

When recorded mail to:  
Mountain Vista Development, Inc.  
668 East 12225 South #201  
Draper, UT 84020

12219261  
2/9/2016 8:51:00 AM \$55.00  
Book - 10401 Pg - 6321-6339  
Gary W. Ott  
Recorder, Salt Lake County, UT  
SUTHERLAND TITLE  
BY: eCASH, DEPUTY - EF 19 P.

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE  
MAJESTIC ELMS COURT**

THIS **DECLARATION**, made this 19th day of April, 2012, by NAJ INVESTMENT COMPANY, LLC, as the owner of record of all of the subdivided lots and other real property (the "Lots") in the MAJESTIC ELMS COURT ("Development Project"), hereafter referred to as the "Declarant":

**RECITALS**

A. Declarant is the record owner of certain property located in Salt Lake County, State of Utah, which is more particularly described as follows: See Exhibit A attached hereto.

B. Declarant has deemed it desirable, for the efficient preservation of the values and amenities in the real property described above (the "Property"), to create a nonprofit corporation under the Utah Revised Nonprofit Corporation Act to which should be delegated and assigned the powers of administering and enforcing the covenants and restrictions contained in this document and collecting and disbursing the assessments and charges hereinafter created, and to do and perform all other duties and exercise all other powers delegated to it herein, in its Bylaws, Articles of Incorporation or in any other way legally delegated to the corporation, which said corporation is sometimes hereafter referred to as the Majestic Elms Court Homeowners Association, Inc. or the "Association."

C. Declarant has caused or shall cause such Association to be created, the members of which shall be the respective owners of the various lots, and a proportional share of any portion of the real property in the subdivision held in common. Each Owner of a lot shall be a member of the Association as provided in the Articles of Incorporation, Bylaws or otherwise, and each of the lots shall have one (1) vote in the Association. The common obligations of the Association shall be distributed in like percentages.

D. Declarant will develop and convey all of the lots, as herein defined, pursuant to a general plan for the Property and subject to certain protective covenants, conditions, restrictions, reservations, easements, equitable servitudes, liens and charges, all running with the Property and the lots as hereinafter set forth.

E. Declarant hereby declares that all of the Property and the lots shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved, subject to the following easements, restrictions, covenants, conditions and equitable servitudes, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Property and lots, in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, or any portion thereof. The covenants, conditions, restrictions, reservations, easements and equitable servitudes set forth herein shall run with the Property and each Lot thereon and shall be binding upon all persons having any right, title or interest in the Property and shall inure to the benefit of every portion of the Property and any interest therein; and shall inure to the benefit of and be binding upon Declarant, its successors in interest and each Owner and his respective successors in interest; and

may be enforced by an Owner and his successors in interest and/or by the Association, and/or by City of South Salt Lake, if applicable.

F. Notwithstanding the foregoing, no provision of this Declaration shall be construed as to prevent or limit MAJESTIC ELMS COURT, LLC's rights to complete development of the Property and construction of improvements therein, nor MAJESTIC ELMS COURT, LLC's right to maintain model homes, construction, sales or leasing offices or similar facilities on any portion of the Property owned by MAJESTIC ELMS COURT, LLC, nor MAJESTIC ELMS COURT, LLC's right to post signs incidental to construction, sales or leasing and so long as said signs conform to the City of South Salt Lake sign ordinance.

## **ARTICLE I GENERAL TERMS**

A. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot situated upon the Property but, notwithstanding any applicable theory of mortgage or trust deed, shall not mean or refer to the mortgagee or other lender unless and until such mortgagee or lender has acquired title pursuant to foreclosure or Trustee's sale, or any proceeding in lieu of foreclosure.

B. "Mutual and Reciprocal Benefits," etc. All of these restrictions, conditions, covenants, and agreements are made for the direct and mutual and reciprocal benefit of each and every Lot contained within the Property.

C. Initial Review. Prior to applying for a building permit for a Lot within the subdivision, the grantee(s) or owner(s) of the Lot involved, their heirs, successors, and assigns, are required to meet with the Association Board of Directors, or sub-committee, such as the Architectural Control Committee, as may be created by the Association, in order to review all of said restrictions, conditions, covenants, and agreements established for the MAJESTIC ELMS COURT.

D. "Notices." Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who is an Owner at the time of such mailing.

E. "Enforcement." Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation and/or to recover damages; and failure by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Enforcement shall be by an Owner or his successors in interest and/or by the Association and/or by City of South Salt Lake, if applicable. City of South Salt Lake shall have no responsibility for, nor shall the City incur any liability, with respect to or in connection with the enforcement of these Covenants, Conditions & Restrictions, or the failure to enforce them, unless the City has specifically agreed to undertake such responsibility and be liable therefore, in writing. The agreement by the City to take such action for one breach or

violation shall not constitute an on-going obligation, but shall be effective for the one-time agreement by the City to do so, only.

F. "Architectural Control Committee." This committee shall be selected by the Association and shall consist of not more than three individuals who shall approve or disapprove the plans submitted to the Association consistent with this Declaration.

## ARTICLE II GENERAL RESTRICTIONS

A. Signs. No signs shall be displayed on any of the Lots except for one "For Sale" or "For Lease" sign not exceeding twenty-four (24) inches by thirty-six (36) inches when required for the purpose of advertising such sale or lease. All signs must comply with the City of South Salt Lake Sign Ordinance.

B. Private Residences. The Lots contained within the Property shall be used for private residences only, and no structure shall be moved from any place on said premises without prior written approval of the Association. No offensive, noisy or illegal trade, calling, or transaction shall be done, suffered, or permitted upon the land conveyed. No part of said premises shall be used or occupied injuriously to affect the use, occupation, or value of the adjoining or adjacent premises for residential purposes, or the neighborhood wherein said premises are situated.

C. Excavation. No excavation for stone, gravel, or earth shall be made on the Property unless such excavation is made for the purpose of the erection of a building or structure thereon.

D. Rubbish. No rubbish, debris, or waste products shall be stored or allowed to accumulate on the lots except such as is kept in the municipal waste containers and emptied according to the municipal garbage collection schedule.

E. Repair and Storage of Personal Property. Personal property of the Owner in the process of being repaired shall not be left in the visible site of neighbors unless such repairs occur within the confines of the Owners' garage. Recreational vehicles of the Owner, which include but are not limited to boats, snowmobiles, motor homes, and campers, shall be parked behind or along side the dwelling in a manner that no portion of the said equipment shall extend beyond the front exposure of the residence or said equipment may be stored in a covered garage or carport. There will be no tent type patios or garage extensions. No curbside parking or storage of recreational or sports vehicles, including campers and trailers shall be allowed.

F. Easements and Rights of Way. Such easements and rights of way shall be reserved to the Declarant, and City of South Salt Lake, their successors and assigns, in and over said Property, for the erection, construction, maintenance, and operation therein, of drainage and all other utility pipes, of conduits, poles, wires, and other means of providing to and from Lots contained within the Properties, gas, electricity, power, water, telephone, and telegraph services, cable television, sewage and other necessities for the convenience of the Owners of the Lots

contained within the Properties, as may be shown on the Final Plat Map of the Property, and Declarant, its successors and assigns, shall have the right to reserve any further necessary easements for said purposes in contracts and deeds to any or all of the said lots contained within the Properties. No structure of any kind shall be erected over any such easements except upon written permission of the Declarant, its successors and assigns, City of South Salt Lake, the Majestic Elms Court Homeowners Association, Inc., and except as may be required by the company or entity furnishing utilities.

G. Resubdivision of Site. None of said Lots may be resubdivided except that Lot Owners, their successors or assigns, may convey away any part of said lots so as to increase the size of adjoining lots; but in no event shall the number of lots within the subdivision be increased, nor applicable zoning or other laws be violated.

H. Maintenance of Lots. Buildings, outbuildings, fences, landscaping and other improvements shall be continuously maintained to preserve a well kept appearance. If the appearance of a Lot falls below reasonable levels, the Association, or its successor, shall notify the Owner of the Lot in writing and the Owner shall have thirty (30) days after receipt of such notice to restore the property to an acceptable level of maintenance. Should the owner fail to do so, the Association, or its successor, may order the necessary work done at the expense of the Owner of the Lot. Lots that are held in ownership but not occupied are subject to the same maintenance conditions.

I. Manufactured or Mobile Homes. No manufactured or mobile homes shall be allowed in this subdivision.

### **ARTICLE III SPECIFIC RESTRICTIONS**

A. Intent of Restrictions on Improvements. Declarant intends by these covenants to restrict the design, materials used, and landscaping of improvements only to the extent of insuring quality in external appearance and maintaining property values on a long-term basis.

B. Type of Structure. No building other than one single family dwelling house and appropriate accessory/outbuildings buildings as defined by the City of South Salt Lake Zoning Laws shall be erected on any of the Lots, nor shall any house constructed on any of the Lots be used for any purpose other than a dwelling house or approved outbuildings, provided that uses permitted by the City of South Salt Lake Zoning Ordinance maybe allowed, such as "home occupations."

C. Architectural Controls. No house or outbuilding shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structures and it's architectural style, and design in detail, as well as color, have been approved by the Architectural Control Committee as to quality of materials, workmanship, overall architectural design, harmony of external design and appearance with existing structures and the natural landscape, and as to location with respect to topography and finish grade elevations.

D. Materials. A minimum of different types of exterior wall materials should be used. There should be strong transitions between changes of material and plane. All materials, with the exception of windows, should be non-reflective in character, or surface shall be treated to eliminate the reflectiveness of the material. Aluminum window frames are to be anodized or acrylic coated to create a non-reflective finish.

E. Colors. The colors of all structures should blend with the other structures on the Lot, with neighboring structures, and with the natural landscape. The use of earth-tone colors are recommended. All projections such as vents, rain gutters and down spouts are to be painted to match the color of the surface from which they project or painted in a color approved by the Architectural Control Committee.

F. Siding. Each residence shall be constructed of concrete masonry, brick veneer, cement plaster, or stucco siding in compliance with the exterior finish requirements of the U.B.C. Vinyl, aluminum, wood, and steel siding may only be used if approved in writing by the Architectural Control Committee. All cooler or air conditioning equipment shall be concealed.

G. Roofs. All roofing shall be asphalt shingles, tile roofs, or split cedar shakes, though the use of split cedar shakes is not encouraged due to potential wildfire concerns at site. The recommended roof covering is a U.L. listed Class A or B material in accordance with Chapter 32 of the Uniform Building Code. In keeping with the traditional style and to respond to climatic conditions of the region the minimum roof pitch shall be 6/12, made of gable or hip construction. Roof overhang shall not be less than twelve (12) inches on all sides.

H. Exterior Lighting. All exterior lights shall relate well to the architectural style of the home. All exterior lights shall employ the use of directional down lighting to minimize the amount of ambient light affecting neighbors, and to minimize the overall visual impact of the subdivision's nighttime lighting. Exterior lights must be mounted to the residence, garage, or on a free standing pole no greater than 10 feet in height. Large area, overhead lights other than street lights, must be approved by the Association.

I. Residence Size. The ground floor area of the main structure will be consistent with the plan submitted herewith. All buildings erected thereon shall be one-family dwellings. No dirt or gravel driveways shall be permitted.

J. Road and Planting Strip Maintenance. Driveways and parking areas shall consist of concrete, brick or asphalt construction. No dirt or gravel driveways are permitted. The Lot owner shall be responsible for maintaining the planting strip located between the asphalt road and the owner's front property line and for maintaining the area around the fire hydrants.

K. Fencing. Fencing must not compete with or dominate a house.

L. Site Planning. All structures should be designed to relate to grade conditions with a minimum of grading and exposed foundation wall or retention wall. Any grade changes shall be in keeping with the general appearance of neighboring developed areas and the orientation of

individual building sites shall be such as to maintain maximum natural topography and cover. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal.

M. Drainage and Erosion Control. Construction must not cause excessive soil erosion and runoff. Proper measures must be taken to reduce erosion during construction such as control bars, vegetative mats, and temporary containment basins. Site plans must incorporate onsite management of surface runoff.

N. Temporary Trailers. No temporary dwelling or construction trailers on site during construction will be allowed unless submitted and approved by the Association and the City of South Salt Lake, if necessary, by law. In any event, if use of a temporary trailer is approved by the Association, said trailer shall be parked immediately adjacent to the residence being constructed and may be on site for no more than six (6) months.

O. It is intended and required that each lot and other area requiring human waste/sewage disposal services shall be connected to the City's municipal sewer system at the time of original construction on each lot. The need for a sewer pump station has also been established for this subdivision. By owning a lot within this subdivision and/or by purchasing a lot within this subdivision/development, the Developer and/or each such purchaser/lot owner acknowledges and agrees to connect to the City's sewer system, pay the costs for such connection, any other required costs, and a prorated portion of the total cost for operating and maintaining the sewer pump station(s), as established and assessed by the HOA or other assessing agency. A failure to make the required connection and/or pay any other required fees shall be treated as a failure to pay the monthly sewer assessment required by the Ordinances of the City and will result in late notices being given and ultimately a termination of water services, if the required connection and/or payment is not made, all in accordance with the terms and provisions of the City's water and sewer Ordinances and regulations.

#### **ARTICLE IV AUTHORITY OF HOMEOWNERS ASSOCIATION**

A. The Architectural Control Committee shall have the right to approve or disapprove any building plans and specifications submitted. It shall be in the Committee's sole discretion to determine if a submitted plan is in harmony with the neighborhood and may require changes in plans and specifications as it sees fit to bring such plans into harmony with the neighborhood.

B. The Association undertakes the following responsibilities and obligations by a contract approved by the City of South Salt Lake, shall maintain, repair, and otherwise manage the pump and the pipeline that supplies secondary irrigation water to the Majestic Elms Court. Each Owner shall be responsible to install filters and backflow valves for their lots. The Association shall be authorized to collect a required monthly fee or assessment for the payment of the water assessment from the

C. The Association has full power to do whatever is legally necessary to enforce the

terms of this Declaration, and in the event the Association fails or refuses to so enforce such terms, the City of South Salt Lake may take such enforcement action and be reimbursed all enforcement costs as herein allowed, whether from the Association or individual Owners. Any Owner who violates any term of this Declaration or subsequent rules and restrictions put in place by the Association, not inconsistent with this Declaration, shall be obligated to pay all enforcement costs incurred by the Association, an individual lot owner or owners or to the City, including reasonable attorney fees and court costs. If any regulations are in conflict, the most restrictive shall prevail.

D. Maintenance Standards. The following standard shall be fulfilled and shall be recorded on the face of the Final Plat: "The City of South Salt Lake shall have the right, but not the duty, to require, and if necessary, perform, at the Association's expense, landscaping, maintenance and snow removal services within the common areas if the Association fails adequately to perform such. In the event the City of South Salt Lake exercises this right, the City shall be entitled to recover any associated costs and attorney's fees."

**DECLARANT has executed this Declaration on the day and year first above written.**

MAJESTIC ELMS COURT, LLC, a Utah limited liability company

By:

Javad H Honarvar

Its:

Manager

STATE OF UTAH )

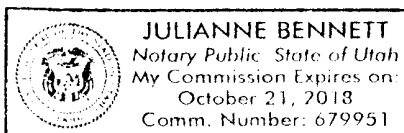
: SS.

County of Salt Lake )

On the 8 day of February <sup>2012 JB</sup> 2012, personally appeared before me JAVAD H. HONARVAR, who being by me duly sworn ~~and~~ say that he is the Managing Member of MAJESTIC ELMS COURT, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Operating Agreement and/or its Articles of Organization, and the said JAVAD H. HONARVAR duly acknowledged to me that said company executed the same.

Julianne Bennett

NOTARY PUBLIC



**EXHIBIT "A"**

**BOUNDARY DESCRIPTION SEE ATTACHED**

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Units 1 through 10, inclusive, contained within MAJESTIC ELMS PLACE P.U.D, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, on November 8, 2013, as Entry No. 11756549, in Book 2013P of Plats, at Page 233, of official records. TOGETHER WITH a non-exclusive easement of use and enjoyment in and to the projects common areas and facilities as defined and provided for in said Map.

Unit 1 Tax Parcel No.: 16-31-102-039  
Unit 2 Tax Parcel No.: 16-31-102-038  
Unit 3 Tax Parcel No.: 16-31-102-040  
Unit 4 Tax Parcel No.: 16-31-102-041  
Unit 5 Tax Parcel No.: 16-31-102-042  
Unit 6 Tax Parcel No.: 16-31-102-043  
Unit 7 Tax Parcel No.: 16-31-102-044  
Unit 8 Tax Parcel No.: 16-31-102-045  
Unit 9 Tax Parcel No.: 16-31-102-046  
Unit 10 Tax Parcel No.: 16-31-102-047



VTDI 16-31-102-048-0000	DIST 14B	TOTAL ACRES	0.53
MAJESTIC ELMS PLACE PUD	TAX CLASS	UPDATE	REAL ESTATE 74300
HOMEOWNERS ASSOCIATION	HE	LEGAL	BUILDINGS 0
% NAJ INVESTMENT & DEV CO LLC		PRINT V	TOTAL VALUE 0
PO BOX 58742	NO:		

SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
 LOC: 3456 S 200 E EDIT 0 BOOK 10094 PAGE 0001 DATE 12/10/2013  
 SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT

02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG N 0^08'40" E 114.76 FT FR SE COR OF THE N 1/2 OF LOT 7,  
 BLK 17, 10 AC PL A, BF SUR; S 89^53'00" W 565.62 FT; N  
 0^07'00" W 39.86 FT; N 45^19'14" W 28.11 FT; N 89^43'00" E  
 191.80 FT; S 0^06'00" W 3.99 FT; N 89^43'00" E 394 FT; S  
 00^06'00" W 57.38 FT TO BEG. 0.75 AC M OR L. LESS UNITS &  
 DEDICATED STREET. (BEING THE COMMON AREA FOR MAJESTIC ELMS  
 PLACE PUD). 5703-1455 7781-1142 9658-1441

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-039-0000	DIST 14B		TOTAL ACRES	0.01
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 105 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/16/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 1, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-038-0000	DIST 14B		TOTAL ACRES	0.01
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 115 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/16/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 2, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-040-0000	DIST 14B		TOTAL ACRES	0.02
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 125 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 3, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-041-0000	DIST 14B	TOTAL ACRES	0.02	
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 135 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 4, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-042-0000	DIST 14B		TOTAL ACRES	0.02
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 145 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 5, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-043-0000	DIST 14B		TOTAL ACRES	0.02
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 155 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 6, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-044-0000	DIST 14B		TOTAL ACRES	0.02
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 165 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 7, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV



VTDI 16-31-102-045-0000	DIST 14B	TOTAL ACRES	0.02	
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 175 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 8, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-046-0000	DIST 14B		TOTAL ACRES	0.02
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 185 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 9, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

VTDI 16-31-102-047-0000	DIST 14B		TOTAL ACRES	0.02
NAJ INVESTMENT &	TAX CLASS	UPDATE	REAL ESTATE	34900
DEVELOPMENT CO LLC		LEGAL	BUILDINGS	0
		PRINT P	TOTAL VALUE	34900

PO BOX 58742 NO:  
SALT LAKE CITY UT 841580742 EDIT 1 FACTOR BYPASS  
LOC: 195 E MAJESTIC ELMS PL EDIT 0 BOOK 10094 PAGE 0001 DATE 12/11/2013  
SUB: MAJESTIC ELMS PLACE PUD PLAT TYPE SUBD PLAT  
02/09/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
UNIT 10, MAJESTIC ELMS PLACE PUD.

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV