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01/02/2004 11:29 AM 203.00
Book - 8930 Pg - 1217-1266
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DECLARATION OF CONDOMINIUM
OF
MILLCREEK HOLLOW CONDOMINIUMS

TABLE OF CONTENTS

	<u>Page No.</u>
I. <u>DEFINITIONS</u>	Page 1
II. <u>SUBMISSION TO THE ACT</u>	Page 4
III. <u>IMPROVEMENTS ON LAND</u>	Page 7
3.1 <u>Description of Improvements</u>	Page 7
3.2 <u>Description and Legal Status of Units</u>	Page 7
3.3 <u>Contents of Exhibit "B"</u>	Page 7
IV. <u>NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP</u>	Page 7
4.1 <u>Estate of an Owner</u>	Page 7
4.2 <u>Title</u>	Page 7
4.3 <u>Inseparability</u>	Page 7
4.4 <u>Computation of Percentage Interests</u>	Page 7
4.5 <u>Partition Not Permitted</u>	Page 7
4.6 <u>Owner's Rights to Common Areas</u>	Page 7
4.7 <u>Owner's Rights with Respect to Interiors</u>	Page 8
4.8 <u>Easement for Access to Units</u>	Page 8
4.9 <u>Easement for Encroachments</u>	Page 8
4.10 <u>Easement of Access for Repair, Maintenance and Emergencies</u>	Page 8
4.11 <u>Owner's Right to Support</u>	Page 8
4.12 <u>Association's Right to Use of Common Areas</u>	Page 8
4.13 <u>Easements Deemed Created</u>	Page 8
V. <u>UNITS AND LIMITED COMMON AREAS</u>	Page 8
5.1 <u>Conveyances</u>	Page 8
5.2 <u>Maintenance of Units</u>	Page 9
5.3 <u>Separate Mortgages by Owners</u>	Page 9
5.4 <u>Taxation of Units</u>	Page 9
5.5 <u>Limited Common Areas</u>	Page 9
5.6 <u>Mechanic's Liens</u>	Page 10
VI. <u>THE ASSOCIATION</u>	Page 10
6.1 <u>Membership</u>	Page 10
6.2 <u>Management Committee</u>	Page 10
6.3 <u>Votes</u>	Page 11
VII. <u>RIGHTS AND OBLIGATIONS OF THE ASSOCIATION</u>	Page 11
7.1 <u>Common Areas</u>	Page 11
7.2 <u>Miscellaneous Services</u>	Page 11
7.3 <u>Personal Property for Common Use</u>	Page 11
7.4 <u>Rules and Regulations</u>	Page 12
7.5 <u>Granting Easements</u>	Page 12
7.6 <u>Implied Rights</u>	Page 12
VIII. <u>ASSESSMENTS</u>	Page 12
8.1 <u>Agreement to Pay Assessment</u>	Page 12
8.2 <u>Amount of Total Annual Assessments</u>	Page 12
8.3 <u>Apportionment of Annual Assessments</u>	Page 13
8.4 <u>Notice of Annual Assessments and Time for Payment Thereof</u>	Page 13
8.5 <u>Special Assessments</u>	Page 13
8.6 <u>Lien for Assessments</u>	Page 13

8.7	<u>Personal Obligation of Owner</u>	Page 15
8.8	<u>Statement of Account</u>	Page 15
8.9	<u>Personal Liability of Purchaser for Assessments</u>	Page 15
8.10	<u>Reserve for Replacements</u>	Page 15
IX. INSURANCE		Page 15
9.1	<u>Provided by Association</u>	Page 15
	(a) <u>Hazard Coverage</u>	Page 16
	(b) <u>Public Liability</u>	Page 16
	(c) <u>Workmen's Compensation Insurance</u>	Page 16
	(d) <u>Fidelity Insurance or Bond</u>	Page 16
9.2	<u>Additional Provisions</u>	Page 16
X. DAMAGE OR DESTRUCTION		Page 17
10.1	<u>Procedures</u>	Page 17
	(a) <u>Insurance Proceeds Sufficient to Repair or Reconstruct</u>	Page 18
	(b) <u>Damage and Destruction less than 75%</u>	Page 18
	(c) <u>Damage or Destruction Exceeds 75%</u>	Page 18
	(d) <u>Substantial Damage or Destruction but Owners Elect Not to Repair or Reconstruct</u>	Page 18
10.2	<u>Determination of Extent of Damage or Destruction</u>	Page 18
XI. OBSOLESCENCE		Page 18
11.1	<u>Adoption of a Plan</u>	Page 18
11.2	<u>Payment for Renewal and Reconstruction</u>	Page 18
11.3	<u>Dissents from the Plan</u>	Page 18
11.4	<u>Sale of Obsolete Units</u>	Page 19
11.5	<u>Distribution of Excess</u>	Page 19
XII. CONDEMNATION		Page 19
12.1	<u>Consequences of Condemnation</u>	Page 19
12.2	<u>Proceeds</u>	Page 19
12.3	<u>Complete Taking</u>	Page 20
12.4	<u>Partial Taking</u>	Page 20
12.5	<u>Reorganization</u>	Page 20
12.6	<u>Reconstruction and Repair</u>	Page 20
XIII. USE OF UNITS AND COMMON AREAS		Page 20
13.1	<u>Unit Use Restrictions</u>	Page 20
13.2	<u>Use of Common Areas</u>	Page 21
13.3	<u>Prohibition of Damage and Certain Activities</u>	Page 21
13.4	<u>Rules and Regulations</u>	Page 21
13.5	<u>Structural Alterations</u>	Page 21
13.6	<u>Restriction on Signs</u>	Page 21
13.7	<u>Animals</u>	Page 21
13.8	<u>Recreational Vehicles</u>	Page 22
13.9	<u>No Overloading</u>	Page 22
13.10	<u>Exemption of Declarant</u>	Page 22
XIV. MORTGAGEE PROTECTION		Page 22
14.1	<u>Notice to First Mortgagee</u>	Page 22
14.2	<u>Priority of Liens for Unpaid Assessments</u>	Page 22
14.3	<u>First Mortgagee Consents</u>	Page 23
14.4	<u>Miscellaneous Mortgagee Rights</u>	Page 23
14.5	<u>Implied Approval</u>	Page 24

XV. <u>AMENDMENT</u>	Page 24
16.3 <u>Interest</u>	Page 26
16.5 <u>Non-Waiver</u>	Page 26
XVII. <u>GENERAL PROVISIONS</u>	Page 27
17.1 <u>Declarant's Rights Assignable</u>	Page 27
17.2 <u>Covenants to Run with Land</u>	Page 27
17.3 <u>Limitation on Association's and Declarant's Liability</u>	Page 27
17.4 <u>Owner's Obligations Continue</u>	Page 27
17.5 <u>Interpretation</u>	Page 27
17.6 <u>Agent for Service of Process</u>	Page 27
17.7 <u>Effective Date</u>	Page 27
17.8 <u>Request for Notice</u>	Page 28
<u>EXHIBIT "A"</u>	Page 31
Legal Description	Page 31
<u>EXHIBIT "B"</u>	Page 32
Percentage Interest	Page 32
<u>EXHIBIT "C"</u>	Page 35
Bylaws	Page 35
<u>EXHIBIT "D"</u>	Page 36
Additional Land	Page 36

DECLARATION OF CONDOMINIUM
OF
MILLCREEK HOLLOW CONDOMINIUMS

THIS DECLARATION OF CONDOMINIUM is made and executed this ____ day of _____, by B & G Properties, LLC, a Utah limited liability company (hereinafter referred to as the "Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Sections 57-8-1 through 57-8-36 (2000 Replacement, as amended).

WITNESSETH:

WHEREAS, Declarant is the fee owner of that certain real property (hereinafter sometimes referred to as the "Real Property") more particularly described in Article II hereof; and

WHEREAS, there is located upon the Real Property certain buildings and improvements which have been constructed in accordance with the plans and drawings set forth in the Record of Survey Map filed concurrently herewith;

WHEREAS, Declarant intends by recording this Declaration and the Record of Survey Map to submit the Real Property, and all improvements now or hereafter constructed thereon, to the provisions of the Act as a Condominium Project and to impose upon the Real Property mutually beneficial restrictions under a general plan of improvement for the benefit of all Units within said Condominium Project and the Owners thereof; and

NOW, THEREFORE, the Declarant hereby makes the following Declaration:

I. DEFINITIONS

When used in this Declaration, including the recitals hereto, the following terms shall have the meaning indicated. Any term used herein which is defined by the Act shall, to the extent permitted by the context hereof, have the meaning ascribed by the Act.

1.1 "Act" shall mean and refer to the Utah Condominium Ownership Act, (Sections 57-8-1 through 57-8-36, Utah Code Annotated (1994 Replacement, as amended)), as the same may be amended from time to time.

1.2 "Additional Land" shall mean all or a portion of the real property designated on Exhibit "D" attached hereto and incorporated herein by reference, all or a portion of which may be added to the Project in accordance with the provisions of Article II herein below.

1.3 "Association," "Association of Unit Owners," or "Owners Association" shall mean "Millcreek Hollow Homeowners Association, Inc.," an incorporated Owner's Association, which Association is established as provided herein.

1.4 "Building," or "Buildings" when referring to every Building, shall mean and refer to a building containing Units and comprising a part of the Property.

1.5 "Bylaws" shall mean and refer to the Bylaws of the Association. The initial Bylaws shall be in the form set forth in Exhibit "C" attached hereto and made a part hereof.

1.6 "Common Areas and Facilities" or "Common Areas" shall mean, refer to, and include:

- (a) The Real Property and interests in real property which this Declaration submits to the provisions of the Act, but excluding individual Units.
- (b) All Common Areas and Facilities designated as such in the Map.
- (c) All Limited Common Areas and Facilities designated as such in the Map.
- (d) All installations for any and all equipment connected with the furnishing of utility services into the Common Areas.
- (e) All tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus, installations and facilities included within the Project and existing for common use.
- (f) The outdoor lighting, fences, landscaping (exclusive of that which may be installed by an Owner in a Limited Common Area with the consent of the Association), walkways, open parking spaces and roads.
- (g) All portions of the Project not specifically included within the individual Units.
- (h) All Common Areas and Facilities as defined in the Act, whether or not enumerated herein, except those which are specifically excluded.
- (i) All other parts of the Project normally in common use or necessary or convenient to its use, existence, maintenance, safety or management.

1.7 "Common Expenses" shall mean and refer to all sums which are assessed against and expended on behalf of all Owners and all sums which are required by the Association to perform or exercise its functions, duties, or rights under the Act, this Declaration, the management agreement for the operation of the Project, if any, and such rules and regulations as the Association may from time to time make and adopt. By way of illustration, but not in limitation, Common Expenses shall include: (i) expenses of administration, maintenance, operation, repair and replacement of those components of the Common Areas that must be maintained and/or replaced on a periodic basis together with such reserves as may be from time to time established for the same by the Association; (ii) expenses agreed upon by the Association, or the Owners, and lawfully assessed against the Owners in accordance with the Declaration; (iii) expenses declared to be Common Expenses by the Act, by this Declaration, or the Bylaws; and (iv) any valid charge against the Project as a whole.

1.8 "Condominium Unit" and/or "Unit" shall mean and refer to a separate physical part of the Property intended for independent use, consisting of rooms or spaces located in a Building upon the Real Property and the Percentage Interest appurtenant thereto. Mechanical equipment and appurtenances located within any one Unit or located without said Unit but designated and designed to serve only that Unit shall be considered part of the Unit, as shall all decorated interiors, all surfaces of interior structural walls, floors and ceilings, windows (including glass) and window frames, doors and door frames, and trim, consisting of among other items, and as appropriate, wallpaper, paint, flooring, carpeting and tile. All pipes, wires, conduits or other utility lines or installations constituting a part of a Unit and serving only such Unit, and any structural members or any other property of any kind, including fixtures and appliances within such Unit, which are removable without jeopardizing the soundness, safety, or usefulness of the remainder of the Building within which such Unit is situated shall be considered part of the Unit. A Unit shall not include pipes, wires, conduits, or other utility lines running through it which are used for or which serve more than one Unit, and shall not include any load-bearing walls or floors comprising a part of a Building in which the Unit is located. Each Unit shall include its appurtenant Percentage Interest in the Common Areas and Facilities.

1.9 "Declarant" shall mean and refer to B & G Properties, LLC, a Utah limited liability company, and any successor and assign of Declarant which, either by operation of law, or through a voluntary conveyance, transfer, or assignment comes to stand in the same relation to the Project as did its predecessor.

1.10 "Declaration" shall mean and refer to this instrument and all modifications, amendments and/or supplements made in accordance with the Act and the provisions hereof.

1.11 "Limited Common Areas" shall mean and refer to those Common Areas and Facilities designated herein or on the Map as reserved for the use of a certain Unit or Units to the exclusion of other Units, including but not limited to parking stalls as assigned to Units designated as Exhibit "B."

1.12 "Manager" shall mean and refer to the person, firm, or company, if any, designated from time to time by the Association to manage, in whole or in part, the business and affairs of the Association and the Project.

1.13 "Management Committee" or "Committee" shall mean the committee charged by this Declaration with and having the responsibility and authority on behalf of the Association to make and enforce all of the reasonable rules and regulations covering the operation and maintenance of the Property.

1.14 "Mortgage" shall mean and include a mortgage, a deed of trust or other security instrument by which a Unit or any part thereof is encumbered.

1.15 "Mortgagee" shall mean and include a mortgagee of a mortgage on any Unit, a beneficiary of a deed of trust on any Unit, or a secured party of any other security instrument by which a Unit or any part hereof is encumbered.

1.16 "Owner" or "Unit Owner" shall mean the person or persons, including the Declarant, owning in fee simple a Unit in the Project, and an undivided interest in the fee simple estate of the Common Areas and Facilities in the percentages specified herein. In the event a Unit is the subject of any executory contract of sale, the contract purchaser shall, unless the Seller and the purchaser have otherwise agreed and have informed the Association in writing of such agreement, be considered the Owner for purposes of voting. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term Unit Owner or Owner shall not mean or include a mortgagee or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

1.17 "Percentage Interest" shall mean and refer to the undivided percentage interest of each Unit Owner in the Common Areas and Facilities of the Property. The Percentage Interest which is appurtenant to each Unit shall be the Size of such Unit as shown on the Map divided by cumulative Size all Units within the Project. The Percentage Interest of each Unit is set forth in Exhibit "B" attached hereto and incorporated herein by reference. "Percentage Interests" shall be the sum total of each and every Percentage Interest and shall equal 100%. Exhibit "B" shall be modified from time to time as Additional Land is added to the Project in accordance with the requirements of Section 2.3.

1.18 "Person" shall mean an individual, corporation, partnership, association, trustee or other legal entity.

1.19 "Project" shall mean the Property submitted to the provisions of the Act by this Declaration and the Map, sometimes referred to and known as "Millcreek Hollow Condominiums."

1.20 "Property" shall mean and refer to the Real Property, the Units, all improvements and structures on the Real Property, all easements, rights and appurtenances belonging thereto, and all articles of personal property intended for use in connection therewith.

1.21 "Real Property" shall mean the real property upon which the Project is situated, as more particularly described in Article II of this Declaration. A portion of the Real Property, as described in Section 2.1 consists of a Leasehold Interest.

1.22 "Record of Survey Map," "Survey Map" and "Map" shall mean and refer to the Record of Survey Map recorded in the official records of the County Recorder of Salt Lake County, State of Utah, recorded concurrently with this Declaration, consisting of five (5) pages, prepared by Evan J. Wood of Salt Lake City, Utah, a Utah Land Surveyor, a duly registered Utah Land Surveyor having Certificate No. 183395, and all modifications, amendments and/or all supplements thereto recorded in accordance with the Act and this Declaration.

1.23 "Size" shall mean the number of square feet of floor space, within each Unit as computed by reference to the Map and rounded off to a whole number.

1.24 "Unit Number" shall mean the number, letter or combination thereof designating a Unit within the Project.

II. SUBMISSION TO THE ACT

2.1 Real Property. Declarant hereby submits to the provisions of the Act, subject to the covenants, conditions and restrictions herein contained, the Real Property situated in Salt Lake County, State of Utah:

Subject to the further provisions contained in Section 2.2, the Real Property, including the Leasehold Property, described upon Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described real property (the real property).

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the real property or any portion thereof, including, without limitation, any mortgage, deed of trust, or lease agreement (including but not limited to one with Reagan signs); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Map or otherwise existing; an easement for each and every pipeline, cable, wire, utility line, or similar facility which traverses or partially occupies the real property at such time as construction of all Project improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress and utilities over, across, through and under the real property and any improvements now or hereafter constructed on the real property described on Exhibit "A" attached hereto as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) "Additional Land" shall mean all or a portion of the real property designated on Exhibit "F" attached hereto and incorporated herein by reference, all or a portion of which may be added to the Project in accordance with the provisions of this Article II; (ii) to construct and complete each of the Units and all of the other improvements described in this Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the real property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant or as such assignee or successor may reasonably determine to be appropriate, provided nothing herein shall require the Declarant to make any such

improvements. If, pursuant to the foregoing reservations, the real property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, including that perpetual easement specified in (ii) above, the reservations hereby affected shall, unless sooner terminated in accordance with their terms, expire seven (7) years after the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, State of Utah.

2.2 Leasehold Property. A portion of the Real Property submitted to the terms of this Declaration, such portion being more particularly described on Exhibit "A", is a Leasehold Interest (the "Leased Property"). The leasehold interest in the Leased Property arises according to the terms and conditions of that certain Lease dated _____, 200__, by and between _____, as Landlord, and _____, as Tenant, and recorded _____, 200__, as entry No. _____, in Book _____, beginning at page _____ of the official records of the Salt Lake County recorder (the "Lease"). The Lease is due to expire on _____, 20__, the Lease provides for _____ extensions of ____ years each and contains no right to purchase the Leased Property at any time prior to expiration of the Lease. After the incorporation of the Association, the Declarant shall assign its interest in the Lease, to the Association.

2.3 Expandable Condominium. In accordance with the provisions of Section 57-8-10(4) of the Act, the Declarant herewith expressly reserves the right and option to expand the Project by the addition of Additional Land, or portions thereof, and a building and Units therein, to be constructed thereon, all in accordance with the provisions of this Section 2.3.

(a) The Project may be expanded by the addition of all or a portion of the real property designated on Exhibit "D" attached hereto and incorporated herein by reference, such real property or portions thereof where applicable being referred to as "Additional Land".

(b) Expansion of the Condominium Project by the Declarant is without limitation, except as set forth in this Section 2.3, and shall be effective without the prior approval of the Association.

(c) Declarant's right to expand the Condominium Project as provided in this Section 2.3 shall expire seven (7) years from the date of recording of this Declaration (exclusive of any amendments or supplements) in the Official Records.

(d) The Additional Land designated on Exhibit "D" attached hereto and incorporated herein by reference, may be added in total or in part, and in any order as Declarant may determine. Such Additional Land (or any portion thereof constituting Additional Land) may be added at any time within the period allowed for expansion of the Condominium Project.

(e) All improvements upon Additional Land shall be made in such a manner as to conform to all governmental regulations appertaining thereto, but such improvements may be located upon the Additional Land, or any portion thereof, in such manner as the Declarant deems appropriate in its sole discretion, subject to the requirements contained herein. The maximum number of Units to be constructed upon the Additional Land shall be limited to a total of thirty two (32), such that the total number of Units to be included within the Project shall not exceed One Hundred Twenty Eight (128). All of the additional Units to be constructed upon Additional Land will be constructed for or are to be designated exclusively for residential use.

(f) All improvements erected upon any Additional Land added to the Condominium Project will be compatible with the Units and improvements now upon or to be constructed upon the Property, all such additional Units and improvements to be approximately equal to or better in terms of quality of construction and materials to be used. Notwithstanding the above, no assurances can be made by the Declarant in every instance that such structures and Improvements will be identical in all regards.

(g) Although Declarant intends to construct upon Additional Land additional Units, such that all Units shall be part of the Project, no assurances can be made by the Declarant as to the description of Improvements that will be made upon any Additional Land.

(h) Declarant intends, as of the date hereof, that any Unit constructed within the Project and upon Additional Land will be similar to the Units presently contained or to be constructed upon the Property and that the size of such Units may vary as the Declarant determines in its sole discretion. Therefore, no assurances can be made by the Declarant that any Units to be constructed upon Additional Land will be substantially identical or similar to the existing or to be constructed Units.

(i) Declarant hereby reserves the right with respect to any Additional Land, to create Common Elements within any Additional Land added to the Project, and with respect thereto reserves the right to create such Common Areas in such types, sizes and numbers as the Declarant deems appropriate in its sole discretion. No assurances are made herein by Declarant with respect to the type, sizes or number of such areas, to be created, if any.

(j) The Declarant simultaneously with the submission of Additional Land to the Project shall prepare and record in the offices of the Salt Lake County Recorder, a Supplemental Map pertaining to such Additional Land to be added to the Project, and showing the location and dimensions (the vertical and horizontal boundaries), of each Unit located within the Project created from and located upon such Additional Land, and the Unit designation of each Unit so created.

(k) Simultaneously with the recording of said supplemental Map as required by the provisions of Section 2.3 (j) above, the Declarant shall duly execute, acknowledge and record in the offices of the Salt Lake County Recorder, a Supplemental Declaration setting forth that an expansion of the Project has occurred. Such Supplemental Declaration shall include, in addition to any requirements of the Act, the following: (i) a legal description by metes and bounds of the Additional Land added to the Project; (ii) the designation of each Unit created from and included within the Additional Land; and (iii) the Percentage Interest in the Common Areas and Facilities allocated and appertaining to all Units within the Project.

(l) Each expansion of the Condominium Project by the addition of Additional Land shall be subject to the following additional qualifications:

(i) The Percentage Interest in the Common Areas and Facilities appertaining to a Unit and each Unit shall be recomputed in accordance with the provisions of Section 1.17 taking into consideration the Units contained upon the Additional Land to be included within the Project. Such reallocations shall be effective as of the date of recordation of the Supplemental Declaration.

(ii) Following the addition to the Project of Additional Land, the total of the Interests in Common Areas and Facilities appertaining to all Units shall in all events equal 100%.

(iii) All improvements, including but not limited to Units, to be constructed upon portions of the Additional Land shall be substantially completed prior to the annexation to the Project.

III. IMPROVEMENTS ON LAND

3.1 Description of Improvements. The improvements contained in the Project are now or will be located upon the Real Property. The major improvements contained in the Project include three (3) Buildings containing a total of ninety-six (96) Units with one (1) one parking stall assigned per Unit, one (1) community center building with outdoor swimming pool, asphalt or concrete driveways and parking areas. The location and configuration of said improvements are shown on the Map. The Project also contains other improvements such as Common Areas and Facilities, walkways, landscaping and fencing as the Declarant may elect to make. The Map shows the number of Buildings, the number of Units which are included in the Project and the general parking areas. Each Unit is composed of the following building materials: All load bearing and non-load bearing walls are wooden frame and studded with wood; the basement floor parking area and foundation walls are of concrete; the main level floors are of wooden joists covered with plywood; the roof is of wood framing surfaced with plywood and asphalt shingles; interior walls are surfaced with sheetrock or gypsum board; and exterior walls are surfaced with brick and stucco (or similar type materials).

3.2 Description and Legal Status of Units. The Map shows each Unit Number, its location, dimensions, the Common Areas to which it has immediate access and the Limited Common Areas, if any, reserved for each Unit. The undivided ownership interest in the Common Areas and Facilities appurtenant to a Unit may not be partitioned from the balance of the Common Areas and Facilities by an action pursuant to Chapter 39 of Title 78, Utah Code Annotated (1953 as amended).

3.3 Contents of Exhibit "B". Exhibit "B" to this Declaration contains the following information with respect to each Unit contained in the Project: (i) the Unit Number; (ii) the Size; (iii) the parking stall assigned; (iv) the Percentage Interest; and (v) the votes, which are assigned to and appurtenant to each such Unit.

IV. NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP

4.1 Estate of an Owner. The Project is hereby divided into Units, each consisting of a fee simple interest in a Unit and a Percentage Interest as set forth in the attached Exhibit "B". The Percentage Interests set forth in Exhibit "B" are hereby declared to be appurtenant to the respective Units.

4.2 Title. Title to a Unit may be held or owned by any Person or more than one Person and in any manner in which title to any other real property may be held or owned in the State of Utah, including, without limitation, joint tenants or tenancy in common.

4.3 Inseparability. No part of a Unit or the legal rights comprising ownership of a Unit may be separated from any other part thereof during the period of ownership prescribed herein, so that each Unit and the Percentage Interest appurtenant to such Unit shall always be conveyed, devised, encumbered, or otherwise affected only as a complete Unit. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Unit shall be presumed to be a gift, devise, bequest, transfer, encumbrance, or conveyance, respectively, of the entire Unit, together with all appurtenant rights created by law or by this Declaration.

4.4 Computation of Percentage Interests. The Percentage Interest which is appurtenant to a Unit shall be equal to the ratio determined by dividing the Size of each Unit, as shown on the Map, by the cumulative Size of all Units within the Project. Percentage Interests shall be used for all purposes, including, without limitation, voting and participation in Common Expenses. Exhibit "B" shall be modified from time to time as Additional Land is added to the Project in accordance with the requirements of Section 2.3.

4.5 Partition Not Permitted. The Common Areas shall be owned in common by all the Owners of Units, and no Owner may bring any action for partition thereof.

4.6 Owner's Rights to Common Areas. Subject to the limitations contained in this Declaration, any Owner shall have the non-exclusive right to use and enjoy the Common Areas and shall have the

exclusive right to use and enjoy the Limited Common Areas designated herein for exclusive use by such Owner or Owners.

4.7 Owner's Rights with Respect to Interiors. Each Owner shall have the exclusive right at his sole cost and expense to maintain, repair, paint, repaint, tile, wax, paper, or otherwise refinish and decorate the interior surfaces of the walls, ceilings, floors, and doors forming the boundaries of his Unit and all walls, ceilings, floors and doors within such boundaries.

4.8 Easement for Access to Units. Each Owner shall have the right to ingress and egress over, upon and across the Common Areas necessary for access to his Unit, and to the Limited Common Areas, if any, designated for use in connection with his Unit, and such rights shall be appurtenant to and pass with the title to each Unit.

4.9 Easement for Encroachments. If any part of the Common Areas encroaches or shall hereafter encroach upon a Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does hereby exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Areas, or upon an adjoining Unit or Units, an easement for such encroachment and for the maintenance of the same shall and does hereby exist. Encroachments referred to herein include, but are not limited to, encroachments caused by error in the original construction of a Unit, by error in the Map, by settling, rising or shifting of the earth, or by change in position caused by repair or reconstruction of the Project or any part thereof.

4.10 Easement of Access for Repair, Maintenance and Emergencies. Some of the Common Areas are or may be located within the Units or may be conveniently accessible only through the Units. The Owners of other Units shall have the irrevocable right, to be exercised by the Association (or its agent), as their agent, to have reasonable access to each Unit and to all Common Areas from time to time during such reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Areas located therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the Common Areas or to another Unit or Units. The Association shall also have such right independent of any agency relationship. Damage to the interior of any part of a Unit or Units resulting from the maintenance, repair, emergency repair, or replacement of any of the Common Areas or as a result of emergency repairs within another Unit at the instance of the Association shall be an expense of the Association; provided, however, that if such damage is the result of negligence of the Owner of a Unit, then such Owner shall be financially responsible for all such damage. Such damage shall be repaired and the property shall be restored substantially to the same condition as existed prior to damage. Amounts owing by Owners pursuant hereto shall be collected by the Association by assessment pursuant to Article VIII below.

4.11 Owner's Right to Support. Each Owner shall have the right to horizontal and lateral support of his Unit, and such rights shall be appurtenant to and pass with the title to each Unit.

4.12 Association's Right to Use of Common Areas. The Association shall have a non-exclusive easement to make such use of the Common Areas as may be necessary or appropriate to perform the duties and the functions which it is obligated or permitted to perform pursuant to this Declaration.

4.13 Easements Deemed Created. All conveyances of Units hereafter made, by whatever means, shall be construed to grant and reserve such reciprocal easements as shall give effect to Sections 4.8, 4.9, 4.10, 4.11 and 4.12 above, and Section 5.2 below, even though no specific reference to such easements or to those Sections appears in any such conveyance.

V. UNITS AND LIMITED COMMON AREAS

5.1 Conveyances. Any deed, lease, mortgage, deed of trust, sales contract or other instrument conveying or encumbering a Unit shall describe the interest or estate involved substantially as follows:

Unit No. _____ contained within the Millcreek Hollow Condominiums as the same is identified in the Record of Survey Map recorded in Salt Lake County, State of Utah, as Entry No. _____ in Book _____ at Page _____ (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium of Millcreek Hollow Condominiums recorded in Salt Lake County, Utah, as Entry No. _____ in Book _____ at Page _____ (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said Unit.

Such description shall be construed to describe the Unit, together with the appurtenant Percentage Interest in the Common Areas and to incorporate all the rights incident to ownership of a Unit and all the limitations on such ownership as described in the Declaration, including the applicable appurtenant Percentage Interest.

5.2 Maintenance of Units. Each Unit, and all utility facilities, including but not limited to all electrical, plumbing, heating, air conditioning, water, sewer lines, ducts, and other such apparatus serving solely such Unit, shall be maintained by the Owner thereof so as not to detract from the appearance of the Project and so as not to affect adversely the value or use of any other Unit or other portions of the Project. Each Owner shall keep the interior of his Unit, including without limitation, interior walls, doors, windows, ceilings, floors, and permanent fixtures and appurtenances thereto, in a clean and sanitary condition and in good state of repair. In the event that any such Unit shall develop an unclean or unsanitary condition or fall into a state of disrepair, and in the event that the Owner of such Unit shall fail to correct such condition or state of disrepair promptly following written notice from the Association and only upon the approval of the Management Committee, the Association shall have the right, at the expense of the Owner and without liability to the Owner for trespass or otherwise, to enter said Unit and correct or eliminate said unsanitary or unclean condition or state of disrepair; provided, however, that the Association shall in no event have the obligation to correct or eliminate any such condition or state of disrepair. Each Unit Owner shall keep his appurtenant patio, porch, balcony, deck, and limited common areas, if any, in a clean and orderly condition and in accordance with rules adopted by the Association, if any, but shall not otherwise maintain the same.

5.3 Separate Mortgages by Owners. Each Owner shall have the right separately to mortgage or otherwise encumber his Unit. No Owner shall attempt to or shall have the right to mortgage or otherwise encumber the Common Areas or any part thereof, except the Percentage Interest therein appurtenant to his Unit. Any Mortgage or other encumbrance of any Unit within the Project shall be subordinate to all of the provisions of this Declaration, and in the event of foreclosure the provisions of this Declaration shall be binding upon any Owner whose title is derived through foreclosure by private power of sale, judicial foreclosure, or otherwise.

5.4 Taxation of Units. Each Unit within the Project, including each Unit's appurtenant Percentage Interest in the Common Areas, shall be deemed to be a parcel and shall upon conveyance of any Unit by Declarant be assessed separately for all taxes, assessments, and other charges of any political subdivision or of any special improvement district or of any other taxing or assessing authority. For purposes of such assessment, the valuation of the Common Areas shall be apportioned among the Units in proportion to the Percentage Interests appurtenant to such Units. All such taxes, assessments, and other charges of each respective Unit shall be separately levied against the Owner thereof. No forfeiture or sale of any Unit for delinquent taxes, assessments, or other governmental charges shall divest or in any way affect the title to any other Unit.

5.5 Limited Common Areas. The Limited Common Areas of the Project and the Units to which they are appurtenant are as follows: (a) one balcony or patio (not including or extending into decking or other materials constituting the balcony or patio surface, excluding the exterior surface of all walls of a Building which may surround part of the balcony or patio, excluding the railings which may, in part, contain the balcony or patio, and excluding the roof or decking (including the surface thereof) above the balcony or deck, all of which exclusions shall remain Common Areas and not Limited

Common Areas) immediately adjacent to the Unit as more particularly shown on the Map; and (b) one (1) parking stall assigned to each Unit as more particularly shown on the Map. The Owner shall not permit any screws, bolts, or other items to be used upon the Limited Common Areas of a balcony or patio or any other locations which would penetrate the Common Areas. The Owner of a Unit shall keep the Limited Common Areas designated for use in connection with his Unit, in a good, clean, sanitary and attractive condition; provided, however, the Association shall keep the parking garage in which the parking stall is located in a good state of repair. In the event that an Owner fails to keep the Limited Common Areas appurtenant to his Unit, in a good, clean, sanitary and attractive condition, or in the event that the Owner improperly uses or damages the Common Areas adjacent to a Limited Common Area, the Association may cause the Limited Common Area to be properly maintained and the Common Areas to be restored to its proper condition, at the expense of the Owner, in accordance with the procedures set forth in Section 5.2 above.

NOTE: PARKING STALLS ARE LOCATED WITHIN PARKING AREAS AND MAY FROM TIME TO TIME BE SUBJECTED TO WATER UPON FLOORS. OWNERS ARE ADVISED NOT TO STORE MATERIALS ON THE FLOORS OF ANY PARKING STALLS.

5.6 Mechanic's Liens. No labor performed or material furnished or used in connection with any Unit with the consent or at the request of an Owner or his agent or subcontractor shall create any right to file a notice of mechanic's lien against the Unit of any other Owner not expressly consenting to or requesting the same or against any interest in the Common Areas, except the Percentage Interest therein appurtenant to the Unit of the Owner for whom such labor shall have been performed and such materials shall have been furnished.

VI. THE ASSOCIATION

6.1 Membership. Every Owner shall be entitled and be required to be a member of the Association. If title to a Unit is held by more than one Person, the membership related to such Unit shall be shared by all such Persons in the same proportionate interests and by the same type of tenancy in which the title to such Unit is held. An Owner shall be entitled to one membership for each Unit owned by him. Each such membership shall be appurtenant to the Unit from which it is derived and shall be transferred automatically by conveyance of such Unit. No person or entity other than an Owner may be a member of the Association, and the Bylaws of the Association shall so provide. Such Bylaws shall in addition state that membership in the Association may not be transferred except by the transfer of a Unit; provided, however, that the rights of membership may be assigned to a Mortgagee as further security for a loan secured by a Mortgage on a Unit.

6.2 Management Committee. The Management Committee of the Association shall consist of three (3) Committee members, provided, however, that until the first of the following to occur, (i) the expiration of six (6) years from the date that this Declaration (exclusive of amendments or supplements) is recorded in the official records of the County Recorder of Salt Lake County, State of Utah, or such shorter period as the Declarant may determine in its sole discretion, or (ii) four (4) months after Units to which an aggregate of at least three-fourths (3/4) of the Percentage Interest then appurtenant to the Project (including those Units which may be added with the Additional Land) have been conveyed by the Declarant to Unit purchasers, the Management Committee may consist of one (1) individual selected by the Declarant. Any vacant seat on the Committee shall be filled in accordance with the provisions of the Bylaws of the Association. Unit Owners who permanently occupy their Unit shall be eligible for Committee membership. In addition to individual Unit Owners, spouses of Unit Owners, Mortgagees (or designees of Mortgagees), partners of partnerships owning a Unit, directors or officers of corporations owning a Unit, managers or members of limited liability companies owning a Unit, trustees of trusts holding a Unit, and designees of the Declarant shall be eligible for membership on the Management Committee.

At each annual meeting, each Unit shall have the number of votes appurtenant to such Unit as determined in Section 6.3 below for each seat on the Committee to be filled. Any Committee member who

fails on three (3) successive occasions to attend Committee meetings (whether regular or special) or who has failed to attend at least sixty percent (60%) of all Committee meetings (whether regular or special) held during any 12-month period, the remaining Committee members may elect a replacement to sit on the Committee until the expiration of the term for which the member being replaced was elected. Unless he or she forfeits or otherwise loses his or her seat as herein provided, a member shall serve on the Committee until his or her successor is elected and qualifies. Committee members shall be reimbursed for all expenses reasonably incurred in connection with Committee business. The Committee may fix such compensation for any member as may be reasonable in light of the Committee duties which that member is required to perform.

6.3 Votes. The number of votes appurtenant to each respective Unit shall be equal to the product of the Percentage Interest set forth in Exhibit "B" attached hereto (as the same may be revised as the result of minor adjustments as provided in Section 4.5) multiplied by One Hundred (100). The number of votes appurtenant to each Unit as set forth in said Exhibit "B" shall have a permanent character and shall not be altered without the unanimous written consent of all Owners expressed in a duly recorded amendment to this Declaration. The number of votes appurtenant to each Unit may not be divided between multiple Owners of such Unit or between matters which require the vote of Owners.

VII. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

7.1 Common Areas. The Association, subject to the rights of the Owners set forth in Article IV hereof, shall be responsible for the exclusive management and control of the Common Areas and all improvements thereon (including furnishings and equipment related thereto) and shall keep the same in good, clean, attractive and sanitary condition, order and repair; provided, however, that each Owner of a Unit shall keep the Limited Common Areas, if any, designated for use in connection with his Unit, in a good, clean, sanitary and attractive condition. The Association shall be responsible for the maintenance and repair of all Common Areas (except where the Limited Common Areas are to be maintained by the Owners). The cost of such management, operation, maintenance and repair by the Association of the Common Areas shall be borne as provided in Article VIII.

Notwithstanding the foregoing, an Owner shall have the right to install a miniature satellite dish (not exceeding 24 inches in diameter) upon Common Areas adjacent to a Unit for the sole benefit of an Owner, such installation to be made at a location (which may be limited to roof areas) approved in advance in writing by the Association. Such installation and maintenance shall be made in accordance with the Association Rules and Regulations and at the sole cost and expense of the Owner. Any maintenance of the satellite dish or of the Common Areas occasioned by the installation and maintenance of such satellite dish shall be the sole financial responsibility of the Owner and the Association is authorized to assess the cost of the same against the Owner.

7.2 Miscellaneous Services. The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel of the Association as it shall be determined to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain on behalf of the Association and pay for legal and accounting services necessary or desirable in connection with the operation of the Project or the enforcement of this Declaration. The Association may arrange with others to furnish trash collection, snow removal, ground maintenance, and other common services to each Unit. The cost of such services shall be borne as provided in Article VIII. The Declarant may enter into one or more professional management contracts on behalf of the Association pursuant to the provisions hereof; provided the Association shall have the right to terminate any such contract, without cause, at any time after transfer of control of the Association to Owners.

7.3 Personal Property for Common Use. The Association may acquire and hold for the use and benefit of the Association and all of the Owners, tangible and intangible personal property and may dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to be

owned by the Owners in the same proportion as each Owner's respective Percentage Interest. Such interest shall not be transferable except with the transfer of a Unit. A transfer of a Unit shall transfer to the transferee ownership of the transferor's beneficial interest in such property without any reference thereto. Each owner may use such property in accordance with the purpose for which it is intended, subject to rules and regulations adopted by the Association as provided herein, without hindering or encroaching upon the lawful rights of other Owners. The transfer of title to a Unit under foreclosure shall entitle the purchaser to the interest in such personal property associated with the foreclosed Unit.

7.4 Rules and Regulations. The Association may make reasonable rules and regulations governing the use of the Units and of the Common Areas, which rules and regulations shall be consistent with the rights and duties established in this Declaration. Such rules and regulations may include, without limitation: (i) a requirement that draperies, shades, or other interior window coverings, including the interior surfaces of any window or door glass used in Units shall present a uniform appearance of type and color from the exterior of any Unit or all Units and that the Association shall have the right to inspect and reinspect and approve all proposed draperies, shades, or other interior window coverings to insure compliance with such rules before installation thereof in a Unit, and (ii) that Limited Common Areas conform to standardized regulations regarding appearance, maintenance and modifications thereof. The Association may suspend any Owner's voting rights in the Association during any period or periods during which such Owner fails to comply with such rules and regulations, or with any other obligations of such Owner under this Declaration. The Association may also take judicial action against the Owner to enforce compliance with such rules, regulations or other obligations or to obtain damages for non-compliance, all to the extent permitted by law. Any costs and attorney's fees incurred by the Association in bringing judicial action against an Owner to enforce compliance with this Declaration and/or the rules and regulations shall be assessed against such Owner in accordance with the provisions of Section 8.5.

7.5 Granting Easements. The Association may, without a vote or consent of the Owners, or of any other person, grant or create, on behalf of the Association, on such terms as it deems advisable, utility and similar easements and rights-of-way over, under, across, and through the Common Areas.

7.6 Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or By-law, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

VIII. ASSESSMENTS

8.1 Agreement to Pay Assessment. Declarant, for each Unit owned by it within the Project, and for and as the owner of the Project and every part thereof; hereby covenants, and each Owner of any Unit by the acceptance of a deed therefore, whether or not it be so expressed in the deed, shall be deemed to covenant and agree with each other and with the Association to pay to the Association annual assessments made by the Association for the purposes provided in this Declaration, and special assessments for capital improvements and other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article.

8.2 Amount of Total Annual Assessments. The total annual assessments against all Units shall be based upon advance estimates of cash requirements by the Association to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Areas, which estimates may include, among other things: expenses of management, grounds maintenance, taxes and special assessments, until the Units are separately assessed as provided herein; premiums for all insurance which the Association is required or permitted to maintain pursuant hereto; common lighting and heating expenses; water charges; trash collection charge; snow removal expenses; sewer service charges; repairs and maintenance expenses; wages for Association employees; legal and accounting fees; any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus and/or sinking fund; and any other expenses and liabilities which may be incurred by the Association for the benefit of the Owners under or by reason of this Declaration. Notwithstanding the foregoing, the total amount of annual

assessments shall not exceed the previous year's annual assessments by more than 25% without the affirmative vote of Owners holding fifty-one percent (51%) of the Percentage Interests and the affirmative vote of at least fifty-one (51%) of first Mortgagees. The first annual assessment for the smallest Units within the Project for calendar year 2004, prorated and commencing January 1, 2004, is \$1,002.00 (\$82.50 per month).

8.3 Apportionment of Annual Assessments. Expenses attributable to the Common Areas and to the Project as a whole shall be apportioned among all Owners in proportion to their respective Percentage Interests.

8.4 Notice of Annual Assessments and Time for Payment Thereof. Annual assessments shall be made on a calendar year basis. The Association shall give written notice to each Owner as to the amount of the annual assessment with respect to his Unit not less than thirty (30) days nor more than sixty (60) days prior to the beginning of the next calendar year. Such assessment shall be due and payable in equal monthly installments on the first day of each and every month of each year; provided, however, that the first annual assessment shall be for the balance of the calendar year remaining after the date fixed by the Association as the date of commencement of the Project but not later than sixty (60) days after the conveyance of the first Unit. Assessments with respect to Units which are added as part of the Additional Land, shall begin on the first day of the month following addition to the Project. The first annual assessment shall be due and payable within thirty (30) days after written notice of the amount thereof shall have been given to the respective Owner of a Condominium Unit. Each monthly assessment shall bear interest at the rate of eighteen percent (18%) per annum from the date it becomes due and payable if not paid within thirty (30) days after it is due. In addition to the foregoing, the payment of any delinquent assessment shall be subject to the payment of a late fee as established by the Management Committee. Failure of the Association to give timely notice of any assessment as provided herein shall not affect the liability of the Owner of any Unit for such assessment, but the date when payment shall become due in such case shall be deferred to a date ten (10) days after such notice shall have been given.

8.5 Special Assessments. (a) In addition to the annual assessments authorized by this Article, the Association may levy in any assessment year a special assessment, payable over such period of time as the Association may determine, for the purpose of defraying, in whole or in part the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or for any other expense incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections hereof which shall make specific reference to this Article. Any amounts assessed pursuant hereto shall be assessed to Owners in proportion to their respective Percentage Interest.

(b) In addition to special assessments for capital improvements, the Association may levy special assessments against any Owner not in compliance with this Declaration including the condominium rules and regulations for costs and attorney's fees incurred by the Association in enforcing the same. Any amounts assessed pursuant hereto shall be assessed in proportion to the costs incurred by the Association against each noncomplying Owner.

(c) Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners, and no payment shall be due less than thirty (30) days after such notice shall have been given. A special assessment shall bear interest at the rate of eighteen percent (18%) per annum from the date it becomes due and payable if not paid within thirty (30) days after such date.

8.6 Lien for Assessments. (a) All sums assessed to any Unit pursuant to this Article, together with interest thereon, as provided herein, shall be secured by a lien on such Unit in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Unit, except only for: (a) valid tax and special assessment liens on the Unit in favor of any governmental assessing authority; and (b) encumbrances on the interest of the Unit Owner recorded in the official records of the Salt Lake County Recorder prior to the date a notice (as provided herein) is recorded which by law would be a lien prior to subsequently recorded encumbrances, including all unpaid obligatory advances to be made pursuant to such encumbrances and all

amounts advanced pursuant to such encumbrances and secured by the lien thereof in accordance with the terms of such instrument. All other Mortgagees and lienors shall be deemed to consent that such liens shall be inferior to future liens for assessments, as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens.

(b) To evidence a lien for sums assessed pursuant to this Article, the Association shall prepare a written notice of lien setting forth the amount of the assessment, the date due, the amount remaining unpaid, the name of the Owner of the Unit and a description of the Unit. Such a notice shall be signed by an officer of the Association and shall be recorded in the official records of the Office of the County Recorder of Salt Lake County, State of Utah. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by power of sale judicial foreclosure by the Association in the same manner in which deeds of trust or mortgages on real property are foreclosed in the State of Utah. In any such sale or foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, the costs and expenses of filing the notice of lien and all reasonable attorneys' fees. All such costs, expenses and fees shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Unit which shall become due during the period of foreclosure. The Association shall have the right and power to bid an amount equal to its then existing lien at the foreclosure sale or other legal sale and to acquire, hold, convey, lease, rent, encumber, use and otherwise deal with the Unit as the Owner thereof.

(c) A release of notice of lien shall be executed by an officer of the Association and recorded in the official records of the Office of the County Recorder of Salt Lake County, State of Utah, upon payment of all sums secured by such lien which has been made the subject of a recorded notice of lien.

(d) Any Mortgagee or encumbrancer holding a lien on a Unit may pay, but shall not be required to pay, any amounts secured by the lien created by this Section, and upon such payment such Mortgagee or encumbrancer shall be subrogated to all rights of the Association with respect to such lien, including priority.

(e) A lien for common area assessments will not be affected by the transfer or conveyance of a Unit, unless such transfer is pursuant to a foreclosure of a mortgage with priority. In such event, the prior Owner shall nevertheless remain liable for the delinquent assessments.

(f) In addition to any other remedy provided in this Declaration, when an assessment has not been paid when due, the Association shall have the right, after giving notice to a Unit Owner and an opportunity to be heard in accordance with the requirements of the Act and the further provisions herein, to: (i) terminate the Unit Owner's right to receive utility services that are paid for by the Association as part of the Common Expenses; and/or (ii) terminate the Unit Owner's right of access and use of any common recreational facilities. Upon payment of the assessment due, including any interest, late payment fees and/or collection costs, the Association shall immediately take action to reinstate the terminated utility services to the Unit and permit the Unit Owner to again use the common recreational facilities. Prior to terminating any utility services or the right of access and use of recreational facilities, the Association shall give written notice to the delinquent Unit Owner in the manner provided in this Declaration, which notice shall include the following: (i) notice that utility services and/or the right of access and use of the common recreational facilities will be terminated if payment of the past-due Assessment is not received within the time provided in the Declaration, Bylaws, or Rules and Regulations, which time shall be stated and shall be at least forty-eight (48) hours from the date of the notice; (ii) notice of the amount of the Assessment which is due, including any interest or late payment fees; and (iii) notice of the Unit Owner's right to request a hearing. The Unit Owner may request an informal hearing to dispute the assessment by submitting a written request to the Association within fourteen (14) days from the date the notice required above is received by the Unit Owner. Such hearing shall be conducted in accordance with the standards adopted by the Association as set forth in Section 16.4, as may be supplemented by Rules and Regulations. If such hearing is timely requested by the Unit Owner, the utility services and the right of access and use of the common recreational facilities may not be terminated by the Association until after such hearing has been conducted and a final decision has been entered by the Association.

(g) In addition to any other remedy provided in this Declaration, when an assessment has not been paid for a period more than sixty (60) days from when it was due and a Unit has been leased (as such term is defined by the Act), the Association shall have the right to demand that the Unit Owner's tenant for such Unit pay to the Association future lease payments until the Association is paid; provided, however, that such demand shall not be made upon a tenant until the requirements of the Act are complied with, including but not limited to first giving written notice (with the required content) to an Unit Owner and subsequently giving written notice (with the required content) to a tenant of a Unit in the manner provided by this Declaration and in accordance with the requirements of the Act, and further provided, that any such funds collected by the Association from a tenant be deposited into a separate account to be disbursed to the Association, with costs of administration, or to be paid to the Unit Owner as required by the Act. Any time frames which are to be established for notice and/or performance by the Sub-Unit Owner shall be established by the Association and set forth in the Rules and Regulations.

8.7 Personal Obligation of Owner. The amount of any annual or special assessment against any Unit shall be the personal obligation of the Owner thereof to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any personal obligation by waiver of the use and enjoyment of any of the Common Areas or by abandonment of his Unit.

8.8 Statement of Account. Upon payment of a reasonable fee not to exceed Twenty-Five Dollars (\$25.00), or such higher amount as the Act may allow, and upon written request of any Owner or any Mortgagee, prospective Mortgagee or prospective purchaser of a Unit, the Association shall provide current copies of this Declaration, the Bylaws, rules and regulations, and the most recent financial statement, if existing, and shall issue a written statement setting forth the amount of the unpaid assessments, if any, with respect to a Unit; the amount of the current yearly assessment and the date that such assessment becomes or became due; the amount of any credit for advance payments or prepaid items, including, but not limited to, such Owner's share of prepaid insurance premiums; and such statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith. Unless such request for a statement of account shall be complied with within ten (10) days, or such longer period allowed by the Act, all unpaid assessments which became due prior to the date of making such request shall be subordinate to the lien of a Mortgagee which acquires its interest subsequent to requesting such statement. Where a prospective purchaser makes such request, both the lien for such unpaid assessments and the personal obligations of the purchaser shall be released automatically if the statement is not furnished within the ten (10) day period provided herein and thereafter an additional written request is made by such purchaser and is not complied with by the Association within ten (10) days, and the purchaser subsequently acquires the Unit.

8.9 Personal Liability of Purchaser for Assessments. Subject to the provisions of Section 8.8 a purchaser of a Unit shall be jointly and severally liable with the seller for all unpaid assessments against the Unit up to the time of the grant or conveyance, without prejudice to the purchaser's right to recover from the seller the amount paid by the purchaser for such assessments.

8.10 Reserve for Replacements. The Association shall be required to establish and maintain an adequate reserve fund for the cost of reasonably predictable and necessary major repairs, maintenance and replacement of Common Areas, including Limited Common Areas. Such reserve shall be funded out of Common Area Assessments. Any amount paid to this reserve shall not be considered as an advance payment of regular assessments. This reserve fund shall be transferred to a segregated fund in the name of the Association upon transfer of control of the Association to the Owners. The Declarant shall be prohibited from using the reserve funds to defray any of its expenses, reserve contribution, or construction costs, or make up any budget deficits while it is in control of the Association.

IX. INSURANCE

9.1 Provided by Association. The Association shall secure and at all times maintain for the benefit of the Association and the Owners the following insurance coverages:

(a) Hazard Coverage. A multi-peril policy or policies of fire and other hazard insurance covering the entire Project (both Units and Common Areas), with extended coverage and all other coverages in the kinds and amounts commonly required by private institutional mortgage investors for projects similar in construction, location and use, including a "Special Condominium Endorsement" and the standard "All risk" endorsement, on a replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based upon replacement cost) of the Project. Each such policy shall contain the standard mortgagee clause which must be endorsed to provide that any proceeds shall be paid to the Association for the use and benefit of Mortgagees as their interests may appear. The assured shall be the Association as a trustee for the Unit Owners, or their authorized representatives. In addition the Association should obtain, if available, an Inflation Guard Endorsement, and a Building Ordinance or Law Endorsement.

(b) Public Liability. A comprehensive policy of public liability insurance covering all of the Common Areas insuring the Association, the Management Committee and its members, the Manager, and the Unit Owners against any liability incident to the ownership, use, or operation of the Common Areas and public ways of the Project or of any Unit which may arise among themselves, to the public, or to any invitees, or tenants of the Project, or of the Unit Owners. Limits of liability under such insurance shall be not less than Two Million Dollars (\$2,000,000.00) covering all claims for bodily injury and/or property damage arising out of a single occurrence, including protection against water damage liability, liability for non-owned and hired automobiles and liability for property of others. The scope of coverage must include all other coverage in the kinds and amounts required by private institutional mortgage investors for similar projects in location, construction and use.

(c) Workmen's Compensation Insurance. The Association shall obtain and maintain for the benefit of and on behalf of the Association workmen's compensation and employer's liability insurance and all other similar insurance with respect to employees of the Association in the amounts and in the forms now or hereafter required by law.

(d) Fidelity Insurance or Bond. The Association shall purchase for the benefit of and on behalf of the Association, in such amounts and in such forms as it deems appropriate, fidelity insurance or a bond to cover against dishonesty of Committee members, Officers and employees, destruction or disappearance of money or securities, and forgery.

9.2 Additional Provisions. The following additional provisions shall apply with respect to insurance.

(a) In addition to the insurance and bond coverage described above, the Association shall secure and at all times maintain for the benefit of and on behalf of the Association, insurance against such risks as are or hereafter may be customarily insured against in connection with all condominium projects similar to the Project in construction, nature and use.

(b) All insurance policies shall be written by a company holding a "B" or better general policyholder's rating or a "6" or better financial performance index rating in Best's Insurance Reports, an "A" or better general policyholder's rating and a financial size category of "VIII" or better in Best's Insurance Reports - International Edition, an "A" or better rating in Demotech's Hazard Insurance Financial Stability Ratings, a "BBBq" qualified solvency ratio or a "BBB" or better claims-paying ability rating in Standard and Poor's Insurer Solvency Review, or a "BBB" or better claims-paying ability rating in Standard and Poor's International Confidential Rating Service. Each insurer must be specifically licensed to transact business within the State of Utah. Policies are unacceptable where (i) under the terms of the carrier's charter, bylaws or policy, contributions or assessments may be made against the Borrower or a Mortgagee; or (ii) by the terms of the carrier's charter, by-laws or policy, loss payments are contingent upon action by the carrier's board of directors, policy holders, or members; or (iii) the policy includes any limiting clauses (other than insurance conditions) which could prevent a Mortgagee or the borrower from collecting insurance proceeds.

(c) The Association, on behalf of all Owners, individually and collectively, shall have the authority to adjust losses with respect to insurance secured and maintained by the Association, to pursue

claims, negotiate and settle claims, and to enter into agreements relative to the same, and each Owner shall be deemed to have appointed the Association as an attorney-in-fact for such purpose.

(d) Insurance secured and maintained by the Association shall not be brought into contribution with insurance held by the individual Unit Owners or their Mortgagees.

(e) Each policy of insurance obtained by the Association shall be issued to and for the benefit of the Millcreek Hollow Condominium Association, Inc. for the benefit of its owners and shall provide: a standard mortgagee clause commonly accepted by private institutional mortgage investors in the area in which the Project is located; a waiver (if available) of the insurer's subrogation rights with respect to the Association, the Trustees, Officers of the Association, the Manager and its members, the Unit Owners, and their respective servants, agents and guests; that it cannot be canceled, suspended or invalidated due to the conduct of any member, officer, or employee of the Association or of the Manager without a prior written demand that the defect be cured; that any "no other insurance" clause therein shall not apply with respect to insurance held individually by the Unit Owners; and that a mortgagee clause endorsement which must provide that the insurance carrier shall notify in writing any and all insureds, including the servicers on behalf of Mortgagees thereof at least thirty (30) days in advance of the effective date of any substantial modification or cancellation of the policy.

(f) Any Unit Owner may obtain additional insurance at his own expense, so long as such additional insurance does not have the effect of decreasing the amount which may be realized under any policy maintained by the Association. Any Unit Owner who individually obtains insurance covering any portion of the Project shall indemnify the Association for any decrease in coverage as a result thereof.

(g) Insurance coverage required by this Article must not be prejudiced by (i) any act or neglect of the Unit Owners when such act or neglect is not within the control of the Association, or (ii) any failure of the Association to comply with any warranty or condition regarding any portion of the Project over which the Association has no control.

(h) All policies of property insurance must provide that notwithstanding any provision affording the insurer the right to elect to restore damage in lieu of a cash settlement, such option shall not be exercisable without the prior written approval of the Association (or any insurance trustee) or when in conflict with the provisions of any insurance trust agreement to which the insurance may be a party, or any requirement of law.

(i) The foregoing provisions of this Article IX shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage. In addition to any insurance coverage required hereunder, the Association may obtain such other insurance or additional insurance in such amounts and in such forms as the Association may deem proper from time to time.

(j) **THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY REGARDING INSURANCE ON THE PERSONAL PROPERTY OF UNIT OWNERS.** Each Owner shall acquire for that Owner's own protection, such insurance on the Owner's contents as the Owner deems appropriate.

(k) The maximum deductible amount for policies covering Units and Common Areas shall be the lesser of \$10,000 or 1% of the policy face amount.

X. DAMAGE OR DESTRUCTION

10.1 Procedures. In the event of damage of or destruction of part or all of the improvements in the Project, the following procedures shall apply:

(a) Insurance Proceeds Sufficient to Repair or Reconstruct. If proceeds of the insurance maintained by the Association are alone sufficient to repair or reconstruct the damage or destroyed improvement, such repair or reconstruction shall be carried out.

(b) Damage and Destruction less than 75%. If less than 75% of the Project's improvements are destroyed or substantially damaged, and if proceeds of the insurance maintained by the Association are not alone sufficient to accomplish repair or reconstruction, restoration shall be carried out and all Owners shall be assessed for any deficiency on the basis of their respective Percentage Interest.

(c) Damage or Destruction Exceeds 75%. If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance maintained by the Association are not alone sufficient to accomplish restoration, and unless the Owners within 100 days after the destruction or damage by a vote of at least 67% elect not to repair or reconstruct the affected improvements, restoration shall be accomplished in the manner directed under subsection (b) above.

(d) Substantial Damage or Destruction but Owners Elect Not to Repair or Reconstruct. If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance maintained by the Association are insufficient to accomplish restoration, and if the Owners, within 100 days after the destruction or damage, and by a vote of at least 67% elect not to repair or reconstruct the affected improvements, the Association shall promptly record with the Salt Lake County Recorder a notice setting forth such facts. Upon the recording of such notice the provisions of the Act shall apply and shall govern the rights of all parties having an interest in the Project or any of the Units.

10.2 Determination of Extent of Damage or Destruction. Any reconstruction or repair which is required to be carried out by this Article X regarding the extent of damage to or destruction of Project improvements shall be made by three MAI appraisers selected by the Association. The decision of any two such appraisers shall be conclusive.

XI. OBSOLESCENCE

11.1 Adoption of a Plan. The Owners representing an aggregate voting interest of eighty percent (80%) or more of the Project may agree that the Project is obsolete and adopt a written plan for the renewal and reconstruction, provided that such plan have the unanimous approval of all first Mortgagees of record at the time of the adoption of such plan. Written notice of adoption of such a plan shall be given to all Owners. Such plan shall be recorded in the official records of the County Recorder of Salt Lake County, State of Utah.

11.2 Payment for Renewal and Reconstruction. The expenses of renewal or reconstruction shall be payable by all of the Owners as assessments against their respective Units. These assessments shall be levied in advance pursuant to Article VIII hereof and shall be allocated and collected as provided in that Article. Further levies may be made in like manner if the amounts collected prove insufficient to complete the renewal and reconstruction.

11.3 Dissents from the Plan. An Owner not a party to such a plan for renewal or reconstruction may give written notice of dissent to the Association within fifteen (15) days after the recordation of such plan. The Association shall then give written notice of such dissents to all Owners within five (5) days after the expiration of such fifteen (15) day period. Within fifteen (15) days of receipt of such notice from the Association, the Owners representing an aggregate voting interest of more than twenty percent (20%) of the Project may cancel the plan by written instrument recorded in the official records of the County Recorder of Salt Lake County, State of Utah. If the plan is not canceled then the Units of each dissenter shall be purchased according to the following procedures. If the Owner and the Association can agree on the fair market value of such Owner's Unit, then such sale and conveyance shall be completed within sixty (60) days thereafter. If the parties are unable to agree on the fair market value of such Owner's Unit, the date when either party notifies the other that he or it is unable to agree with the other shall be the "commencement date" from which all periods of time mentioned herein shall be measured. Within ten (10) days following the

commencement date, each party shall nominate a qualified appraiser by written nomination and shall give notice to the other of such nomination. In the event a party fails to nominate an appraiser, the appraiser nominated shall, within five (5) days after notice of the other party's failure to appoint an appraiser, appoint and associate with him another qualified appraiser. If the two appraisers designated by the parties, or selected pursuant hereto in the event of default of one party, are unable to agree, they shall appoint another qualified appraiser to be umpire between them, if they can agree on such person. If they are unable to agree upon such umpire, then each appraiser previously appointed shall nominate two qualified appraisers, and from the names of the four persons so nominated one shall be drawn by lot by a judge of any court of record in Utah, and the person whose name is so drawn shall be the umpire. The nominations from among which the name of the umpire is to be drawn by lot shall be submitted within ten (10) days of the failure of the two appraisers to agree, which, in any event, shall not be later than twenty (20) days, following the appointment of the second appraiser. The decision of the appraisers as to the fair market value, or in the case of their disagreement, the decision of such umpire shall be final and binding. The expenses and fees of such appraisers shall be borne equally by the Association and the Owner. The sale shall be consummated within sixty (60) days after decision of the appraisers, and the Association as attorney in fact shall disburse the proceeds first to Mortgagees and encumbrancers (including the Association) in the order of the priority of their liens and the balance remaining to the Owner. The obligation of the Association to make such purchase shall be conditioned on the fair market value of the Unit exceeding the obligations secured by Mortgages and liens on such Unit, and upon the marketability of the title of the Owner. An Owner shall furnish the Association an appropriate commitment for title insurance evidencing marketability of his title not less than fifteen (15) days prior to the date set forth completion of the sale.

The Association, pursuant to Article VIII hereof, may levy a special assessment sufficient to provide funds to pay for other Units of the dissenters, provided that such assessments shall not apply to any of the Owners who are among the dissenters and shall not be liens against the Units of such Owners.

11.4 Sale of Obsolete Units. The Owners representing an aggregate ownership interest of eighty percent (80%) or more of the Units may agree that the Units are obsolete and that the Project should be sold. Such an agreement must have the unanimous approval of every first Mortgagee of record at the time such agreement is made. In such instance the Association shall forthwith record a notice setting forth such fact or facts, and upon the recording of such notice by the Association the Project shall be sold by the Association as attorney in fact for all of the Owners free and clear of the provisions contained in this Declaration, the Map and the Bylaws of the Association. The sale proceeds shall be apportioned among the Owners in proportion to the respective undivided interests in the Common Areas, and such apportioned proceeds shall be paid into separate accounts, each such account representing one Unit. Each such account shall remain in the name of the Association, and shall be further identified by the Unit designation and the name of the Owner. From each separate account the Association, as attorney in fact, shall use and disburse the total amount of such accounts without contribution from one account to the other, first to Mortgagees and encumbrancers (including the Association) in the order of the priority of their liens and the balance remaining to each respective Owners.

11.5 Distribution of Excess. In the event amounts collected pursuant to Section 12.2 are in excess of the amounts required for renewal and reconstruction, the excess shall be returned to the Owners by the Association by a distribution to each Owner in an amount proportionate to the respective amount collected from each such Owner.

XII. CONDEMNATION

12.1 Consequences of Condemnation. If at any time or times during the continuance of the condominium ownership pursuant to this Declaration, all or any part of the Project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply.

12.2 Proceeds. All compensation, damages or other proceeds therefrom, the sum of which is hereinafter called the "Condemnation Award", shall be payable to the Association. The Association, on behalf

of all Owners, individually and collectively, shall have the authority to represent the Association and all Owners and in such regard shall represent their interests in proceedings, negotiations, settlement and agreements, and each Owner shall be deemed to have appointed the Association as attorney-in-fact for such purpose.

12.3 Complete Taking. In the event that the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership pursuant thereto shall terminate. The Condemnation Award shall be apportioned among the Owners in proportion to the respective Percentage Interest in the Common Areas, provided that if a standard different from the value of the Project as a whole is employed to measure the Condemnation Award in the negotiations, judicial decree, or otherwise, then in determining such shares the same standard shall be employed to the extent it is relevant and applicable.

On the basis of the principle set forth in the last preceding paragraph, the Association shall soon as practicable determine the share of the Condemnation Award to which each Owner is entitled. Such shares shall be paid into separate accounts and disbursed as soon as practicable in the same manner provided in Section 12.4 of this Declaration.

12.4 Partial Taking. In the event that less than the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership hereunder shall not terminate. Each Owner shall be entitled to a share of the Condemnation Award to be determined in the following manner: (a) as soon as practicable the Association shall, reasonably and in good faith, allocate the Condemnation Award between compensation, damages, or other proceeds, and shall apportion the amounts so allocated to taking of or injury to the Common Areas among Owners in proportion to their respective Percentage Interests in the Common Areas, (b) the total amount allocated to severance damages shall be apportioned to those Units which were not taken or condemned, (c) the respective amounts allocated to the taking of or injury to a particular Unit and/or improvements an Owner has made within his own Unit shall be apportioned to the particular Unit involved, and (d) the total amount allocated to consequential damages and any other takings or injuries shall be apportioned as the Association determines to be equitable in the circumstances. If an allocation of the Condemnation Award is already established in negotiation, judicial decree, or otherwise, then in allocating the Condemnation Award the Association shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be made by checks payable jointly to the respective Owners and their respective Mortgagees and encumbrancers.

12.5 Reorganization. In the event a partial taking results in the taking of a complete Unit, the Owner thereof automatically shall cease to be a member of the Association. Thereafter the Association shall reallocate the ownership, voting rights, and assessment ratio determined in accordance with this Declaration according to the same principles employed in this Declaration at its inception and as required by the Act and shall submit such reallocation to the Owners of remaining Units for amendment of this Declaration as provided.

12.6 Reconstruction and Repair. Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in Article XI, above.

XIII. USE OF UNITS AND COMMON AREAS

13.1 Unit Use Restrictions. All Units within the Project shall be used exclusively for residential housing (including but not limited to long or short term leases or month to month tenancy for residential purposes, but not less than 30 days for an initial term) and for no other purposes. No gainful occupation, profession, trade or other non-residential use shall be conducted on any Lot or Living Unit except as may be permitted by governmental authorities and as provided in Rules and Regulations adopted by the Association. Any lease or rental agreement for a Unit must be in writing and subject to the terms of the Declaration, Bylaws, rules, and regulations, and other documentation of the Association.

13.2 Use of Common Areas. There shall be no obstruction of the Common Areas by the Owners and/or their tenants, guests, or invitees without the prior consent of the Association. The Association may by rules and regulations prohibit or limit the use of the Common Areas as may be reasonably necessary for the purpose of protecting the interests of all the Owners or protecting the Units or the Common Areas. Nothing shall be kept or stored on any part of the Common Areas without the prior written consent of the Association, except as specifically provided herein. Nothing shall be altered on, constructed in, or removed from, the Common Areas except upon the prior written consent of the Association.

13.3 Prohibition of Damage and Certain Activities. Nothing shall be done or kept in any Unit or in the Common Areas or any part thereof which would result in the cancellation of the insurance on the Project or any part thereof or an increase of the rate of the insurance on the Project or any part thereof, over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any Unit or in the Common Areas or any part thereof which would be a violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Areas or any part thereof shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from such damage or waste caused by him or his invitees; provided, however, that any invitee of the Declarant shall not be under any circumstances deemed to be an invitee of any other Owner. No noxious, destructive or offensive activity shall be carried on in any Unit or in the Common Areas or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other owner or to any person at any time lawfully occupying a Unit in the Project.

13.4 Rules and Regulations. No Owner shall violate the rules and regulations for the use of the Units and of the Common Areas as adopted from time to time by the Association.

13.5 Structural Alterations. No structural alterations to any Unit shall be made, no other alterations to any Unit modifying the external appearance of any Unit and no plumbing, electrical or similar work within the Common Areas (including but not limited to Limited Common Areas) shall be done, by any Owner without the prior written consent of the Association. Any such work shall also be completed in accordance with and subject to all applicable building codes, ordinances, statutes and regulations.

13.6 Restriction on Signs. No signs, flags, or advertising devices of any nature shall be erected, displayed or maintained on any part of the Project (including placement of signs within a Unit or other location of the Project which are visible from the Common Areas) without the prior written approval of the Association, except (i) as may be necessary temporarily to caution or warn of danger or to provide directions as required by law; (ii) such signs as Declarant or Unit Owner may erect or maintain incident to sale or lease of Units; and (iii) national and state flags which may be displayed on legally recognized holidays. If the Association consents to the erection of any such signs or devices, the same shall be removed promptly at the request of the Association.

13.7 Animals. No animals, livestock or poultry of any kind shall be raised, bred, or kept in or on the Properties for commercial or other purposes, except an Owner or Occupant may have one (1) dog or one (1) cat, provided: (a) they abide by the rules and regulations adopted by the Committee, (b) the dog or cat does not weigh more than twenty (20) pounds, and (c) the dog or cat does not have a known propensity for violence.

No pet enclosures shall be erected, placed, or permitted to remain on any portion of the Common Areas, nor shall pets be kept tied to any structure outside the Unit. The keeping of pets and their ingress and egress upon the Common Areas (including Limited Common Areas) shall be subject to such rules and regulations as may be issued by the Management Committee. Pets shall be on a leash at all times when outside a Unit unless permitted by rule to be included within a fenced Limited Common Area. No pet shall be permitted to defecate on any portion of the Common Areas, and the Owner of such pet shall immediately remove feces left upon the Common Areas by his or her pet.

If an Owner or Occupant fails to abide by the rules and regulations and/or covenants applicable to pets, the committee may bar such pet from use of or travel upon the Common Areas. The Management committee may subject ingress, egress, use, or travel upon the Common Areas to a user fee, which may be a general fee for all similarly-situated persons or a specific fine or fee imposed for failure of an Owner or Occupant to abide by the rules, regulations, and/or covenants applicable to pets. In addition, any pet which endangers the health of any Owner or Occupant of a Unit or which creates a nuisance or an unreasonable disturbance or is not a common household pet, as may be determined in the sole discretion of the Committee, must be permanently removed from the Properties upon seven (7) days written notice by the Management Committee.

13.8 Recreational Vehicles. No recreational vehicle (boats, campers, trailers, motor homes, or similar items) shall be parked on any portion of the Common Areas designed for parking except temporary parking, not to exceed twelve (12) hours.

13.9 No Overloading. No Owner shall bring anything into his Unit or permit anything to be done in his Unit that will cause damage to a Building. No Owner shall overload a floor of his Unit. No Owner shall permit the use or operation in his Unit of any equipment or other device that will in any manner injure a Building or portions thereof.

13.10 Exemption of Declarant. The provisions of this Article XIII shall not apply to any improvement or structure constructed on the Real Property by Declarant prior to the time that Units and appurtenant Percentage Interest are conveyed by Declarant to purchasers; and the Declarant shall have the right to use any Unit owned by it, and any part of the Common Areas reasonably necessary or appropriate, in furtherance of any construction, marketing, sales, management, promotional, or other activities designed to accomplish or facilitate improvement of the Common Areas or improvement and sale of Units owned by Declarant.

XIV. MORTGAGEE PROTECTION

14.1 Notice to First Mortgagee. From and after the time a first Mortgagee (or an insurer or guarantor thereof) makes written request to the Association therefor, stating both its name and address and the Unit number or address of the Unit on which it has (or insures or guarantees) a Mortgage, the Association shall notify such first Mortgagee (or an insurer or guarantor thereof) in writing of the following: (i) in the event that the Owner of the Unit encumbered by the first Mortgage held by such first Mortgagee neglects for a period of sixty (60) or more days to cure any failure on his part to perform any of this obligations under this Declaration; (ii) any condemnation or casualty loss that affects either a material portion of the Project or the Unit securing its Mortgage; (iii) a lapse, cancellation, or material modification of any insurance policy maintained by the Association; and (iv) any proposed action that requires the consent of a specified percentage of first Mortgagees.

14.2 Priority of Liens for Unpaid Assessments. The lien or claim against a Unit for unpaid assessments or charges levied by the Association pursuant to this Declaration or the Act shall be subordinate to a Mortgage affecting such Unit provided that such Mortgage was recorded prior to recording of such notice of lien or claim levied by the Association, and the Mortgagee thereunder which comes into possession of or which obtains title to the Unit shall take the same free of such lien or claim for unpaid assessments or charges, but only to the extent of assessments or charges which accrue prior to foreclosure of the Mortgage, exercise of a power of sale available thereunder, or deed or assignment in lieu of foreclosure (except for claims for a pro rata share of such prior assessments or charges resulting from a pro rata reallocation thereof to all Units including the Unit in which the Mortgagee is interested). No assessment, charge, lien or claim which is described in the preceding sentence as being subordinate to a Mortgage or as not to burden a Mortgagee which comes into possession or which obtains title shall be collected or enforced by the Association from or against a Mortgagee, a successor in title to a Mortgagee, or the Unit affected or previously affected by the Mortgage concerned.

14.3 First Mortgagee Consents. Unless at least sixty-seven percent (67%) of the first Mortgagees (based upon one vote for each Mortgage) of the individual Units subject to first Mortgage, the Association shall not be entitled, by act, omission, or otherwise:

- (a) To abandon or terminate the Project or to abandon or terminate the condominium arrangement which is established by this Declaration and the Map;
- (b) To partition or subdivide any Unit;
- (c) To abandon, partition, subdivide, encumber, sell or transfer all or any part of the Common Areas (except for the granting of easements for utilities and similar purposes consistent with the intended use of the Common Areas);
- (d) To use hazard insurance proceeds resulting from damage to any part of the Project (whether to Units or to the Common Areas) for purposes other than the repair, replacement or reconstruction of such improvements, except as provided in Article X;
- (e) To change the pro rata interests or obligations of any Unit which apply for (i) purposes of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards and for (ii) determining the pro rata share of ownership of each Unit in the Common Areas, except as such changes may occur as a result of partial condemnation.

14.4 Miscellaneous Mortgagee Rights. (a) The Association shall not: (i) alter the provisions of Article IX in such a way as to diminish the insurance protection required to be afforded to the parties designated to be protected thereby; or (ii) fail to maintain the insurance coverage described in said Article.

(b) Any first Mortgagee shall have the right, at its request and expense and upon reasonable notice, to examine the books and records of the Association. After the commencement of sale of individual Units, the Association shall establish an adequate reserve to cover the cost of reasonably predictable and necessary major repairs, maintenance and replacement of the Common Areas and shall cause such reserve to be funded by regular monthly or other periodic assessments against the Units rather than by special assessments.

(c) From and after the time a first Mortgagee makes written request to the Association therefore, the Association shall notify such Mortgagee in writing in the event that there occurs any damage or loss to, or taking or anticipated condemnation of: (i) the Common Areas involving an amount in excess of, or reasonably estimated to be in excess of, Ten Thousand Dollars (\$10,000.00); or (ii) any Unit encumbered by the Mortgage held by such Mortgagee, if the amount involved in such damage, loss, or taking is in excess of, or reasonably estimated to be in excess of, One Thousand Dollars (\$1,000.00). Said notice shall be given within ten (10) days after the Association learns of such damage, loss, taking or anticipated condemnation.

(d) No provision of this Declaration gives or may give a Unit Owner or any other party priority over any rights of Mortgagees pursuant to their respective Mortgages in the case of a distribution to Unit Owners of insurance proceeds or condemnation awards for loss to or taking of Units and/or the Common Areas.

(e) In the event another provision or clause of this Declaration deals with the same subject matter as is dealt with in any provision or clause of this Article XIV, the provision or clause which results in the greatest protection and security for a Mortgagee shall control the rights, obligations or limits of authority, as the case may be, applicable to the Association with respect to the subject concerned.

(f) No amendment to this Declaration which has the effect of diminishing the rights, protection, or security afforded to first Mortgagees shall be accomplished or effected unless fifty-one

percent (51%) of the first Mortgagees of the individual Units have given their prior written approval to such amendment. A change to the provisions governing the events set forth in Section 16.1(c) would be considered material requiring the consent of first Mortgagees as provided herein. Any amendment to this Article XIV shall be accomplished by an instrument executed by the Association and filed for record in the official records of the Office of the County Recorder, Salt Lake County, State of Utah. In any such instrument an officer of the Association shall certify that any prior written approval of first Mortgagees required by this Article XIV, as a condition to amendment, has been obtained.

14.5 Implied Approval. In the event that the approval of a first Mortgagee is required pursuant to the provisions of this Article XIV or elsewhere herein, in the event a first Mortgagee fails to submit a response to any written proposal for an amendment within thirty (30) days after it receives proper notice of the proposal, approval will be deemed to have been given, provided notice was delivered to such Mortgagee by certified ore registered mail, "return receipt" requested.

XV. AMENDMENT

15.1 Except as provided in and/or subject to the terms of items (a) through (c) below, the vote of Members holding at least two-thirds (2/3) of the Percentage Interest in the Common Areas shall be required to amend this Declaration or the Map. Any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Association. In such instrument an officer of the Association shall certify that the vote required by this Article for amendment has occurred. The foregoing right of amendment shall, however, be subject to the following:

(a) Any amendment to Article XIV ("Mortgagee Protection") shall be subject to the requirements for amendment contained in such Article XIV.

(b) Until the Declarant has sold all Units, Declarant shall have the right unilaterally to amend and supplement this Declaration and the map to correct any technical errors or to clarify any provision to more fully express the intent of the Declarant for development and management of the Project.

(c) Until the Declarant has sold all Units which it intends to sell to purchasers, no amendment to the Map or to any provisions of this Declaration which has or may have the effect of diminishing or impairing any right, power, authority, privilege, protection, or control accorded to Declarant (in its capacity as Declarant) herein shall be accomplished or effective unless the instrument through which such amendment is purported to be accomplished is consented to in writing by the Declarant.

(d) A change to the following provisions would require the vote of Members as provided in this Section 15.1 as well as the vote of first Mortgagees in accordance with the requirements of Section 14.4(f) above:

- (i) voting rights;
- (ii) increases in assessments that raise the previously assessed amount by more than 25%, assessment liens, or the priority of assessment liens;
- (iii) reductions in reserves for maintenance, repair, and replacement of Common Areas;
- (iv) responsibility for maintenance and repairs;

- (v) reallocations of interests in the general or Limited Common Areas, or rights to their use;
- (vi) redefinition of any Unit boundaries;
- (vii) convertibility of Units into Common Areas or vice versa;
- (viii) expansion or contraction of the Project, or the addition, annexation, or withdrawal of Property to or from the Project;
- (ix) hazard or fidelity insurance requirements;
- (x) imposition of any restrictions on the leasing of Units;
- (xi) imposition of any restrictions on an Owner's right to sell or transfer his or her unit;
- (xii) restoration or repair of the Project (after damage or partial condemnation) in a manner other than that specified in the Declaration; or
- (xiii) any provisions that expressly benefit first Mortgagees, insurers, or guarantors.

XVI. ENFORCEMENT AND REMEDIES

16.1 Enforcement. (a) Each provision of this Declaration with respect to the Association or the Common Areas shall be enforceable by Declarant or by any Unit Owner by a proceeding for injunctive relief.

(b) Each provision of this Declaration with respect to a Sub-Unit Owner or a Unit shall be enforceable by Declarant or by the Association by:

- (i) a proceeding for injunctive relief;
- (ii) a suit or action to recover damages; or
- (iii) in the discretion of the Association, for so long as any Unit Owner fails to comply with any such provisions, exclusion of such Unit Owner and its guests from the use of any Common Area Facilities and from participation in any Association affairs, including but not limited to Voting.

(c) In addition to the rights and remedies described in paragraph 16.1(b) above, if a Unit Owner fails to strictly perform or observe any covenant or condition to be performed or observed by such Unit Owner under this Declaration or any other Association document, the Association shall have the following rights and remedies:

- (i) The Association may, but is not obligated to, cure such failure to comply at the Unit Owner's sole cost and expense. If the Association cures any such failure to comply, the Unit Owner shall pay to the Association the amount of all costs incurred by the Association in connection therewith within thirty (30) days after the Unit Owner receives a written invoice therefor from the Association.
- (ii) The Association may, after notice and an opportunity to be heard, fine the Unit Owner, as a Special Assessment for each violation. The Unit Owner shall pay any such

fine to the Association within thirty (30) days after the Unit Owner receives written invoice therefor from the Association.

(iii) With respect to Unit Owner's failure to pay an installment of any Assessment, the Association may accelerate the due date for the payment of the full amount of the Assessment.

(iv) With respect to Unit Owner's failure to pay one or more installment of any Assessment (including a general or special Assessment), the Association may publicly post at a location with the Project, the name of each Unit Owner is delinquent and the amount of any such delinquency.

(v) The Association shall have all other rights and remedies available to it under this Declaration, at law or in equity.

(vi) All rights and remedies of the Association shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right or remedy.

16.2 Attorneys' Fees. In the event of any dispute under or with respect to this Declaration or any other Association Document, the prevailing party shall be entitled to recover from the non-prevailing party all of its costs and expenses in connection therewith, including, without limitation, the fees and disbursements of any attorneys, accountants, engineers, appraisers or other professionals engaged by the prevailing party.

16.3 Interest. If a Unit Owner fails to pay to the Association any Assessment or other amount due to the Association as and when the same becomes due, the Unit Owner shall pay to the Association interest on such unpaid amount at the rate of eighteen percent (18%) per annum, or such other rate as the Board of Directors may establish from time to time, from the due date of such unpaid amount until the date paid.

16.4 Right to Notice and Hearing. Whenever an Association document or action requires that an action be taken after "notice and hearing," the following procedure shall be observed. The party proposing to take the action (e.g., the Board of Directors or a committee or officer of the Association) shall give at least three (3) days' prior written notice of the proposed action to all Unit Owners whose interests would be significantly affected by the proposed action, as reasonably determined by the proposing party. The notice shall include a general statement of the proposed action and the date, time and place of the hearing. At the hearing, the party proposing to take the action, and all affected Unit Owners may give testimony orally, in writing or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the hearing to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but shall not bind the decision makers. Any affected Unit Owner shall be notified of the decision in the same manner in which notice of the hearing was given. Any Unit Owner having a right to notice and hearing shall have the right to appeal to the Board of Directors from a decision of a proposing party other than the Board of Directors. Such right of appeal may be exercised within ten (10) days after a Unit Owner receives notice of the decision, by filing a written notice of appeal with the Board of Directors. The Board of Directors shall conduct a hearing within forty-five (45) days thereafter, giving the same notice and observing the same procedures as were required for the original hearing.

16.5 Non-Waiver. Failure by Declarant, the Association or any Unit Owner to enforce any covenant, condition, restriction, reservation, easement, assessment, charge, lien or other provision of this Declaration or any other Association document shall in no way be deemed to be a waiver of the right to do so thereafter.

XVII. GENERAL PROVISIONS

17.1 Declarant's Rights Assignable. All of the rights of Declarant under this Declaration may be assigned or transferred either by operation of law or through a voluntary conveyance, transfer or assignment.

17.2 Covenants to Run with Land. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of Declarant, all other signatories hereto, all parties who hereafter acquire any interest in a Unit or in the Project, and their respective grantees, transferees, heirs, devisees, personal representatives, successors and assigns. Each Owner or occupant of a Unit shall comply with, and all interests in all Units shall be subject to, the terms of this Declaration and the provisions of any rules, regulations, agreements, instruments, supplements, amendments, and determinations contemplated by this Declaration. Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief or both, maintainable by the Association on behalf of the Owners, or, in a proper case, by an aggrieved Owner. By acquiring any interest in a Unit or in the Project, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

17.3 Limitation on Association's and Declarant's Liability. The Association and Declarant shall not be liable for any failure of water service or other utility services to be obtained and paid for by the Association hereunder, or for injury or damage to any person or property caused by the elements or by another Owner or Person in or upon the Project, or resulting from electricity, water, rain, snow, or ice which may leak or flow from outside or from any part of any Unit or its drains, pipes, conduits, appliances or equipment, or from any other place, unless caused by the grossly negligent or willful misconduct of the Association. No diminution or abatement of any assessment under this Declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of any repairs or improvements to or maintaining the Project or any part thereof, or from any action taken to comply with the provisions of this Declaration or with the laws, ordinances, regulations, rules or orders of any governmental authority.

17.4 Owner's Obligations Continue. All obligations of the Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may have leased or rented a Unit, but the Owner of a Unit shall have no obligation for expenses or other obligations accruing after the date of conveyance of such Unit. In the event of the rental or lease of a Unit, an Owner shall be deemed to have granted a license to his tenant(s) of his right to use the Common Areas for the term of the lease or the period of rental and such Owner shall have no right to use the Common Areas during the term or period of such lease or rental.

17.5 Interpretation. To the extent the provisions of the Act are consistent with this Declaration, such provisions shall supplement the terms hereof and are incorporated herein. The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

17.6 Agent for Service of Process. Bart Curtis, whose address is 6526 South State Street, Suite E, Murray, Utah 84107, is the person to receive service of process in cases authorized by the Act. The Association shall, however, have the right to appoint a successor or substitute process agent. Such successor or substitute agent and his address shall be specified by an appropriate instrument filed in the official records of the Office of the County Recorder of Salt Lake County, State of Utah.

17.7 Effective Date. This Declaration, any amendment or supplement hereto, and any amendment or supplement to the Map shall take effect upon its being filed for record in the official records of the Office of the County Recorder of Salt Lake County, State of Utah.

17.8 Request for Notice. The Association hereby requests that a copy of any notice of default and a copy of notice of sale under any mortgages or deeds of trust filed for record against any Units at Millcreek Hollow Condominiums be mailed to the Millcreek Hollow Condominium Association at 6526 South State Street, Suite E, Murray, Utah 84107 pursuant to U.C.A. Section 57-1-26 (1953), as amended.

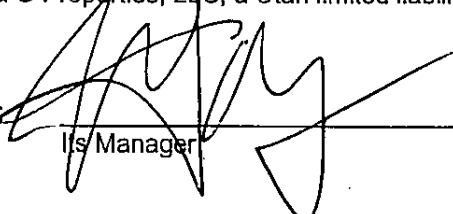
17.9 Lender's Agreement of Subordination. (a) By its execution of this Declaration, _____ (hereinafter "First Lender"), agrees, covenants and declares that this Declaration shall be senior in priority to: (i) the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases, Rents and Accounts made as of _____, _____, between B & G Properties, LLC, as "Trustor," and Lender, as "Trustee" and First Lender as "Beneficiary" (hereinafter "Trust Deed"), which Trust Deed was recorded on _____, 20____, as Entry No. _____, in Book _____, beginning at page _____ of the Official Records of Salt Lake County, and that said Trust Deed shall be subordinate to and subject to this Declaration notwithstanding the fact that this Declaration is recorded later in time than the Trust Deed.

(b) By its execution of this Declaration, _____ (hereinafter "Second Lender"), agrees, covenants and declares that this Declaration shall be senior in priority to: (i) the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases, Rents and Accounts made as of _____, _____, between B & G Properties, LLC, as "Trustor," and Lender, as "Trustee" and Second Lender as "Beneficiary" (hereinafter "Trust Deed"), which Trust Deed was recorded on _____, 20____, as Entry No. _____, in Book _____, beginning at page _____ of the Official Records of Salt Lake County, and that said Trust Deed shall be subordinate to and subject to this Declaration notwithstanding the fact that this Declaration is recorded later in time than the Trust Deed.

EXECUTED by Declarant and the other parties designated herein below on the day and year first above written.

DECLARANT:

B & G Properties, LLC, a Utah limited liability company

By: 

Its Manager

FIRST LENDER:

BRIGHTON BANK

By: 

Name: GARY MURRAY

Title: SENIOR VICE PRESIDENT

SECOND LENDER:

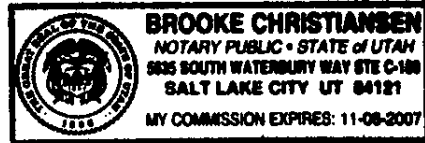
By: _____
Name: _____
Title: _____

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

On the 2 day of January, personally appeared before me Robert A Jones, who being by me duly sworn did say that he is the signer of the within and foregoing instrument duly acknowledged to me that he executed the same.

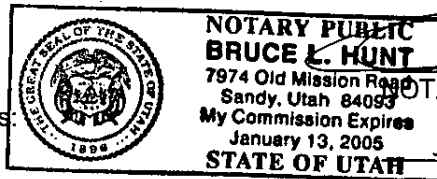
Robert A Jones
NOTARY PUBLIC, Residing at:

My Commission Expires:



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

On the 2 day of January, 2005, personally appeared before me Gary Murray, who being by me duly sworn did say that he is the signer of the within and foregoing instrument duly acknowledged to me that he executed the same.



My Commission Expires:

1-13-05

Bruce L. Hunt
NOTARY PUBLIC, Residing at:

Salt Lake City

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

On the ___ day of _____, personally appeared before me _____, who being by me duly sworn did say that he is the signer of the within and foregoing instrument duly acknowledged to me that he executed the same.

NOTARY PUBLIC, Residing at:

My Commission Expires:

EXHIBIT "A"
to
Declaration of Condominium of
Millcreek Hollow Condominiums
(Legal Description)

SURVEYOR'S CERTIFICATE

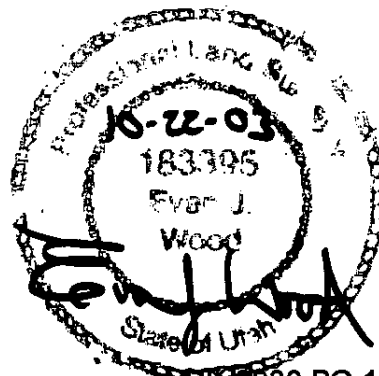
I, Evan J. Wood, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 183395 as prescribed by the Laws of the State of Utah. I further certify that by authority of the Owners, I have made a Survey of the tract of land shown on this plat and described below, hereafter to be known as:

MILLCREEK HOLLOW CONDOMINIUMS

BOUNDARY DESCRIPTION

Beginning at a point on the Southerly Right-of-Way Line of 3300 South Street, said point being $N89^{\circ}47'25''E$ along the monument line, 274.46 feet and $S00^{\circ}12'35''E$, 40.00 feet from an existing Salt Lake City Monument in the intersection of 3300 South and 1100 East Streets, said Monument being $N00^{\circ}12'35''W$, 33.00 feet and $S89^{\circ}47'25''W$, 31.556 feet from the Northwest Corner of Lot 9, Block 22, 10-Acre Plat "A" as recorded in the Office of the Salt Lake County Surveyor; and running thence $N89^{\circ}47'25''E$ along the Southerly Right-of-Way Line of 3300 South Street, 225.28 feet; thence $S51^{\circ}25'03''E$, 370.36 feet; thence $S00^{\circ}04'57''W$, 79.35 feet to the Northerly Boundary Line of the Lorraine Subdivision No. 5, recorded as Entry No. 1063925, Book "J", Page 132, in the Office of the Salt Lake County Recorder; thence $S89^{\circ}47'54''W$ along said Subdivision Boundary Line, 492.84 feet to the Northwest Corner of said Subdivision; thence $S00^{\circ}14'47''W$ along the Westerly Boundary Line of said Subdivision, 10.44 feet to the Northeast corner of Granite Mill East P.U.D Subdivision, recorded as Entry No. 7922653, Book 2001P, Page 155, in the Office of the Salt Lake County Recorder; thence $S89^{\circ}47'49''W$ along the Northerly Boundary Line of said Subdivision, 266.26 feet to the Easterly Right-of-Way line of 1100 East Street; thence $N00^{\circ}16'07''E$ along said Right-of-Way line, 81.14 feet to an existing fence line; thence $N89^{\circ}48'22''E$, 99.12 feet to a fence corner; thence $N13^{\circ}41'28''E$ along a fence line, 1.03 feet to a fence corner; thence $N89^{\circ}49'15''E$ along an existing fence line, 150.56 feet to a fence corner; thence $N00^{\circ}40'05''W$ along an existing fence line, 78.86 feet to a fence corner; thence $N56^{\circ}06'01''W$ along an existing fence line, 6.99 feet; thence $N00^{\circ}19'29''E$, 156.91 feet to the point of beginning. Contains 3.36 Acres, or 146,512 Square Feet

Subject to and together with the following described lease parcel:
Beginning at a point on the Southerly Right-of-Way Line of 3300 South Street, said point being $N89^{\circ}47'25''E$ along the monument line, 499.74 feet and $S00^{\circ}12'35''E$, 40.00 feet from an existing Salt Lake City Monument in the intersection of 3300 South and 1100 East Streets, said Monument being $N00^{\circ}12'35''W$, 33.00 feet and $S89^{\circ}47'25''W$, 31.556 feet from the Northwest Corner of Lot 9, Block 22, 10-Acre Plat "A", as recorded in the Office of the Salt Lake County Surveyor; and running thence $N89^{\circ}47'25''E$ along the Southerly Right-of-Way Line of 3300 South Street, 141.16 feet; thence $S55^{\circ}51'00''E$, 179.50 feet; thence $S00^{\circ}04'57''W$, 130.73 feet; thence $N51^{\circ}25'03''W$, 370.363 feet to the point of beginning. Contains 0.60 Acres or 26,095 Square Feet



Oct. 22, 2003

BK 8930 PG 1252

EXHIBIT "B"
to
Declaration of Condominium of
Millcreek Hollow Condominiums

(Percentage Interest)

Unit No.*	Size- Sq. Ft	Appurtenant Parking Stall*	Percentage Interest	Votes
I-111	1143	I-111G	0.010784647	1.0785
I-112	1143	I-112G	0.010784647	1.0785
I-113	1067	I-113G	0.010067557	1.0068
I-114	1063	I-114G	0.010029816	1.0030
I-115	1067	I-115G	0.010067557	1.0068
I-116	1063	I-116G	0.010029816	1.0030
I-117	1143	I-117G	0.010784647	1.0785
I-118	1143	I-118G	0.010784647	1.0785
I-211	1143	I-211G	0.010784647	1.0785
I-212	1143	I-212G	0.010784647	1.0785
I-213	1067	I-213G	0.010067557	1.0068
I-214	1063	I-214G	0.010029816	1.0030
I-215	1067	I-215G	0.010067557	1.0068
I-216	1063	I-216G	0.010029816	1.0030
I-217	1143	I-217G	0.010784647	1.0785
I-218	1143	I-218G	0.010784647	1.0785
I-311	1143	I-311G	0.010784647	1.0785
I-312	1143	I-312G	0.010784647	1.0785
I-313	1067	I-313G	0.010067557	1.0068
I-314	1063	I-314G	0.010029816	1.0030
I-315	1067	I-315G	0.010067557	1.0068
I-316	1063	I-316G	0.010029816	1.0030
I-317	1143	I-317G	0.010784647	1.0785
I-318	1143	I-318G	0.010784647	1.0785
I-411	1143	I-411G	0.010784647	1.0785
I-412	1143	I-412G	0.010784647	1.0785
I-413	1067	I-413G	0.010067557	1.0068
I-414	1063	I-414G	0.010029816	1.0030
I-415	1067	I-415G	0.010067557	1.0068
I-416	1063	I-416G	0.010029816	1.0030
I-417	1143	I-417G	0.010784647	1.0785
I-418	1143	I-418G	0.010784647	1.0785
II-111	1143	II-111G	0.010784647	1.0785
II-112	1143	II-112G	0.010784647	1.0785
II-113	1067	II-113G	0.010067557	1.0068
II-114	1063	II-114G	0.010029816	1.0030
II-115	1067	II-115G	0.010067557	1.0068
II-116	1063	II-116G	0.010029816	1.0030
II-117	1143	II-117G	0.010784647	1.0785
II-118	1143	II-118G	0.010784647	1.0785
II-211	1143	II-211G	0.010784647	1.0785
II-212	1143	II-212G	0.010784647	1.0785

II-213	1067	II-213G	0.010067557	1.0068
II-214	1063	II-214G	0.010029816	1.0030
II-215	1067	II-215G	0.010067557	1.0068
II-216	1063	II-216G	0.010029816	1.0030
II-217	1143	II-217G	0.010784647	1.0785
II-218	1143	II-218G	0.010784647	1.0785
II-311	1143	II-311G	0.010784647	1.0785
II-312	1143	II-312G	0.010784647	1.0785
II-313	1067	II-313G	0.010067557	1.0068
II-314	1063	II-314G	0.010029816	1.0030
II-315	1067	II-315G	0.010067557	1.0068
II-316	1063	II-316G	0.010029816	1.0030
II-317	1143	II-317G	0.010784647	1.0785
II-318	1143	II-318G	0.010784647	1.0785
II-411	1143	II-411G	0.010784647	1.0785
II-412	1143	II-412G	0.010784647	1.0785
II-413	1067	II-413G	0.010067557	1.0068
II-414	1063	II-414G	0.010029816	1.0030
II-415	1067	II-415G	0.010067557	1.0068
II-416	1063	II-416G	0.010029816	1.0030
II-417	1143	II-417G	0.010784647	1.0785
II-418	1143	II-418G	0.010784647	1.0785
III-111	1143	III-111G	0.010784647	1.0785
III-112	1143	III-112G	0.010784647	1.0785
III-113	1067	III-113G	0.010067557	1.0068
III-114	1063	III-114G	0.010029816	1.0030
III-115	1067	III-115G	0.010067557	1.0068
III-116	1063	III-116G	0.010029816	1.0030
III-117	1143	III-117G	0.010784647	1.0785
III-118	1143	III-118G	0.010784647	1.0785
III-211	1143	III-211G	0.010784647	1.0785
III-212	1143	III-212G	0.010784647	1.0785
III-213	1067	III-213G	0.010067557	1.0068
III-214	1063	III-214G	0.010029816	1.0030
III-215	1067	III-215G	0.010067557	1.0068
III-216	1063	III-216G	0.010029816	1.0030
III-217	1143	III-217G	0.010784647	1.0785
III-218	1143	III-218G	0.010784647	1.0785
III-311	1143	III-311G	0.010784647	1.0785
III-312	1143	III-312G	0.010784647	1.0785
III-313	1067	III-313G	0.010067557	1.0068
III-314	1063	III-314G	0.010029816	1.0030
III-315	1067	III-315G	0.010067557	1.0068
III-316	1063	III-316G	0.010029816	1.0030
III-317	1143	III-317G	0.010784647	1.0785
III-318	1143	III-318G	0.010784647	1.0785
III-411	1143	III-411G	0.010784647	1.0785
III-412	1143	III-412G	0.010784647	1.0785
III-413	1067	III-413G	0.010067557	1.0068
III-414	1063	III-414G	0.010029816	1.0030
III-415	1067	III-415G	0.010067557	1.0068

III-416	1063	III-416G	0.010029816	1.0030
III-417	1143	III-417G	0.010784647	1.0785
III-418	1143	III-418G	0.010784647	1.0785
Totals	105984		1.000000000	100.0000

* The first roman numeral designates the building in which the Unit is located.

EXHIBIT "C"
to
Declaration of Condominium of
Millcreek Hollow Condominiums

(Bylaws)

BYLAWS
OF
MILLCREEK HOLLOW HOMEOWNERS ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is MILLCREEK HOLLOW HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the Corporation in the State of Utah shall be located at 6526 South State Street, Suite E, Murray, Utah 84107, but meetings of Members and Trustees may be held at such places within the State of Utah, County of Salt Lake, as may be designated by the Management Committee.

ARTICLE II
DEFINITIONS

Section 2.1 "Association", "Association of Unit Owners", or "Owners Association" shall mean and refer to the Millcreek Hollow Homeowners Association, Inc., its successors and assigns.

Section 2.2 "Common Areas" or "Common Areas and Facilities" shall mean, refer to, and include:

- (a) The Real Property and interests in real property which the Declaration submits to the provisions of the Act, but excluding individual Units.
- (b) All Common Areas and Facilities designated as such in the Map.
- (c) All Limited Common Areas and Facilities designated as such in the Map.
- (d) All installations for any and all equipment connected with the furnishing of utility services into the Common Areas.
- (e) All tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus, installations and facilities included within the Project and existing for common use.
- (f) The outdoor lighting, fences, landscaping (exclusive of that which may be installed by an Owner in a Limited Common Area with the consent of the Association), walkways, open parking spaces and roads.
- (g) All portions of the Project not specifically included within the individual Units.

(h) All Common Areas and Facilities as defined in the Act, whether or not enumerated herein, except those which are specifically excluded.

(i) All other parts of the Project normally in common use or necessary or convenient to its use, existence, maintenance, safety or management.

Section 2.3 "Declarant" shall mean and refer to B & G Properties, LLC, a Utah limited liability company, and any successor and assign of Declarant which, either by operation of law, or through a voluntary conveyance, transfer, or assignment comes to stand in the same relation to the Project as did its predecessor.

Section 2.4 "Declaration" shall mean and refer to the Declaration of Condominium applicable to the Property recorded in the Office of the Recorder of Salt Lake County, State of Utah, and amendments thereto.

Section 2.5 "Limited Common Areas" shall mean and refer to those Common Areas and Facilities designated in the Declaration or on the Map as reserved for the use of a certain Unit or Units to the exclusion of other Units, including but not limited to parking stalls as assigned to Units designated as Exhibit "B" to the Declaration.

Section 2.6 "Management Committee" or "Board of Trustees" or "Board" shall mean and refer to the individuals elected by the Owners to conduct and oversee the affairs of the Association and shall have the powers and duties as set forth in the Declaration, the Articles of Incorporation, and these Bylaws.

Section 2.7 "Member" shall mean and refer to those persons entitled to Membership as provided in the Declaration.

Section 2.8 "Owner" or "Unit Owner" shall mean the person or persons, including the Declarant, owning in fee simple a Unit in the Project, and an undivided interest in the fee simple estate of the Common Areas and Facilities in the percentages specified herein. In the event a Unit is the subject of any executory contract of sale, the contract purchaser shall, unless the Seller and the purchaser have otherwise agreed and have informed the Association in writing of such agreement, be considered the Owner for purposes of voting. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term Unit Owner or Owner shall not mean or include a mortgagee or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

Section 2.9 "Property" shall mean and refer to that certain real property described in the Declaration of Condominium (the "Declaration"), as amended, and such additions thereto as may hereafter be brought within the jurisdiction of the Association, referred to in the Declaration as the "Real Property."

Section 3.0 "Unit" or "Condominium Unit" shall mean and refer to a separate physical part of the Property intended for independent use, consisting of rooms or spaces located in a Building upon the Real Property and the Percentage Interest appurtenant thereto. Mechanical equipment and appurtenances located within any one Unit or located without said Unit but designated and designed to serve only that Unit shall be considered

part of the Unit, as shall all decorated interiors, all surfaces of interior structural walls, floors and ceilings, windows (including glass) and window frames, doors and door frames, and trim, consisting of among other items, and as appropriate, wallpaper, paint, flooring, carpeting and tile. All pipes, wires, conduits or other utility lines or installations constituting a part of a Unit and serving only such Unit, and any structural members or any other property of any kind, including fixtures and appliances within such Unit, which are removable without jeopardizing the soundness, safety, or usefulness of the remainder of the Building within which such Unit is situated shall be considered part of the Unit. A Unit shall not include pipes, wires, conduits, or other utility lines running through it which are used for or which serve more than one Unit, and shall not include any load-bearing walls or floors comprising a part of a Building in which the Unit is located. Each Unit shall include its appurtenant Percentage Interest in the Common Areas and Facilities.

ARTICLE III **MEETING OF MEMBERS**

Section 3.1 Annual Meetings. Annual meetings of the Members shall be held on the second Friday of May each year commencing 2004, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 o'clock, p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3.2 Special Meetings. Special meetings of the Members may be called by or at the request of the president or by the Board of Trustees, or upon written request of the Members holding one-fourth (1/4) of the Percentage Interests.

Section 3.3 Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each Member entitled to vote thereafter addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 3.4 Quorum. The quorum required for any action by the Members hereunder, unless otherwise specifically set forth in the Declaration, shall be as follows: At each scheduled meeting called the presence of Members or of proxies entitled to cast fifty percent (50%) of all outstanding votes shall constitute a quorum. If a quorum is not present at a scheduled meeting, such meeting may be adjourned pending notice of subsequently scheduled meeting at which a quorum shall be one-half of the quorum which was required at the immediately preceding meeting. No such subsequently scheduled meeting shall be held less than ten (10) or more than forty-five (45) days following the immediately preceding meeting.

Section 3.5 Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Unit.

Section 3.6 Voting. Since a Unit Owner may be more than one person, if only one of such person(s) is present at a meeting of the Association that person shall be entitled to cast the votes appertaining to that Unit. But if more than one of such persons are present, the votes appertaining to that Unit shall be cast only in accordance with the agreement of a majority of them, and such consent shall be conclusively presumed if any one of them purports to cast the votes appertaining to that Unit without protest being made forthwith by any of the others to the person presiding over the meeting. The votes appurtenant to any one Unit may not be divided between Owners of such Unit or with respect to matters before the Association; all such votes appurtenant to any one Unit shall be voted in one block.

Section 3.7 Votes. The number of votes appurtenant to each respective Unit shall be equal to the product of the Percentage Interest set forth in Exhibit "B" attached to the Declaration (as the same may be revised as the result of minor adjustments as provided in Section 4.5) multiplied by One Hundred (100). The number of votes appurtenant to each Unit as set forth in said Exhibit "B" to the Declaration shall have a permanent character and shall not be altered without the unanimous written consent of all Owners expressed in a duly recorded amendment to the Declaration. The number of votes appurtenant to each Unit may not be divided between multiple Owners of such Unit or between matters which require the vote of Owners.

ARTICLE IV **MANAGEMENT COMMITTEE: SELECTION AND TERM OF OFFICE**

Section 4.1 Number. The affairs of the Association shall be managed by a Management Committee which shall consist of not less than three (3) individuals ("Committee Members"); provided, however, that until the first of the following to occur: (i) the expiration of six (6) years from the date that the Declaration (exclusive of amendments or supplements) is recorded in the official records of the County Recorder of Salt Lake County, State of Utah, or such shorter period as the Declarant may determine in its sole discretion, or (ii) four (4) months after Units to which an aggregate of at least three-fourths (3/4) of the Percentage Interest then appurtenant to the Project (including those units which may be added with the Additional Land provided for in the Declaration) have been conveyed by the Declarant to Unit purchasers, the Management Committee may consist of one (1) individual selected by the Declarant. Unit Owners who permanently occupy their Unit shall be eligible for Committee membership. In addition to individual Unit Owners, spouses of Unit Owners, Mortgagees (or designees of Mortgagees), partners of partnerships owning a Unit, directors or officers of corporations owning a Unit, managers or members of limited liability companies owning a Unit, trustees of trusts holding a Unit, and designees of the Declarant shall be eligible for membership on the Management Committee.

Section 4.2 Term of Office. Subject to the provisions of Section 4.1 above, at the first annual meeting, the Members shall elect two (2) of the Committee Members for a term of one year, one (1) of the Committee Members for a term of two years, and at each annual meeting thereafter the Members shall elect the number of Committee Members whose terms are to expire for a term of two (2) years.

Section 4.3 Removal. Any Committee Member who fails on three (3) successive occasions to attend Committee meetings (whether regular or special) or who has failed to attend at least sixty percent (60%) of all Committee meetings (whether regular or special) held during any 12-month period, may be removed from the Management Committee. In the event of death, resignation or removal of a Committee Member, his or her successor shall be selected by the remaining members of the Management Committee and shall serve for the unexpired term of his predecessor. Unless he or she forfeits or otherwise loses his or her seat as herein provided, a Committee Member shall serve on the Management Committee until his or her successor is elected and qualifies.

Section 4.4 Compensation. Committee Members shall be reimbursed for all expenses reasonably incurred in connection with Association business. The Management Committee may fix such compensation for any Committee Member as may be reasonable in light of the Association duties which that Committee Member is required to perform.

Section 4.5 Action Taken Without a Meeting. The Management Committee shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Committee Members. Any action so approved shall have the same effect as though taken at a meeting of the Management Committee.

ARTICLE V **NOMINATION AND ELECTION OF COMMITTEE MEMBERS**

Section 5.1 Nomination. Nomination for election to the Management Committee shall be made by a Nominating Committee. If no Nominating Committee has been appointed by the Management Committee, the Management Committee shall serve in that capacity. Nominations may also be made from the floor at the annual meeting of Members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Management Committee, and two or more Members of the Association or if such Members do not exist or decline appointment, the Declarant. The Nominating Committee shall be appointed by the Management Committee prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Management Committee as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made among Members or non-Members.

Section 5.2 Election. Election to the Management Committee shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI
MEETINGS OF THE MANAGEMENT COMMITTEE

Section 6.1 Regular Meetings. Regular meetings of the Management Committee shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Committee Members. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 6.2 Special Meetings. Special meetings of the Management Committee shall be held when called by the president of the Association, or by any two Committee Members after not less than three (3) days notice to each Committee Member.

Section 6.3 Quorum. A majority of the number of Committee Members shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Committee Members present at a duly held meeting at which a quorum is present shall be regarded as the act of the Management Committee.

ARTICLE VII
POWERS AND DUTIES OF THE MANAGEMENT COMMITTEE

Section 7.1 Powers. The Management Committee shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Areas and facilities, if any, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities, if any, of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the Membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Management Committee to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Management Committee; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 7.2 Duties. It shall be the duty of the Management Committee to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the

Members, or at any special meeting when such statement is requested in writing by Members owning one-fourth (1/4) of the Percentage Interests;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any Unit for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Management Committee for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Areas to be maintained;

(h) maintain the books and financial records of the Association, and, if requested by the holder, insurer or guarantor of any first mortgage secured by a Unit, prepare and furnish within a reasonable time at the expense of the party requesting the same, an audited financial statement of the Association for the immediately preceding fiscal year.

ARTICLE VIII **OFFICERS AND THEIR DUTIES**

Section 8.1 Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Management Committee, a secretary, and a treasurer, and such other officers as the Management Committee may from time to time by resolution create.

Section 8.2 Election of Officers. The election of officers shall take place at the first meeting of the Management Committee following each annual meeting of the Members. At the initial meeting, the Management Committee shall elect a President, Vice President, and other officers as shall be deemed appropriate. Each following year the Vice President shall succeed to the office of President and the Management Committee shall elect a Vice President and other officers as necessary.

Section 8.3 Term. The officers of this Association shall be elected annually by the Management Committee and each shall hold office for one (1) year or such longer period as the Management Committee shall designate, unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 8.4 Special Appointments. The Management Committee may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Management Committee may, from time to time, determine.

Section 8.5 Resignation and Removal. Any officer may be removed from office with or without cause by the Management Committee. Any officer may resign at any time giving written notice to the Management Committee, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 8.6 Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by appointment by the Management Committee. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 8.7 Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 8.4 of this Article.

Section 8.8 Duties. The duties of the officers are as follows:

President The president shall preside at all meetings of the Management Committee; shall see that orders and resolutions of the Management Committee are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Management Committee.

Secretary The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Management Committee and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal; keep

appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Management Committee.

Treasurer The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Management Committee; shall sign all checks and promissory notes of the Association; keep proper books of account; if the Management Committee deems appropriate, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the Membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE IX **COMMITTEES**

The Management Committee, may if it elects appoint a Nominating Committee, as provided in these Bylaws. In addition, the Management Committee may appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE XI **ASSESSMENTS**

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are and will be secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. In addition to the foregoing, the payment of any delinquent assessment shall be subject to the payment of a late fee as established by the Management Committee. Failure of the Association to give timely notice of any assessment as provided in the Declaration shall not affect the liability of the Owner of any Unit for such assessment, but the date when payment shall become due in such case shall be deferred to a date ten (10) days after such notice shall have been given. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Unit.

ARTICLE XII
CORPORATE SEAL

The Association may obtain a seal, in such form as the Association may elect, having the name of the corporation, the year of incorporation, and the words "Corporate Seal".

ARTICLE XIII
AMENDMENTS

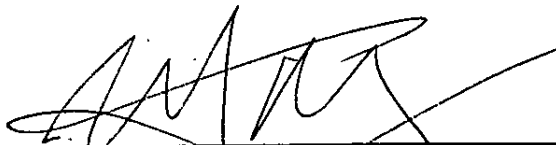
Section 13.1 These Bylaws may be amended, at a regular or special meeting of the Members, by Members holding two-thirds (2/3) of the Percentage Interests, in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments until such time as Units to which an aggregate of at least three-fourths (3/4) of the Percentage Interests than appurtenant to the Project have been conveyed by the Declarant to Unit purchasers.

Section 13.2 In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the Management Committee Members of the MILLCREEK HOLLOW HOMEOWNERS ASSOCIATION, INC., have hereunto set our hands this ____ day of _____,



Robert A. Jones
ROBERT A. JONES
(print name)