

MANAGEMENT AGREEMENT  
FOR PINEBROOK MASTER ASSOCIATION

This Agreement is made and entered into this 29<sup>th</sup> day of Dec, 1998,  
by and between Summit County, a political subdivision of the State of Utah (the "County")  
and the Pinebrook Master Association ("PMA") regarding management of the Pinebrook  
Open Space.

00539601 Bx01259 Pg00738-00743

RECITALS

ALAN SPRIGGS, SUMMIT CO RECORDER  
1999 MAY 20 16:53 PM FEE \$25.00 BY DNG  
REQUEST: COALITION TITLE

A. County was lately the owner of certain real property located in Summit County,  
Utah (the "Property"), more particularly described as the Open Space portions of the  
Pinebrook Development as shown as Exhibit to that certain Consent Agreement recorded as  
entry number 392657, Book 769, page 750 of the official records of the Summit  
County Recorder.

B. PMA has heretofore granted to the County a Conservation Easement as more  
fully described in that certain Conservation Easement recorded in the office of the Summit  
County Recorder as entry number \_\_\_\_\_, Book \_\_\_\_\_, page \_\_\_\_\_ of the official records of  
the Summit County Recorder.

C. County and PMA agree that at the present time PMA is in the best position to  
manage the Property in order to most effectively achieve the purposes for which the  
conservation easement over and across the Property was established as reflected in the  
Conservation Easement.

NOW, THEREFORE, in consideration of the covenants herein and other good and  
valuable consideration of the receipt and sufficiency of which is hereby acknowledged,  
County and PMA agree as follows:

1.0 Until such time as County, after consultation with PMA, deems itself in a  
position to actively manage the Conservation Easement over and across the Property,  
PMA shall manage and oversee the Property, consistent with the terms and conditions of  
the Conservation Easement.

2.0 PMA shall purchase liability insurance, in such face amount as determined by  
PMA in its sole discretion, on the Property for protection against personal injuries that  
might occur on it and will have Summit County named as an additional insured on the  
policy.

3.0 PMA has coordinated with the Summit County Assessor to develop reasonable  
and modest tax rates for the Property, which County will assist in maintaining as such.

4.0 PMA shall bear the following costs of management pursuant to this Agreement: costs of operating the PMA private security system, premiums for liability insurance on the Property, and Summit County real estate taxes assessed on the Property.

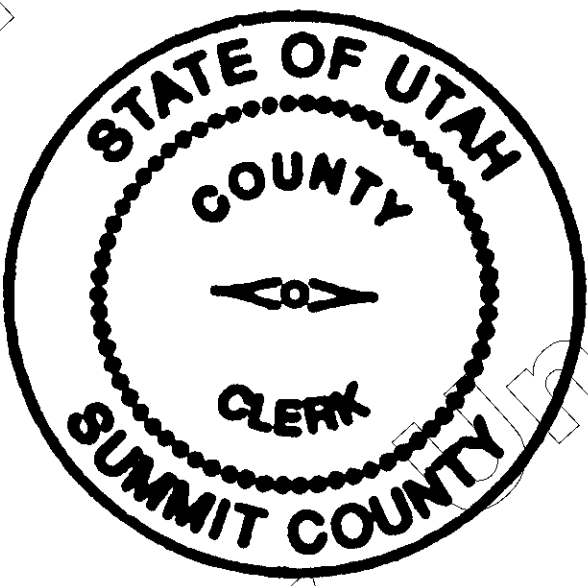
5.0 County shall be responsible for any activities it conducts on the Property including, but not limited to, the construction and maintenance of and weed control necessitated by any trails constructed pursuant to the terms of the Conservation Easement.

IN WITNESS WHEREOF the parties have executed this Agreement by their authorized representatives effective as of the date first written above.

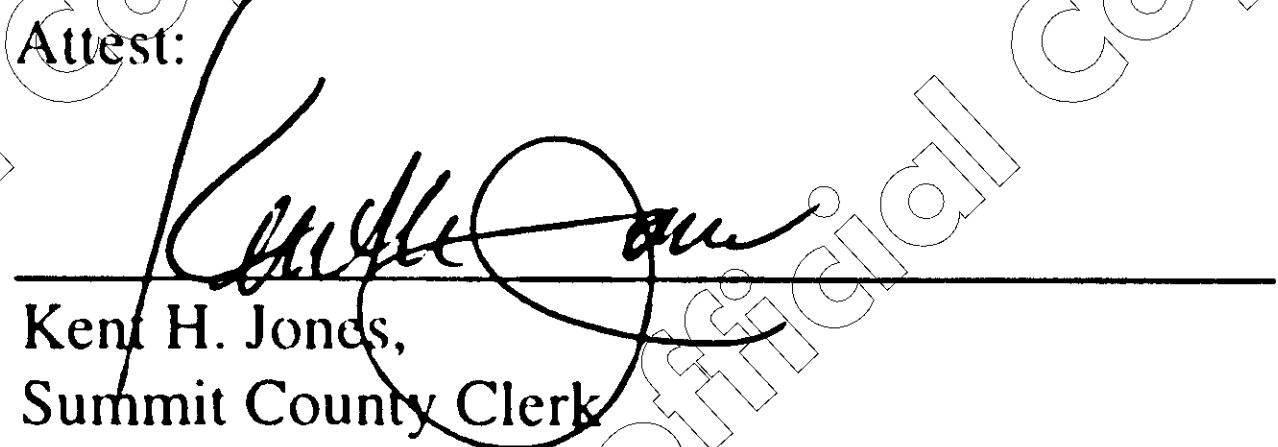
PINEBROOK MASTER ASSOCIATION

By 

Its ~~pres.~~ of Trustees  
SUMMIT COUNTY




By   
Its Chairman, Board of County Commissioners

Attest:  
  
Kent H. Jones,  
Summit County Clerk

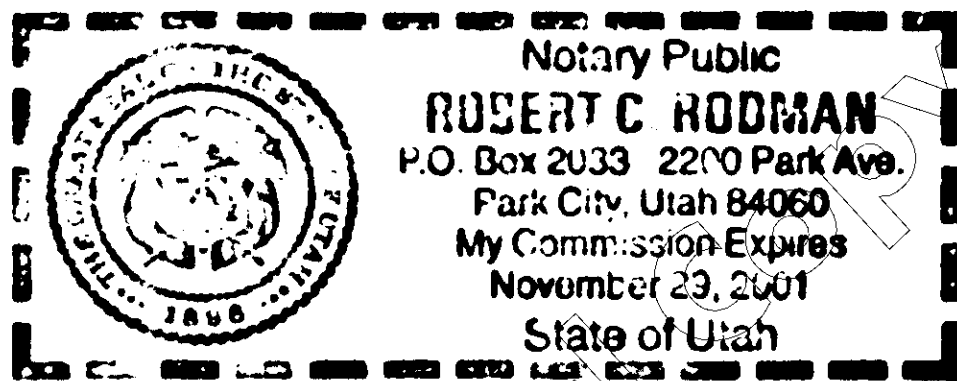
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State of Utah )  
Ss.  
County of Summit)

On the 29 of December 1998, personally appeared before me Richard W. Dudley who being duly sworn, did say that he is the Trustee of the Pinebrook Master Association.

  
Notary Public

My commission expires: Nov. 29, 2001  
Residing at: Summit County, Utah



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EXHIBIT "A"

PP-41-A

PARCEL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING IN SEC 10, T1SR3E, SLBM:  
BEG AT A PT WH IS S 1001.44 FT ALG THE SEC LN & W, 5277.96 FT FR THE E 1/4 OF  
SEC 11, T1SR3E, SLBM SD PT ALSO BEING TH NE COR OF LOT 100 OF PINEBROOK SUBD 2  
PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF & RUN TH S 22°14'38" W 302.29 FT  
ALG SD SUBD TO NW COR OF LOT 112 OF PINEBROOK SUBD 3, TH ALG SD SUBD THE  
FOLLOWING (11) COURSES S 86°00'00" W, 713.27 FT S 16°20'01" W 246.84 FT S 08°  
30'00" E 403.16 FT S 55°50'13" E, 172.50 FT, S 20°17'06" W 274.40 FT TO BEG OF  
CUR CONCAVE E'LY HAVING A RAD OF 151.38 FT & A CENTRAL ANGLE OF 84°03'31", S'LY  
ALG THE ARC OF SD CUR TO THE LEFT, 222.09 FT, SD ARC SUBTENDE BY A CHORD WH  
BEARS S 21°44'39" E 202.70 FT; TO A PT OF INT/SEC WITH A NON-TANGENT CUR,  
CONCAVE W'LY HAVING A RAD OF 257.00 FT & A CENTRAL ANGLE OF 55°29'41", S'LY ALG  
THE ARC OF SD CUR TO THE RIGHT, FR WH THE LOCAL TANGENT AT THE BEG PT BEARS S  
14°59'41" E, 248.92 FT SD ARC TANGENT AT THE BEG PT SUBTENDE BY A CHORD WH  
BEARS S 12°45'10" W 239.30 FT TO THE CUR END S 40°30'00" W 223.54 FT; TO THE BEG  
OF A CUR CONCAVE E'LY HAVING A RAD OF 166.00 FT & A CENTRAL ANGLE OF 125°00'  
00" SW'LY ALG THE ARC OF SD CUR TO THE LEFT, 362.16 FT SD ARC SUBTENDE BY A  
CHORD WH BEARS S 22°00'00" E, 294.94 FT TO THE CUR END; S 84°30'00" E, 179.58 FT  
TO THE BEG OF A CUR CONCAVE SW'LY HAVING A RAD OF 175.00 FT & A CENTRAL  
ANGLE OF 95°30'00", & E'LY ALG THE ARC OF SD CUR TO THE RIGHT, 291.69 FT, SD  
ARC SUBTENDE BY A CHORD WH BEARS S 36° 45'00" E, 259.08 FT TO PT OF INT/SEC  
WITH A NON-TANGENT LN TO THE NE COR OF LOT 367 OF (AMENDED) PINEBROOK SUBD 3A;  
TH ALG SD SUBD THE FOLLOWING (7) COURSES S 76°24'12" W 152.86 FT, S 47°10'19" W  
274.19 FT S 26°04'37" E 219.00 FT, S 60°29'15" E, 244.75 FT S 84°01'01" E OF  
260.0 FT N 80°57'56" E 204.56 FT & N 41°56'59" E, 377.40 FT TO THE SW'LY LINE OF  
PINEBROOK SUBD 4; TH ALG SD SUBD THE FOLLOWING (6) COURSES S 48°30'00" E,  
67.95 FT, S 13°45'00" E, 217.38 FT, S 04°15'00" W 1156.23 FT S 79°00'00" E  
214.50 FT TO A PT OF INT/SEC WITH A NON-TANGENT CUR CONCAVE E'LY HAVING RAD OF  
313.00 FT & A CENTRAL ANGLE OF 20°38'46" S'LY ALG THE ARC OF SD CUR TO THE LEFT,  
FR WH TH LOCAL TANGENT AT THE BEG PT BEARS S 06°38'46" W, 112.79 FT SD ARC  
SUBTENDE BY A CHORD WH BEARS S 03°40' 37" E 112.18 FT TO PT OF COMPOUND CURVAT  
URE WITH A CUR, CONCAVE N'LY HAVING A RAD OF 128.00 FT & A CENTRAL ANGLE OF  
120°30'12" S'LY ALG THE ARC OF SD CUR TO THE LEFT, 269.21 FT, SD ARC SUBTENDE  
BY A CHORD WH BEARS S 74°15'06" E 222.26 FT TO PT OF INT/SEC WITH A NON-TANGENT  
LN TO TH NW COR OF LOT 371 OF PINEBROOK SUBD 3B; TH ALG SD SUBD THE FOLLOWING  
(3) COURSES S 44°30'00" E 189.43 FT, N 31°30'00" E 399.92 FT & N 32°28'00" W  
183.18 FT TO TH NE'LY LN OF SD PINEBROOK SUBD 4; TH N 39°15'00" E, 205.42 FT  
TO THE SW COR OF LOT 249 OF PINEBROOK SUBD NO 6A; TH S 49°30'00" E 122.69 FT  
ALG THE SW'LY LINE OF SD SUBD; TH S 49° 30'00" E 208.84 FT; TH E 346.33 FT; TH N  
37°00'00" E 305.00 FT; TH N 77°00'00" E 326.00 FT; TH S 65°00'00" E 461.00 FT;  
TH S 53°00'00" E 297.00 FT TO THE NW'LY LINE OF ECKER HILL AT PINEBROOK PLAT B;  
TH ALG THE BNDRY LN OF SD SUBD THE FOLLOWING (2) COURSES S 34°00'00" W 254.45 FT  
& S 56°00'00" E 1440.91 FT; TH S 37°07'57" E 792.95 FT; TH N 83°30'33" E 534.03  
FT; TH N 31°51'30" E 355.73 FT; TH N 51°39'05" W 853.34 FT TO THE SE COR OF  
LOT E-78 OF SD ECKER HILL OF PINEBROOK PLAT B; TH ALG SD SUBD THE FOLLOWING (3)  
COURSES N 14°02'51" E 100.00 FT, S 75° 57'08" E 882.69 FT & N 00°15'29" W 1320.  
00 FT; TH E 50.70 FT TO THE E SEC LINE SEC 14, T1SR3E, SLBM; TH ALG SD SEC LINE  
S 00°16'43" E 3123.47 FT TO THE SE COR OF SEC 14, T1SR3E, SLBM; TH ALG THE S LINE  
OF SD SEC 14 TH FOLLOWING (2) COURSES S 89°46'36" W 2703.13 FT TO THE S 1/4  
COR & S 89°53'53" W 2713.39 FT TO THE SW COR OF SD SEC 14; TH S 89°52'55" W,  
2114.97 FT ALG S LINE OF SEC 15, T1SR3E, SLBM; TH N 00°25'05" W 5392.97 FT TO THE  
N LINE OF SD SEC 15; TH S 89°56'44" E 754.15 FT ALG THE SEC LINE TO THE  
SIXTEENTH COR OF SD SEC 15; TH N 00°01' 19" E 1342.90 FT; TH E 1513.53 FT TO TH  
PT OF BEG; CONT 26.67 ACRES IN SEC 10; (LESS 3.70 ACRES PINERIDGE SUBDIVISION)  
BAL 22.97 ACRES 770-378

00539601 8x01259 Pg00741

EXHIBIT "A"

77-54-1

PARCEL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING IN SEC 14, T1SR3E, SLBM  
 BEG AT A PT WH IS S 1001.44 FT ALG THE SEC LINE & W 5277.96 FT FR THE E 1/4 OF  
 SEC 11, T1SR3E, SLBM SO PT ALSO BEING THE NE COR OF LOT 100 OF PINEBROOK SUBD NO 2  
 PHASE 1 ACCORDING TO OFFICIAL PLAT THEREOF & RUN TH S 22°14'38" W 302.29 FT  
 ALG SD SUBD TO THE NW COR OF LOT 112 OF PINEBROOK SUBD 3, TH ALG SD SUBD THE  
 FOLLOWING (11) COURSES S 86°00'00" W, 713.27 FT S 16°20'01" W, 246.84 FT, S  
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 248.92 FT, SD ARC TANGENT AT THE BEG PT SUBTENDE BY A CHORD WH BEARS S 12°45'  
 10" W, 239.30 FT TO THE CURVE'S END, S 40°30'00" W 223.54 FT; TO THE BEG OF A  
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 204.56 FT & N 41°56'59" E, 377.40 FT TO TH SW'LY LINE OF PINEBROOK SUBD 4; TH  
 ALG SD SUBD THE FOLLOWING (6) COURSES S 48°30'00" E 67.95 FT, S 13°45'00" E  
 217.38 FT; S 04°15'00" W, 1156.23 FT, S 79°00'00" E 214.50 FT, TO A PT OF INT/SE  
 C WITH A NON-TANGENT CUR, CONCAVE E'LY HAVING A RAD OF 313.00 FT & A CENTRAL  
 ANGLE OF 20°38'46" S'LY ALG THE ARC OF SD CUR TO THE LEFT, FR WH THE LOCAL  
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 WH BEARS S 03°40'37" E, 112.18 FT TO A PT OF COMPOUND CURVATURE WITH A CURVE,  
 CONCAVE N'LY, HAVING A RAD OF 128.00 FT & A CENTRAL ANGLE OF 120°30'12", S'LY  
 ALG ARC OF SD CUR TO THE LEFT, 269.21 FT, SD ARC SUBTENDE BY A CHORD WH BEARS  
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 FT; TH N 77°00'00" E 326.00 FT; TH S 65°00'00" E 461.00 FT; TH S 53°00'00" E  
 297.00 FT TO THE NW'LY LINE OF ECKER HILL OF PINEBROOK PLAT B; TH ALG BNDRY  
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 FT TO THE E SEC LINE OF SEC 14, T1SR3, SLBM; TH ALG SD SEC LINE S 00°16'43" E  
 3123.47 FT TO THE SE COR OF SEC 14, T1SR3E, SLBM; TH ALG SD S LINE OF SEC 14 TH  
 FOLLOWING (2) COURSES S 89°46'36" W 2703.13 FT TO THE S 1/4 COR & S 89°53'  
 53" W, 2713.39 FT TO THE SW COR OF SD SEC 14; TH S 89°52'56" W 2114.97 FT ALG  
 S LINE OF SEC 15, T1SR3E, SLBM; TH N 00° 25'05" W 5392.97 FT TO THE N LINE OF SD  
 SEC 15; TH S 89°56'44" E, 754.15 FT ALG SEC LINE TO THE SIXTEENTH COR OF SD SEC  
 15; TH N 00°01'19" E 1342.90 FT; TH E, 1513.53 TO PT OF BEG CONT 293.20 ACRES  
 IN SEC 14; (LESS 52.45 AC PINERIDGE SUBDIVISON) BAL 240.75 ACRES 770-378

EXHIBIT "A"

PARCEL DESCRIPTION: SUNRIDGE  
OPEN SPACE OF SUNRIDGE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE  
IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 6.98 ACRES (LESS 0.09 ACRES 770-320  
PP-43-B CONFLICT) BAL 6.89 ACRES

PARCEL DESCRIPTION: PINERIDGE  
OPEN SPACE PARCEL 1 PINERIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL  
PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 20.32 ACRES

PARCEL DESCRIPTION: PINERIDGE  
OPEN SPACE PARCEL 3, PINERIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL  
PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 10.80 ACRES

PARCEL DESCRIPTION: PINERIDGE  
OPEN SPACE PARCEL 4, PINERIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL  
PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 69.61 ACRES

PARCEL DESCRIPTION: PINERIDGE  
OPEN SPACE PARCEL 5, PINERIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL  
PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 16.22 ACRES