

WHEN RECORDED RETURN TO
METRO NATIONAL TITLE
111 EAST BROADWAY SUITE 111
SALT LAKE CITY, UTAH 84111
MNT: 95014043

6243326
12/26/95 11:56 AM 359.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: E FROGGET , DEPUTY - MI

DECLARATION OF DESIGN GUIDELINES
OF
THE SOUTH MOUNTAIN PROJECT

6243326

This Declaration is made and executed this 21st day of December, 1995 by SOUTH MOUNTAIN, L.C., a Utah limited liability company, hereinafter referred to as DEVELOPER.

WHEREAS on October 14, 1994 as Entry Number 5943665 in Book 7036 at page 2392 of official records, Developer recorded the Declaration on South Mountain Phase I and incorporated therein certain Design Guidelines dated September 21, 1994 approved by Draper City and made a part of the South Mountain Development.

AND WHEREAS the Developer desires to make said Design Guidelines a requirement for all of the property in the South Mountain development as described on Exhibit A attached hereto.


AND WHEREAS title to the property is hereby made subject to all matters set forth in the Declaration of Design Guidelines as recorded as Entry Number 5943665 and all of the attachments and provisions thereof including all of the pages from Book 7036 page 2392 to Book 7036 page 2502, inclusive, as fully and completely as if they were specifically set forth herein and they are hereby incorporated by reference.

It is further provided that any amendment to said prior declaration will apply to amend this Declaration unless such amendment specifically excepts all or part of the property described herein.

This Declaration shall take affect upon recordation in the office of the Salt Lake County Recorder.

Executed this 21 day of Dec., 1995

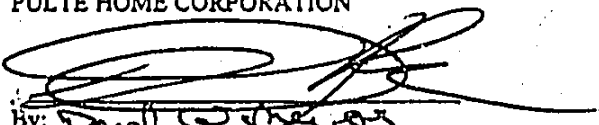
SOUTH MOUNTAIN, L.C


By: TERRY C. DIEHL
Its: MANAGER

PULTE HOME CORPORATION approves and executes this Declaration as to the lots in which it has an interest.

Dated: 12/21/95, 1995

PULTE HOME CORPORATION


By: Paul W. Hayes
Its: Fees. / SLC Division

[Notaries on following page]

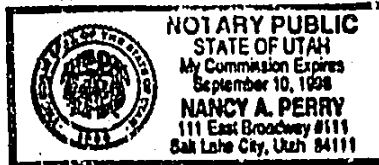
2008 COPY
RECORDED

BK 7297 PG 1298

STATE OF UTAH, County of SALT LAKE) ss:

On this date, December 21, 1995 personally appeared before me Terry C. Diehl who being by me duly sworn did say, that he is the President of Wasatch Pacific Inc., the Manager of South Mountain L.C. the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Terry C. Diehl acknowledged to me that said corporation executed the same.

Nancy A. Perry
NOTARY PUBLIC

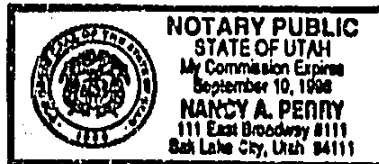


My commission expires:
Residing in:

STATE OF UTAH, County of SALT LAKE) ss:

On this date, December 21, 1995 personally appeared before me David W. Meyers who being by me duly sworn did say, that he is the President of the Salt Lake City Division of PULTE HOMES CORPORATION the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said David W. Meyers acknowledged to me that said corporation executed the same.

Nancy A. Perry
NOTARY PUBLIC



My commission expires:
Residing in:

LIGHT TYPE
CO. REQUIRED

BK7297PG1299