MOUNTAIN VIEW Retirement Community

Ent 1314026 Bk 2324 Pg 627
Date: 7-Mar-2022 11:52 AM Fee $40.00
Cache County, UT
Devron Andersen, Rec. - Filed By CC
For MOUNTAIN VIEW RETIREMENT COMMUNITY HOA

BYLAWS
OF
MOUNTAIN VIEW RETIREMENT COMMUNITY HOMEOWNERS ASSOCIATION

ARTICLE I

PLAN OF OWNERSHIP

Section One: Ownership: The Project located on the property legally described as: (See Exhibit B for Property Description) is known as "MOUNTAIN VIEW RETIREMENT COMMUNITY HOMEOWNERS ASSOCIATION" and is located in the City of Providence, Cache County, State of Utah. Said property is hereby submitted to the provisions of the Utah Code Annotated 57-8-1 st. Seq. (1953)

Section Two: Bylaws Applicability: The provisions of these are applicable to the Project. (The term therefore "Project" as used herein shall include the land).

Section Three: Personal Application: All present or future owners, tenants, future tenants, or any other person that might use the facilities of the Project in any manner are subject to the regulations set forth in these Bylaws.

The mere acquisition or rental of any of the single family units of the Project or the mere act of occupancy of any one of the family units will signify these Bylaws are accepted, ratified and will be complied with.
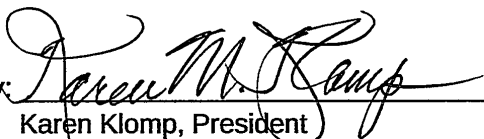
Addendum number three to the Mountain View Retirement Community Homeowners Association. The following changees/additions/deletions to the Bylaws were voted upon and approved by a majority of homeowners. Bylaw changes apply to all residents in Phase I and Phase II of the Project.

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ARTICLE V
OBLIGATION OF OWNERS

Section Six: Rules of Conduct: Paragraph g: Pet owners must comply with the provision of one pet per household. Dogs are required to be no larger than 25 lbs. Pet owners are required to pick up after their pets to ensure areas are kept clean for the necessary maintenance of common areas and for the respect of adjacent unit owners. Failure to comply with cleanup will result in a $10.00 fine for each offense.

The weight restriction will apply only to those residents who take occupancy after the bylaw has been recorded.

Section Seven: Sales of Units: All new sales, whether private or through a realtor, must be coordinated with the President of the HOA to ensure the sales follows the established HOPA and Bylaw guidelines. In accordance with this rule it is hereby noted that each new homeowner must provide proof of age before occupancy can take place and after occupancy must provide a copy of their deed to the HOA Board.
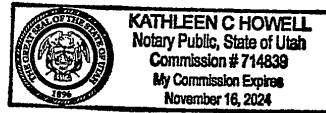
By: _____

Karen Klomp, President
Mountain View Retirement Community
Homeowners Association
31 Mountain View Lane
Providence Utah 84332

On this _____7_____ day of _March_ 2022, personally appeared before me, Karen Klomp, who duly swoon did say that she is the

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Declarant and that foregoing instrument was signed by her in her capacity as Declarant.

_____
Notary Public

KATHLEEN C HOWELL
Notary Public, State of Utah
Commission # 714839
My Commission Expires
November 16, 2024

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MOUNTAIN VIEW RETIREMENT COMMUNITY LLC
EXHIBIT 'B'

Property Description from survey
AREA = 4.05   ACRES

PHASE 1

Survey Description

BEGINNING AT A POINT; 721.68 FT EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK
35, PLAT "A" OF PROVIDENCE FARM SURVEY;
THENCE N 0D00'00" W A DISTANCE OF 264.00 FT TO A POINT;
THENCE N 90D00'00" E A DISTANCE OF 407.00 FT TO A POINT;
THENCE N 00D00'00" W A DISTANCE OF 301.93 FT TO A POINT;
THENCE N 89D49'06" W A DISTANCE OF 501.31 FT TO A POINT;
THENCE S 00D00'42" E A DISTANCE OF 567.52 FT TO A POINT;
THENCE S 89D59'59" E A DISTANCE OF 94.19 FT TO A POINT;
TO THE POINT OF BEGINNING CONTAINING 4.05 ACRES MORE OR LESS.

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AMENDED
EXHIBIT "AA"

The amount of Common Area of Phase I consisting of 25 units is a total of 74,030 square feet.

The amount of Common Areaa of Phase II consisting of 23 units is a total of 146,083 square feet.

        Phase I - 02-151-00l-0025   Unit 1-25 Phase I
        Phase II - 02-177-001-0023 Unit 1-23 Phase II

Therefore, the total amount of Common Area in Phase I and Phase II is 220,113 square feet. The total number of units in Phase I and Phase II is 48 units. The amount of Common Area per unit averages 4,316 square feet for Phases I and II.