, Lots 101 through 152, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-200-0101 through 0152.
- Clubview At Ivory Ridge Plat B, Lots 201 through 241, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-250-0201 through 0241.
- Clubview Towns At Ivory Ridge Plat A, Lots 1 through 66, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-211-0001 through 0066.
- Clubview Towns At Ivory Ridge Plat B, Lots 67 through 110, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-255-0067 through 0110.
- The Walk At Ivory Ridge Plat A, Lots 1 through 50, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-689-0001 through 0050.
- The Walk At Ivory Ridge Plat B, Lots 51 through 78, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-729-0051 through 0078
- The Walk At Ivory Ridge Plat C, Lots 3, 79 through 112, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-757-0003, 55-757-0079 through 0112.

- Parkside At Ivory Ridge Plat A, Lots 101 through 107, 109 through 113, 114 through 118, and 120 through 125, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-694-0101 through 0107, 49-694-0109 through 0118, 49-694-0120 through 0125.
- Parkside At Ivory Ridge Plat B, Lots 201 through 212, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-712-0201 through 0112.
- Parkside At Ivory Ridge Plat C, Lots 301 through 329, inclusive, as as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49:758:0301 through 0330.
- Park Estates At Ivory Ridge Plat A, Lots 101 through 106, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-713-0101 through 0106.
- Park Estates At Ivory Ridge Plat B, Lots 201 through 233, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-723-0201 through 0233.
- Park Estates At Ivory Ridge Plat C, Lots 301 through 318, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-737-0301 through 0318.
- Park Estates At Ivory Ridge Plat D, Lots 401 through 448, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-746-0401 through 0448.
- Park Estates At Ivory Ridge Plat E, Lots 501 through 534, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-772-0501 through 0534.
- Park Estates At Ivory Ridge Plat F, Lots 601 through 629, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-802:0601-0501 through 0629.
- Park Estates At Ivory Ridge Plat G, Lots 701 through 723, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-825-0701 through 0723.

- The Lofts at Ivory Ridge Condominiums, Building 1 Units 101 through 105, 201 through 205, and 301 through 305, Building 2 Units 101 through 105, 201 through 205, and 301 through 305, and Building 3 Units 101 through 105, 201 through 205, and 301 through 305, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55:729:0002.

EXHIBIT B

AMENDED BYLAWS

FOR

IVORY RIDGE MASTER PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I: DEFINITIONS

1.1 Definitions.....1
1.2 Notice1

ARTICLE II: OWNERS

2.1 Annual Meetings1
2.2 Special Meetings1
2.3 Place of Meetings2
2.4 Notice of Meetings2
2.5 Owners of Record2
2.6 Quorum2
2.7 Proxies.....2
2.8 Votes2
2.9 Ballots and Written Consent3
2.10 Minutes of Meetings3

ARTICLE III: MANAGEMENT COMMITTEE

3.1 Number, Tenure, Qualifications, and Election.....3
3.2 Meetings.....3
3.3 Informal Action and Action by Committee Members without a Meeting.5
3.4 Compensation.....6
3.5 Resignation and Removal7
3.6 Vacancies7

ARTICLE IV: OFFICERS

4.1 Officers.....7
4.2 Election, Tenure and Qualifications.....7
4.3 Subordinate Officers7

4.4 Resignation and Removal7

4.5 Vacancies and Newly Created Offices.....7

4.6 The President.....8

4.7 The Vice President8

4.8 The Secretary8

4.9 The Treasurer8

4.10 Compensation.....8

ARTICLE V: SUB-COMMITTEES

5.1 Designation of Sub-Committees9

5.2 Proceedings of Sub-Committees9

5.3 Quorum and Manner of Acting9

5.4 Resignation and Removal9

5.5 Vacancies9

ARTICLE VI: INDEMNIFICATION

6.1 Indemnification9

6.2 Other Indemnification10

6.3 Settlement by Master Association.....10

ARTICLE VII: AMENDMENTS

7.1 Amendments10

7.2 Execution of Amendments.....11

ARTICLE VIII: WAIVER OF IRREGULARITES

8.1 Waiver of Procedural Irregularities.....11

8.2 Requirements for Objections.....11

8.3 Irregularities that Cannot Be Waived.....11

RECITALS:

Initial bylaws for the Master Association were established and adopted by the Declarant and incorporated into the First Amended and Restated Declaration (the "Initial Bylaws"). Pursuant to the authority reserved to the Declarant in Section 9.01 therein, the Declarant hereby adopts and establishes these Amended Bylaws as the Bylaws of Ivory Ridge Master Property Owners Association, Inc. ("the Master Association"). These Bylaws and any amendments thereto shall apply to the Master Association upon their recording and shall bind all Owners and Occupants.

ARTICLE I: DEFINITIONS

- 1.1 Definitions. Except as otherwise provided herein or as may be required by the context, defined terms in the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Ivory Ridge ("the Master Declaration" or the "Declaration") shall have the same defined meanings when used in these Bylaws.
- 1.2 Notice. Notice as required in these Bylaws shall be accomplished as provided for in the Declaration.

ARTICLE II: OWNERS

- 2.1 Annual Meetings.
- (a) Requirement. An annual meeting of the Owners shall be held no less than once each calendar year.
 - (b) Date and Time. The date, time and location of the annual meeting shall be determined by the Management Committee, in its discretion.
 - (c) Purpose. The Annual Meeting shall be held for the following purposes.
 - (i) electing members of the Management Committee;
 - (ii) distributing of the budget, if it was not distributed before the meeting;
 - (iii) announcing the current deductible for the Master Association's property insurance and the Owners' potential responsibility for this deductible, and permitting questions and discussion on insurance issues and coverage; and
 - (iv) transacting such other business as may properly come before the meeting.
 - (d) Approval of Minutes. The minutes of the annual meeting may be approved by the Owners at the next annual meeting, or, in the Management Committee's discretion, by the Management Committee at a subsequent meeting of the Management Committee.
- 2.2 Special Meetings.
- (a) Who May Call. Special meetings of the Owners may be called by the Management Committee, the President, or upon the written request of Owners holding not less than twenty-five percent (25%) of the Allocated Interest of the Master Association.

- (b) Requirements for Request of Owners. Any written request for a special meeting by the Owners shall include the signature of each Owner affirmatively supporting such request along with a statement of the purpose of the meeting. The statement of affirmation and purpose must be on every document containing signatures. Such written request is to state the purpose or purposes of the meeting and shall be delivered to the Manager, or the President, who shall then call, provide notice of, and conduct a special meeting within sixty (60) days of receipt of the request that shall address the purpose identified on the request, but no other issues.
- 2.3 Place of Meetings. The Management Committee may designate the office of the Manager or any place within the City as the place of meeting for any annual or special meeting.
- 2.4 Notice of Meetings. The Management Committee shall cause written notice of the time and place, and in the case of a special meeting, the purpose, for all meetings of the Owners (whether annual or special) to be delivered, not more than thirty (30) nor less than ten (10) days prior to the meeting.
- 2.5 Owners of Record. For the purpose of determining Owners entitled to notice of or to vote at any meeting of the Owners, or any adjournment thereof, the Management Committee may designate a record date, which shall not be more than thirty (30) or less than ten (10) days prior to the meeting. If no record date is designated prior to sending notice of the meeting, the first date on which a notice of the meeting is sent shall be deemed to be the record date for determining Owners entitled to notice of or to vote at the meeting. The Person appearing in the records of the Master Association on such record date as the Owners of record of Units in the Property shall be deemed to be the Owners of record entitled to notice of and to vote at the meeting of the Owners.
- 2.6 Quorum. The Owners and the holders of proxies entitled to cast present at an annual or special meeting shall constitute a quorum for the transaction of business.
- 2.7 Proxies. At each meeting of the Owners, each Owner entitled to vote shall be entitled to vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the Owner or by the Owner's attorney when duly authorized in writing. If a Unit is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Owner of such Unit or that Owner's attorneys when duly authorized in writing. Such instrument authorizing a proxy to act shall set forth the specific matters or issues upon which the proxy is authorized to act, and may allow the proxy to vote on any issue arising at any particular meeting or meetings. Such instrument shall be delivered either prior to or at the meeting (but no later than any point after the start of the meeting and announced as the final time to deliver proxies) to the Secretary of the Master Association or to such other officer or individual who has been authorized by the Master Association to accept proxies at the meeting.
- 2.8 Votes. With respect to each matter submitted to a vote of the Owners, each Owner entitled to vote at the meeting shall have the right to cast, in person or by proxy, one vote for each Unit of such Owner. The affirmative vote of a majority of the votes entitled to be cast by the Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Owners, unless a greater proportion is required by these Bylaws, the Declaration, the Act, or the

Revised Nonprofit Corporations Act. When more than one Owner holds an interest in a Unit, any Owner may exercise the vote for such Unit on behalf of all co-Owners of the Unit. In the event of two conflicting votes by co-Owners of one Unit, no vote shall be counted for that Unit but one Owner shall be counted for the purposes of establishing a quorum. In no event shall fractional votes be exercised in respect to any Unit.

- 2.9 Ballots and Written Consent. The Master Association may utilize written consents and/or ballots consistent with the requirements of the Revised Nonprofit Corporation Act.
- 2.10 Minutes of Meetings. The secretary shall take minutes of all meetings of the Owners. The minutes shall include, at a minimum, (a) the identification of the Persons present at the meeting in person and by proxy; (b) the date of the meeting; (c) the identification of any issue that is voted on or decided in the meeting; (d) the number of votes cast for and against any issue decided upon; and (e) the exact wording of any resolution passed at the meeting. The failure to take appropriate minutes or otherwise comply with this section 2.10 does not invalidate any action taken at a meeting. Draft meeting minutes for each meeting of the Owners shall be made available upon request.

ARTICLE III: MANAGEMENT COMMITTEE

- 3.1 Number, Tenure, Qualifications, and Election.
- (a) **Number of Members.** The Management Committee shall be composed of nine (9) persons meeting the qualifications stated in the Declaration, subject to the Declarant Rights set forth in the Declaration.
 - (b) **Removal for Failure to Participate.** Except for Management Committee Members appointed by the Declarant, if any Management Committee Member shall fail to appear at four (4) successive regular Management Committee meetings in a row or fifty percent (50%) or more of the regular Management Committee meetings within any calendar year, after having received proper notice of the meetings and after the Management Committee has attempted in good faith to schedule meetings consistent with all of the members' schedules, the other Management Committee Members may by unanimous vote remove that member and the vacancy shall be filled as provided in Section 3.6 herein.
- 3.2 Meetings.
- (a) **Regular Meetings.** The Management Committee shall hold regular meetings at least quarterly, and more often at its discretion.
 - (b) **Who Is Entitled to Attend.** Consistent with Utah Code Ann. § 57-8a-226, Owners may attend meetings and may be present for all discussion, deliberation, and decisions except when the Management Committee is in executive session.
 - (c) **Special Meetings.** Special meetings of the Management Committee may be called by or at the request of any two Management Committee Members or the President of the Master Association. Notice of any special meeting shall be given at least 48 hours prior thereto to each Management Committee Member. Except as provided by law, no notice of special meetings is required to be provided to Owners, although any Owner may attend a special meeting if the Owner appears at the physical location of the meeting in person.

- (d) **Quorum and Manner of Acting.** A majority of the Management Committee Members shall constitute a quorum for the transaction of business at any meeting of the Management Committee. Except as otherwise provided in the Articles, the act of a majority of the Management Committee Members present at any meeting at which a quorum is present and for which proper notice was provided to the Management Committee Members shall be the act of the Management Committee. The Management Committee Members shall act only as a Management Committee, and individual Members shall have no powers as such.
- (e) **Place and Notice of Meetings.** The Management Committee may designate any place in the City as the place of meeting for any regular meeting called by the Management Committee but shall in good faith attempt to hold meetings at the office of the Manager or in as close a proximity to the Project as reasonably possible. All Management Committee Members and Owners shall be given at least ten (10) days' notice of regular meetings.
- (f) **Executive Session.**
 - (i) The Management Committee or a Sub-Committee may, by motion and a vote, continue deliberations and discussions in executive session and, if they enter executive session, shall discontinue any executive session by motion and a vote. A member of the Management Committee who is not a member of a Sub-Committee, shall not be entitled to attend executive sessions of the Sub-Committee or inspect attorney-client privileged minutes of the Sub-Committee, without approval of the Management Committee.
 - (ii) The minutes of the meeting at which an executive session is held shall include:
 - (1) The purpose(s) of the executive session in sufficient detail. By way of example, the following are sufficient descriptions: "to discuss the terms of a management contract with XYZ Company," "To discuss the pending litigation with XYZ," or "to discuss a complaint of a Rule violation."
 - (2) Any decisions made during executive session. Decisions made in executive session that cannot be properly and fully documented without disclosing attorney-client privileged information shall be recorded in the minutes of the meeting as "Decision made regarding attorney-client privileged issue that are recorded in Separate and attorney-client privileged minutes of the Executive Session" and separate executive session minutes shall be created that shall fully describe the decision as would normally be required in regular minutes. The separate executive session minutes shall state on their face that they contain attorney-client privileged information and shall be disclosed to non-committee members only as required by law for the disclosure of attorney-client privileged information.

- (iii) The discussions in executive session shall be confidential and shall not be disclosed to anyone outside of the meeting except as authorized by the Management Committee or the Sub-Committee. Documents analyzed in executive session may be confidential for other reasons provided for by law or in the Governing Documents, but they are not confidential merely as a result of having been discussed or presented in executive session.
- (iv) Executive sessions may be held to discuss and make decisions related to the following matters:
 - (1) Pending or prospective legal proceedings and issues related to the Master Association, its operations, or its governance, including but not limited to meetings with the Master Association's counsel;
 - (2) Contracts and purchases related to the Master Association, including but not limited to the negotiations, potential breaches, reviews of contracts, and the terms of any purchases;
 - (3) Master Association employee and personnel issues, including reviews, discipline issues, termination issues, salary issues, and the terms of employment; and
 - (4) Rule violations by owners, including but not limited to the discussion of complaints and whether to impose fines or utilize any particular remedy to address particular violations.
- (v) The Management Committee or the Sub-Committee holding the executive session shall determine who outside of that committee shall be allowed to be present in executive session, and no one else is entitled to be present. All members of the Management Committee shall be entitled to be present at executive committee meetings of the Management Committee. All members of a Sub-Committee shall be entitled to be present in executive sessions of the Sub-Committee.

3.3 Informal Action and Action by Committee Members without a Meeting.

- (a) Any action that is required or permitted to be taken at a meeting of the Management Committee may be taken without a meeting if each and every Management Committee Member, in writing, either:
 - (i) votes for the action or
 - (ii) votes against or abstains from voting, or fails to respond, and does not exercise his/her right to demand that action not be taken without a meeting.
- (b) An action taken pursuant to this section shall not be effective unless the Master Association receives writings:
 - (i) describing the action taken;
 - (ii) signed by each Management Committee Member; and
 - (iii) not revoked pursuant to subsection 3.3(d).

- (c) Action taken under this section is effective only if the affirmative vote for the action equals or exceeds the minimum number of votes that would be necessary to take the action at a meeting at which all of the management committee members then in office were present and voted.
- (d) A Management Committee Member may revoke consent to any action given pursuant to this section by communicating that the member has changed his or her vote, in writing, with a description of the action. To be effective, the revocation must be received before receipt of the final consent necessary for the action to be effective.
- (e) An action approved of pursuant to this section is effective when the last writing necessary to satisfy this section is received by the Master Association.
- (f) Action taken pursuant to this section has the same effect as action taken at a meeting of the Management Committee and may be described as an action taken at a meeting of the Management Committee Members in any document.
- (g) For purposes of this section:
 - (i) "Signed" or "signature" is any indication on the document (whether paper or electronic) that the document is from and consented to by the person who is purported to have sent it. For example, a typed name at the bottom of an email satisfies the requirement for a signature.
 - (ii) "Writing" shall refer to an email, letter, facsimile, or any other physical or electronic document.
 - (iii) Communications may be by email, facsimile, hand delivery, mail, or other electronic or physical means.
 - (iv) Any response to any electronic communication shall be:
 - (1) to the address of the sender using the same address and means of communication as was used to send the request for consent of an action (such as text, email, or mail); or
 - (2) to any address in regular use (electronic, telephonic, or physical) by the person sending the request.
 - (v) A communication shall satisfy the requirement to "describe the action taken" if:
 - (1) it is in the form of an email and reasonably describes the proposed action or and it includes with the email the prior emails in the email chain which reasonably describes or includes the proposed action; or
 - (2) the writing from the Management Committee Member sufficiently describes or restates the proposed action.

3.4 Compensation. No Management Committee Member shall receive compensation for any services that he/she may render to the Master Association as a Management Committee Member; provided, however, that a Management Committee Member may be reimbursed

for expenses incurred in the performance of his/her duties as a to the extent such expenses are unanimously approved by the Management Committee.

- 3.5 Resignation and Removal. A Management Committee Member may resign at any time by delivering a written resignation to either the President or the Management Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. An oral resignation attempt is not effective. Any Management Committee Member may be removed and replaced at any time, with or without cause, by the affirmative vote of at least fifty percent (50%) of the Allocated Interest of the Master Association at a special meeting of the Owners duly called for such purpose.
- 3.6 Vacancies. If vacancies shall occur in the Management Committee by reason of the death, resignation, or removal for failure to attend meetings, or otherwise, the Management Committee Members then in office shall continue to act, even though less than a quorum may be available until such vacancies are filled. Except for Management Committee Members appointed by the Declarant, the affected Neighborhood Sub-Association shall designate a replacement director. If the affected Neighborhood Sub-Association fails to select a replacement, the vacancy shall be filled by a vote of the Management Committee Members then in office.

ARTICLE IV: OFFICERS

- 4.1 Officers. The officers of the Master Association shall be a President, Vice President, Secretary, and Treasurer.
- 4.2 Election, Tenure and Qualifications. The officers of the Master Association shall be chosen by the Management Committee annually at the first meeting of the Management Committee following the annual meeting. Each such officer shall hold such office until a successor has been elected or until such officer's death, resignation, disqualification, or removal, whichever first occurs. No person shall hold more than one office except during the Declarant Control Period during which the Vice President may also serve as Treasurer or Secretary. All officers must be members of the Management Committee during the entire term of their respective offices.
- 4.3 Subordinate Officers. The Management Committee may from time to time appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Management Committee may from time to time determine. Subordinate officers need not be members of the Master Association.
- 4.4 Resignation and Removal. Any officer may resign at any time by delivering a written resignation to any Management Committee Member or to any Manager. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced by the Management Committee at any time, with or without cause.
- 4.5 Vacancies and Newly Created Offices. If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification, or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Management Committee at any regular or special meeting. During the time that any office is vacant and no other officer is available to perform the duties of that office as

required below, the Management Committee shall ensure that the duties and responsibilities of the office are performed.

- 4.6 The President. The President shall preside at meetings of the Management Committee and at meetings of the Owners. At all meetings, the President shall have all authority typically granted to the person presiding over a meeting including but not limited to: (a) the right to control the order of the meeting; (b) the right to arrange for the removal of any disruptive persons who may include but not be limited to any person who (i) refuses to abide by rules or requests of the presiding person related to the order of the meeting and when speaking is permitted, or (ii) engages in vulgar, threatening, or otherwise inappropriate language or gestures; (c) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order"; and (d) the right to designate the Manager or any other person to preside over any meeting at which the President is present. The President shall sign on behalf of the Master Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Management Committee. The President shall have the general authority to implement decisions of the Management Committee and shall oversee the operations of the Master Association. The President shall have authority in case of emergency to take action without Management Committee approval as is necessary and prudent to preserve and protect property. The President shall be responsible for the duties of any other office while that office is vacant.
- 4.7 The Vice President. The Vice President shall also act in the place and stead of the President in the event of the President's absence or inability or refusal to act. The Vice President shall perform such other duties as required by the Management Committee.
- 4.8 The Secretary. The Secretary shall keep the minutes of the Master Association and shall maintain such books and records as these Bylaws, the Declaration, the law, or any resolution of the Management Committee may require such person to keep. The Secretary shall also act in the place and stead of the President in the event of the President and Vice President's absence or inability or refusal to act. The Secretary shall perform such other duties as required by the Management Committee.
- 4.9 The Treasurer. The Treasurer shall have the custody and control of the funds of the Master Association, subject to the action of the Management Committee, and when requested by the President, shall report the state of the finances of the Master Association at each meeting of the Owners and at any meeting of the Management Committee. The Treasurer shall have authority and obligation to generally implement the requirements of governing documents as it relates to the funds of the Master Association. The Treasurer shall also act in the place and stead of the President in the event of the President, Vice President, and Secretary's absence or inability or refusal to act. The Treasurer shall perform such other duties as required by the Management Committee.
- 4.10 Compensation. No officer shall receive compensation for any services rendered to the Master Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Management Committee.

ARTICLE V: SUB-COMMITTEES

- 5.1 Designation of Sub-Committees. The Management Committee may from time to time by resolution designate such committees (each a "Sub-Committee") as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The membership of each such Sub-Committee designated hereunder shall include at least one (1) Management Committee Member. A Sub-Committee shall not have any powers, duties, or responsibilities beyond those specifically assigned by the Management Committee in a written resolution. The Management Committee may terminate any Sub-Committee at any time.
- 5.2 Proceedings of Sub-Committees. Each Sub-Committee designated hereunder by the Management Committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such Sub-Committee may from time to time determine. Each such Sub-Committee shall keep a record of its proceedings and shall regularly report such proceedings to the Management Committee.
- 5.3 Quorum and Manner of Acting. At each meeting of any Sub-Committee designated hereunder by the Management Committee, the presence of members constituting at least a majority of the authorized membership of such Sub-Committee (but in no event less than two (2) members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such Sub-Committee. The members of any Sub-Committee designated by the Management Committee hereunder shall act only as a Sub-Committee, and the individual members thereof shall have no powers, as such. A Sub-Committee may exercise the authority granted by the Management Committee.
- 5.4 Resignation and Removal. Any member of any Sub-Committee designated hereunder by the Management Committee may resign at any time by delivering a written resignation to the President, the Management Committee, or the presiding officer of such Sub-Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Management Committee may at any time, with or without cause, remove any member of any Sub-Committee designated by it thereunder.
- 5.5 Vacancies. If any vacancy shall occur in any Sub-Committee designated by the Management Committee due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy by the Management Committee, constitute the then total authorized membership of the Sub-Committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Management Committee.

ARTICLE VI: INDEMNIFICATION

- 6.1 Indemnification. No Management Committee Member, officer, or member of a Sub-Committee shall be personally liable for any obligations of the Master Association or for any duties or obligations arising out of any acts or conduct of said Management Committee Member, officer, or Sub-Committee member performed for or on behalf of the Master Association. The Master Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Management Committee Member, officer of the Master Association, or a member of a duly formed Sub-

Committee, as well as such person's heirs and administrators, from and against any and all claims, judgments, and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Management Committee Member, officer of the Master Association, or member of a Sub-Committee or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him/her as such Management Committee Member, officer, or Sub-Committee member, and shall advance and reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that the Master Association shall have the right, in its sole discretion, to defend such person from all suits or claims; provided further, however, that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's gross negligence or intentional misconduct. The rights accruing to any individual under the foregoing provisions of this Section shall not exclude any other right to which such individual may lawfully be entitled, nor shall anything herein contained restrict the right of the Master Association to indemnify or reimburse such individual in any proper case, even though not specifically provided for herein or otherwise permitted.

- 6.2 Other Indemnification. The indemnification herein provided shall not be deemed exclusive of any other right to indemnification to which any person seeking indemnification may be provided under any statute, agreement, vote of disinterested Management Committee Members, or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. The indemnification herein provided shall continue as to any person who has ceased to be a Management Committee Member, officer, Sub-Committee member, or employee, and shall inure to the benefit of the heirs, executors, and administrators of any such individual.
- 6.3 Settlement by Master Association. The right of any person to be indemnified shall be subject always to the right of the Master Association by the Management Committee, in lieu of such indemnity, to settle any such claim, action, suit, or proceeding at the expense of the Master Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE VII: AMENDMENTS

- 7.1 Amendments. Except as permitted specifically herein or required by the Act, these Bylaws may be amended by the affirmative vote of Owners holding at least sixty-seven percent (67%) of the Allocated Interest in the Master Association at a meeting called for that purpose provided, however, that during the Declarant Control Period, any such amendment shall require the approval of Declarant. Nothing in this Section 7.1 shall be construed to limit the Declarant's unilateral right to amend these Bylaws (or the Master Declaration or Rules) during the Developer Control Period as set forth in Article 20 of the Master Declaration.

- 7.2 Execution of Amendments. Upon obtaining the required vote, an amendment shall be signed by the President and Secretary of the Master Association, who shall certify that the amendment has been properly adopted. An amendment complying with the requirements of these Bylaws and the Declaration shall be effective when the amendment has been recorded in the office of the County Recorder of Utah County, Utah.

ARTICLE VIII: WAIVER OF IRREGULARITIES

- 8.1 Waiver of Procedural Irregularities. All inaccuracies and irregularities in calls or notices of meetings, in the manner of voting, in the form of proxies, in the method of ascertaining persons present, in the method of making decisions, or in the method of accepting or counting votes shall be deemed waived under the following circumstances:
- (a) if the objecting person was in attendance at the meeting, they are waived if no objection to the particular procedural issue is made at the meeting.
 - (b) if the objecting person was not in attendance at the meeting but has proper notice of the meeting, they are waived if no objection to the particular procedural issue is made within sixty (60) days of the date the meeting is held,
 - (c) if the objecting person was not in attendance at a meeting, did not have proper notice of the meeting, but had actual notice of the meeting before it occurred, they are waived if no objection to the particular procedural issue is made within ninety (90) days of the date of the meeting,
 - (d) if the objecting person was not in attendance at the meeting and did not have actual and proper notice of the meeting before it occurred, within ninety (90) days of receiving actual notice of the occurrence of the meeting or of any decision that was made at the meeting.
 - (e) for any action, vote, or decision that occurred without a meeting, within one hundred and twenty (120) days of receiving actual notice of the occurrence of the action, vote, or decision.
- 8.2 Requirements for Objections. All objections except those made at a meeting shall be in writing. Whenever made, objections must be specific, shall include identification of the specific provision of the Governing Document or other Law that has been violated, and shall include a brief statement of the facts supporting the claimed violation.
- 8.3 Irregularities that Cannot Be Waived. The following irregularities cannot be waived under the prior subsection:
- (a) Any failure to comply with the provisions of the Declaration.
 - (b) Any failure to obtain the proper number of votes required to pass a particular measure.