

61-98

12262065  
04/18/2016 03:30 PM \$228.00  
Book - 10422 Pg - 2674-2734  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HUNTER VILLAS CONDO OWNERS  
6836 HUNTER VILLAS LN  
WEST VALLEY CITY UT 84128  
BY: EEP, DEPUTY - WI 61 P.

**WHEN RECORDED MAIL TO:**  
Hunter Villas Condominium Owners Association  
6836 Hunter Villa Lane  
West Valley City, Utah 84128

Parcel No.: 14-27-329-107

**AMENDED AND RESTATED DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR HUNTER VILLAS, A CONDOMINIUM PROJECT**

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HUNTER VILLAS, is made as of this 14 day of April, 2016, by Hunter Villas Condominium Owners Association, a Utah non-profit Corporation.

**ARTICLE I  
RECITALS**

1.1 The Association is the owner of certain real property (the "Real Property") located in Salt Lake County, Utah, the legal description of which is set forth in the attached Exhibit "A & D," and incorporated herein by reference.

1.2 The Project contains ninety six (96) residential condominium Units. Each Unit shall have appurtenant to it a membership in the Association, as defined below, which, as provided below, shall administer and control the Common Areas and Facilities.

1.3 The Project is a community for persons 55 or older and intends to qualify for the age restriction exemption under The Fair Housing Act (Title VIII of the Civil Rights Act, 42 USC § 3601, et seq.) that allows communities to be operated for occupancy by persons 55 years of age or older and to satisfy those certain criteria set forth in the Housing for Older Persons Act (42 USC § 3607(b)(2)(C)), and to adopt certain age restriction rules and regulations to be enforced by the Association.

1.4 Said Real Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved subject to the provisions and conditions of the following declarations, limitations, covenants, conditions, restrictions, and easements, all of which, pursuant to the provisions of the Utah Condominium Ownership Act, shall be enforceable equitable servitudes, where reasonable, shall run with the land, and shall be binding upon the association, upon its successors and assigns, and upon all parties having or acquiring any right, title or interest in or to any portion of said Real Property.

## **ARTICLE II DEFINITIONS**

2.1 **INTERPRETATION**: Definitions contained in the Utah Condominium Ownership Act, to the extent they are not inconsistent with the following definitions, shall be and are hereby incorporated herein by this reference and shall have the same effect as if expressly set forth herein and made a part hereof.

### 2.2 **DEFINITIONS**:

2.2.1 The “Act” shall mean the Utah Condominium Ownership Act, Utah Code Annotated, §§ 57-8-1 through 57-8-57, as the same may be amended from time to time.

2.2.2 “Additional Land” shall mean the real property described in the attached Exhibit “D,” together with all easements, rights, and appurtenances belonging thereto.

2.2.3 “Association” shall mean and refer to the Hunter Villas Condominium Owners Association, a Utah nonprofit corporation organized under the Utah Nonprofit Corporation and Co-operative Association Act and acting in accordance with this Declaration and its Bylaws, as the same may be amended from time-to-time by the Association.

2.2.4 “Articles” and “Articles of Incorporation” shall mean the Articles of Incorporation of the Association.

2.2.5 “Board” or “Board of Trustees” shall mean the governing board of the Association, created in accordance with and governed by the provisions and conditions of the Utah Nonprofit Corporation and Co-operative Association Act and its Bylaws from time-to-time in effect.

2.2.6 “Building” shall mean any building containing Units constructed on the Real Property and upon the Additional Land once the Project has been expanded to include the Additional Land as permitted by this Declaration.

2.2.7 “Bylaws” shall mean the Bylaws of the Association, created under and pursuant to the provisions of the Act.

2.2.8 “Common Areas” or “Common Areas and Facilities” shall mean:

2.2.8.1 The Real Property;

2.2.8.2 The Additional Land after the Project is expanded as permitted by this Declaration to include the Additional Land.

2.2.8.3 All improvements of the Project and appurtenances thereto, except those portions labeled or described in Article V below of this Declaration or labeled as part of a Unit on the Map or on any amended or supplemental record of

survey map or any amended or supplemental declaration adding any of the Additional Land as an additional phase to the Project.

2.2.9 “Common Assessment” shall mean that portion of the Common Expenses which is charged to each Unit Owner.

2.2.10 “Common Expenses” shall mean all expenses of utilities, administration, maintenance, taxes, repair or replacement of the Common Areas and Facilities, including the Limited Common Areas, together with reserves therefore, and other expenses declared Common Expenses by the provisions of the Act, this Declaration, or any Bylaws duly adopted by the Association.

2.2.11 “Condominium Instruments” means this Declaration, the Bylaws, the Map, and all other documents, contracts, or instruments establishing ownership of or exerting control over the Project or a Unit, as the same may be hereafter amended and/or supplemented.

2.2.12 “Condominium Constituent Documents” shall mean the Articles, the Bylaws, the Map, and this Declaration, as the same may be hereafter amended and/or supplemented.

2.2.13 “Declaration” shall mean and refer to this AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HUNTER VILLAS, A CONDOMINIUM PROJECT.

2.2.14 “HOPA” shall mean and refer to the Housing for Older Persons Act (42 USC § 3607(b)(2)(C)), as amended from time to time.

2.2.15 “Limited Common Areas” or “Limited Common Areas and Facilities” shall mean those portions of the Common Areas that are labeled or designated “limited common areas” on the Map or described in this Declaration as Limited Common Areas, as those instruments may be hereafter amended or supplemented. In the case of each Unit, Limited Common Areas appurtenant to a Unit consist of an exterior parking area immediately in front of the garage serving that Unit, and, in the case of some Units, as shown on the Map, a contiguous fenced-in patio and other improvements within that patio. Each of such Limited Common Area is reserved for the exclusive use of the Owners and Occupants of the Unit it is designated to serve. Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios, or other apparatuses intended to serve a single Unit, but located outside the boundaries of the Unit, shall constitute a Limited Common Area and Facility appertaining to that Unit exclusively, whether or not such items are labeled as Limited Common Areas on the Map.

2.2.16 The Board of Trustees acting as a body has the responsibility and authority to make, change and to enforce all of the reasonable rules covering the operation and maintenance of the Property and to carry out any other duties assigned to it under this Declaration.

2.2.17 “Manager” shall mean the person(s) or entity(s) selected by the Board to manage the affairs of the Project as directed by the Board, although the Board shall not be required to appoint such a Manager.

2.2.18 “Map” shall mean the Hunter Villas Condominiums Record of Survey Map recorded by the association concurrently with this Declaration prepared by Caldwell Richards Sorensen, engineers, the surveyor’s certificate of which is signed by Greg Cates, a licensed land surveyor in the State of Utah, as the same may be hereafter amended or supplemented in expanding the Project as permitted by this Declaration.

2.2.19 “Member” shall mean an Owner acting as a member of the Association as described in Article VIII below.

2.2.20 “Mortgage” shall mean any mortgage, deed of trust, or other security instrument by which a Unit or any part thereof is encumbered; a “First Mortgage” shall constitute a Mortgage that constitutes a lien on a Unit superior to any other Mortgage.

2.2.21 “Mortgagee” shall mean any person or entity named as the Mortgagee, beneficiary, or obligee under any Mortgage, including any successor-in-interest to any such person or entity; a “First Mortgagee” shall mean a Mortgagee under a First Mortgage.

2.2.22 “Occupant” shall mean a person lawfully residing in a Unit who has actual use, possession or control of the Unit, regardless of whether or not that person is a Unit Owner.

2.2.23 “Owner” or “Unit Owner” shall mean any person or entity having an ownership interest in the fee simple title of a Unit. The term Unit Owner or Owner shall not include Mortgagees and other persons or entities having any interest merely as security for the performance of an obligation.

2.2.24 “Person” shall mean a natural individual, corporation, partnership, trustee, or other legal entity capable of holding title to real property.

2.2.25 “Project” shall mean the entire “Property” defined below, together with all rights, obligations and organizations established by this Declaration. The Project shall be known as the “Hunter Villas, A Condominium Project” or “Hunter Villas Condominiums.”

2.2.26 “Property” shall mean the Real Property and all articles of personal property intended for common use of Unit Owners in connection with the Common Areas and Facilities or Units.

2.2.27 “Real Property” shall mean the real property described in the attached Exhibit “A & D” together with all easements, rights, and appurtenances belonging thereto.

2.2.28 “Trustee” and “Trustees” shall mean that person or those persons serving, at the time pertinent, as a trustee or trustees of the Association.

2.2.29 “Unit” and “Units” shall mean that portion or portions of the Property described as a Unit or Units in Article V of this Declaration below.

2.2.30 “Unit Number” shall mean the letter of a particular Building designating a particular Unit in this Declaration and in the Map.

2.2.31 “Utility Services” shall include, but shall not be limited to, water, electric power, trash collection, and sewage disposal.

2.2.32 “Eligible Mortgagee” shall mean and refer to a First Mortgagee that has requested notice of certain matters from the Association in accordance with Section 24.1 of this Declaration.

### **ARTICLE III APPLICABILITY OF ACT**

It is the intention of the association that the provisions of the Act shall apply to the Project and that the provisions of this Declaration shall be construed in accordance therewith, except where the language of the Declaration is clearly inconsistent with the Act.

### **ARTICLE IV DESCRIPTION OF THE PROJECT**

4.1 LOCATION: The Project is located on the Real Property which is situated at approximately 3150 to 3450 South and 6700 West to 6950 West, West Valley City, Salt Lake County, Utah.

4.2 DESCRIPTION OF IMPROVEMENTS:

4.2.1 Residential Buildings. There are twenty four residential buildings, each containing four (4) dwelling units, making a total of ninety six (96) dwelling units. The residential Buildings are of traditional architectural style, single story, ranch type, with quadplex layouts, so that each dwelling Unit in a Building faces in a different direction, and so that the garage spaces in each Building adjoin at the center of the Building. These buildings are of wood frame construction, on concrete slabs, with brick or cultured stone and stucco exterior walls and fiberglass shingle roofs. The principal materials of which these Buildings are constructed are wood, glass, concrete, brick, fiberglass shingle, and drywall. The residential Buildings are located as shown on the Map.

4.2.2 Other Improvements. Each dwelling Unit has a private exterior entrance and an exterior parking area immediately in front of the attached garage which is part of that dwelling Unit. Some Units have an exterior fenced-in patio. The Project also contains an approximately 2,700 square foot community building or clubhouse built of similar architectural style and similar materials as the residential Buildings. The Clubhouse contains an office, two restrooms, a large lounge meeting room, a mechanical room, a theater, and an exercise room. The Project also contains an outdoor swimming pool, approximately eighteen by forty feet. There are no other recreation facilities in the Project. In addition, the Project has an entryway guardhouse approximately six and one-half feet

wide by six and one-half feet deep and eleven feet high and a storage building approximately ten feet wide by twelve feet deep by twelve feet high (by the pool), built of similar materials as the residential Buildings, paved drive and parking areas, and green and landscaped areas.

4.3 NO SEPARATE CONVEYANCE OF UNDIVIDED INTERESTS: The undivided interest in the Common Areas appurtenant to each Unit of the Project is shown on Exhibit "C" attached hereto, and, in each case, is based on a par value for each type of Unit that is set forth on Exhibit "C." These par values have been assigned on the basis of various factors, including average fair market values, replacement costs, relative sizes, and simplicity. Undivided interests have been adjusted to thousandths of a percent, in the association's discretion, so that the total of undivided interests equals 100.000%. The Common Areas shall be owned by the Unit Owners as tenants in common, and ownership thereof shall remain undivided. No Unit Owner may waive or release any rights in the Common Areas. Further, the undivided interest in the Common Areas of a Unit shall not be separated from the Unit to which it appertains, and such undivided interest shall be deemed to be conveyed and shall be encumbered and/or released from liens with conveyance, encumbrance, and/or release of the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

## **ARTICLE V UNITS**

5.1 UNIT DESIGNATIONS: Each of the dwelling Units of the Project, each of which is called a "Unit," is designated by a letter associated with a particular Building and a particular street address as set forth on Exhibit "C." The Unit designation of each Unit is also shown on the Map where the location of the Unit is depicted.

### 5.2 COMPOSITION OF UNITS:

5.2.1 Unit Composition. Each Unit constitutes a single freehold estate and consists of the space in a Building as designated on the Map. Each Unit is bounded by the undecorated interior surfaces of the perimeter walls, the unfinished surface of the floors, and the unfinished interior surface of the ceilings, all projected, if necessary by reason of structural division such as interior walls and partitions, to constitute complete enclosures of space, and all improvements within that space. Without limiting the generality of the foregoing, or, as appropriate, in addition, each Unit shall include:

5.2.1.1 the decorated surfaces, including paint, lacquer, varnish, wall covering, tile and other finishing material applied to floors, ceilings, and interior and perimeter walls, carpeting, if any, and also the floors and ceilings, themselves, and the drywall, paneling, and other finishing wall material;

5.2.1.2 all windows, skylights, if any, and screens and doors, including storm doors and windows, if any, and the frames, sashes and jambs, and the hardware therefore;

5.2.1.3 all fixtures and appliances installed for the exclusive use of that Unit, commencing at the point of disconnection from the structural body of the

Building and from utility pipes, lines, or systems serving the entire Building or more than one Unit thereof, including, without limiting the generality hereof, built-in cabinets, dishwashers, garbage disposal units, refrigerators, stoves and hoods, television antennas and cables, furnaces, hot water heaters, heat pumps, air conditioning units (even though located outside the bounds of a Unit), and components of the foregoing, if any;

5.2.1.4 all plumbing, electric, heating, cooling and other utility or service lines, pipes, wires, ducts, conduits and apparatuses, wherever located, which serve only that Unit;

5.2.1.5 all control knobs, switches, thermostats, and electrical outlets and connections affixed to or projecting from the walls, floors, and ceilings which service either the Unit or the fixtures located therein;

5.2.1.6 all interior walls that are not necessary for support of the structure, and all components thereof and all space encompassed thereby;

5.2.1.7 the portion of fireplaces actually within the interior of a Unit, and fireplace vents or chases;

5.2.1.8 the space in the attached garage; and

5.2.1.9 the attic space or storage space above a Unit, and the crawl space below a Unit, if any, to which the Unit has direct and exclusive access.

5.2.2 Excluded from a Unit, however, are all of the following items, whether or not located within the bounds of that Unit:

5.2.2.1 any supporting element of the Building contained in interior walls;

5.2.2.2 all plumbing, electric, heating, cooling and other utility or service lines, pipes, sump pumps and accessories thereto, wires, ducts and conduits which serve any other Unit; and

5.2.2.3 fire place exhaust vents.

5.2.3 Unit Types, Sizes, Locations and Components. All Units are of the types described on the Map and in Exhibit "C" attached hereto, which Map also sets forth the size and floor plan of each type of Unit. The size of Units of each type is described in terms of "gross interior square feet," which means the area of space that constitutes a Unit, and is measured from the interior surfaces of exterior walls inward, and includes space occupied by interior partitions, space in the porch or veranda, and space in the attached garage. The type and location of each Unit is also set forth on the Map. Each Unit has its own gas furnace, hot water heater, and a fireplace. Each Unit has direct access to a Common Area, which leads directly to Hunter View Drive and to Hunter Valley Drive, Utah, which are public streets.

**ARTICLE VI**  
**STATEMENT OF PURPOSE AND RESTRICTION ON USE**

6.1 PURPOSE: The purpose of this Declaration, in addition to establishing separate individual parcels from the Property to which fee simple interests may be conveyed, is to create restrictions, covenants, and easements providing for, prompting, and preserving the values of Units and the Common Areas and the well being of Unit Owners and Occupants, and to establish a Unit Owners' Association to administer the Project, to administer and enforce the covenants, easements, charges and restrictions hereinafter set forth, and to raise funds through assessments to accomplish these purposes. Moreover, the purpose of this Declaration is to establish a community for persons 55 or older and to qualify for the age restriction exemption under The Fair Housing Act (Title VIII of the Civil Rights Act, 42 USC § 3601, et seq.) that allows communities to be operated for occupancy by persons 55 years of age or older, to satisfy those certain criteria set forth in HOPA and to adopt certain age restriction rules and regulations and age verification procedures to be enforced by the Association.

6.2 RESTRICTIONS ON USE: In addition to all of the covenants contained herein, the use of the Units and Common Areas and Facilities are subject to the following:

6.2.1 Residential Use. Except as otherwise specifically provided in this Declaration, no Unit shall be used for any purpose other than that of a residence for individuals living together as a single housekeeping unit, and uses customarily incidental thereto. Notwithstanding the foregoing, an Occupant maintaining a personal or professional library, keeping personal business or professional records or accounts, conducting personal business (provided that such use does not involve customers, employees, licensees or invitees coming to the Unit), making professional telephone calls, or corresponding, in or from a Unit, is engaging in a use expressly declared customarily incidental to residential use and is not in violation of these restrictions. No Unit may be used as a rooming house, group home, commercial foster home, fraternity or sorority house, off-campus housing by unrelated students, or any similar type of lodging, care or treatment facility. The foregoing residential use restriction is subject, however, to any applicable current or future federal or Utah housing law that may now or in the future render such residential use restriction unenforceable in whole or in part, in which event such residential use restriction shall restrict use of the Project only to the extent permitted by law.

6.2.2 Insurance. Without the prior written consent of the Board of Trustees, nothing shall be done or kept in any Unit or in the Common Areas which will increase the rate of insurance on the Buildings or contents thereof beyond that customarily applicable for residential use or that will result in the cancellation of insurance on said Buildings, or the contents thereof. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Areas which is in violation of any law or regulation of any governmental authority.

6.2.3 Visible Areas. Nothing shall be caused or permitted to be hung or displayed on the outside or inside of windows of Buildings or placed on the outside walls of a Building or otherwise outside of a Unit, or any part thereof, except interior inoffensive



drapes, curtains, or louvered blinds which, from exterior observation, must be white, beige or gray, or as otherwise authorized by the Board of Trustees. No awning, canopy, shutter or television or citizens' band or other radio antenna or transmitter, or any other device or ornament, shall be affixed to or placed upon an exterior wall or roof or any part thereof of a Building, or the exterior of any door or window of a Building, or in, on, or over a patio, porch or balcony of a Building, visible to the exterior, unless authorized by the Board of Trustees. Notwithstanding the foregoing, nothing in this Declaration shall be deemed to prohibit the reasonable placement of reasonably small satellite discs on the roofs of individual Units by the Owner or Owners of those Units.

6.2.4 Offensive Activities. No noxious or offensive activity shall be carried on in any Unit or in the Common Areas, nor shall any be used in any way or for any purpose which may endanger the health of or unreasonably disturb any Owner or lawful Occupant of other Units.

6.2.5 Structural Integrity. Nothing shall be done in any Unit or in, on, or to the Common Areas which will impair the structural integrity of any Building or structurally change the same or any part thereof except as is otherwise provided in this Declaration.

6.2.6 Common Areas. The Common Areas shall be kept free and clear of all rubbish, debris, and other unsightly materials. The Common Areas (except the Limited Common Areas) shall be used in common by Unit Owners and lawful Occupants and their agents, servants, customers, invitees and licensees, in accordance with the purposes for which they are intended, reasonably suited and capable, and as may be required for the purposes of access, ingress to, egress from, use, occupancy, and enjoyment of Units. Unless expressly provided otherwise herein, no Common Areas shall be used for any purpose other than the health, safety, welfare, convenience, comfort, recreation or enjoyment of Unit Owners and Occupants. There shall be no obstruction of the Common Areas, nor shall anything be kept or stored on any part of the Common Areas in violation of the rules adopted by the Board of Trustees. Nothing shall be altered on, constructed in, or removed from, the Common Areas except upon the prior written consent of the Board of Trustees.

6.2.7 Animals. Except as hereinafter provided, no animals, livestock, or poultry of any kind shall be raised, bred, or kept in any Unit or on the Common Areas. Notwithstanding the foregoing, household domestic pets, not bred or maintained for commercial purposes, may be maintained in a Unit, provided that: (i) no more than one pet may be maintained in any Unit, except that, if a Unit Owner, prior to the commencement of occupancy of a Unit, requests the Board of Trustees, in writing, for permission to maintain two pets in a Unit, the Board of Trustees, in its discretion, may, in writing, authorize two pets, provided the two pets are either dogs of a miniature breed or cats who have or will have a combined mature weight not in excess of twenty (20) pounds, the pets shall be house pets only and not permitted in Common areas, those pets are owned by the Unit Owner at the time of commencement of occupancy of a Unit, and the Unit Owner shall not be permitted to replace the first of those two pets who dies; (ii) the maintaining of animals shall be subject to such rules and regulations as the Board of Trustees may from time to time promulgate, including, without limitation, the right to prohibit pets entirely, to place limitations on the size, number and type of such pets, and the right to levy

enforcement charges against persons who do not clean up after their pets; and (iii) the right of a lawful Occupant to maintain an animal in a Unit shall be subject to termination if the Board of Trustees, in its full and complete discretion, determines that maintenance of the animal constitutes a nuisance or creates a detrimental effect on the Project or other Units or Occupants.

6.2.8 Privacy. Each Owner shall have a drape, blind, or other covering which covers the windows of his Unit.

6.2.9 No Admission Fee. Other than the right of the Association to charge a reasonable fee for use of the clubhouse to reimburse the Association for the cost of clean up, maintenance, and/or repair of damage required by such use, no admission fees, charges for use, leases or other income-generating arrangement of any type shall be employed or entered into with respect to any portion of the Common Areas. Nothing in this subparagraph shall be construed to relieve Owners or Occupants from their responsibility to clean the clubhouse or to repair any damage caused by them as may be required by other provisions of this Declaration or in any rules and regulations adopted by the Board.

6.2.10 Liability of Unit Owner for Damages. Each Unit Owner shall be liable to the Association for all damages to the Common Areas caused by such Unit Owner or any invitee or Occupant of his Unit, except for that portion of said damage, if any, that is covered by insurance maintained by the Association. The failure of the Association to continue any insurance in effect shall not be a defense to any such liability.

6.2.11 Rental Restriction. The rental or leasing of Units is prohibited except in the following circumstances:

6.2.11.1 If a Unit Owner is deployed to serve in the military, that Unit Owner's Unit may be rented during the period of the Unit Owner's deployment.

6.2.11.2 If a Unit Owner is relocated by their employer for a period of not less than two years, that Unit Owner's Unit may be rented during the period of the Unit Owner's relocation.

6.2.11.3 A Unit Owner may rent or lease their Unit to a parent, child, or sibling of the Unit Owner.

6.2.11.4 If a Unit is owned by a trust or other entity created for estate planning purposes, that entity may rent or lease the Unit to the person whose estate the trust or entity was created for, or to that person's parent, child, or sibling.

6.2.11.5 If a Unit Owner is renting a Unit prior to the date this Declaration is recorded in the official records of the Salt Lake County Recorder, that Unit may continue to be rented until the Unit is occupied by the Unit Owner, or by an officer, owner, member, trustee, beneficiary, director, or person holding a similar position of ownership or control of an entity or trust that holds an ownership interest in the Unit.

The foregoing rental restriction is subject, however, to any applicable current or future federal or Utah housing law that may now or in the future render such rental restriction unenforceable in whole or in part, in which event such rental restriction shall restrict use of the Project only to the extent permitted by law. The Board shall create, by rule or resolution, procedures to determine and track the number of Units being rented pursuant to the foregoing exceptions, and to ensure the consistent administration and enforcement of the rental restrictions.

6.2.12 Lease Requirements. When a Unit meets one of the exceptions listed in 6.2.11.1 through 6.2.11.5, above, such that the normal rental restrictions do not apply, the following provisions still apply. No lease may be of less than an entire Unit. Any lease agreement shall be in writing, shall provide that the lease shall be subject in all respects to the provisions of this Declaration, and to the rules and regulations promulgated from time to time by the Board of Trustees, and shall provide that the failure by the tenant to comply with the terms of the Condominium Constituent Documents and lawful rules and regulations established by the Board of Trustees shall be a default under the lease. No Unit may be leased for a term of less than 30 days. Prior to the commencement of the term of a lease, the Unit Owner shall notify the Board of Trustees, in writing, of the name or names of the tenant or tenants and the time during which the lease term shall be in effect. Upon request of the Board of Trustees, the Unit Owner shall provide a copy of the lease agreement to the Board of Trustees. Any violation of this Declaration or of such rules and regulations by a tenant shall also constitute a violation by the Unit Owner, and the Board of Trustees shall have the right to enforce this Declaration against the Unit Owner and such tenant.

6.2.13 No Transient Use. No Unit or part thereof shall be rented or used for transient or hotel purposes, which is defined as: (i) rental under which Occupants are provided customary hotel services such as room service for food and beverages, maid service, the furnishing of laundry and linen, busboy service, and similar services; or (ii) rental to roomers or boarders, that is, rental to one or more persons of a portion of a Unit only. The restrictions in this section 6.2.13 apply even when a Unit meets one of the exceptions listed in 6.2.11.1 through 6.2.11.5, such that the normal rental restriction does not apply.

6.2.14 Signs. No sign of any kind shall be displayed to the public view on the Project except: (a) on the Common Areas, signs regarding and regulating the use of the Common Areas, provided they are approved by the Board of Trustees; (b) on the interior side of the window of a Unit, one professionally prepared sign not in excess of nine square feet in size, advertising the Unit for sale or rent; and (c) Units not facing the street may display one (1) "For Sale" or "For Rent or Lease" sign visible from the street. All "For Sale" or "For Rent/Lease" signs in the Project for "Qualifying Units" (as such term is defined in Section 7.5 below), whether placed by an Owner or by a realtor, shall prominently display that this is a "55 YEAR AGE RESTRICTED COMMUNITY".

6.2.15 Vehicles. The Board of Trustees may establish rules and regulations restricting or prohibiting the parking of automobiles, vans, buses, inoperable vehicles, trucks, trailers, boats, and recreational vehicles on the Common Areas, or parts thereof,

and may enforce such regulations or restrictions by levying enforcement charges, having such vehicles towed away, or taking such other lawful actions as it, in its sole discretion, deems appropriate.

6.2.16 Replacements. Any Building erected to replace an existing Building containing Units shall be of new construction, shall be of comparable structure, type, size, design, and construction to that replaced, and shall contain a like number of Units of comparable size to the Units in the Building replaced.

6.2.17 Discrimination/Handicapped Accommodation. No action shall at any time be taken by the Association, or the Board of Trustees which in any manner would discriminate against any Unit Owner in favor of another. In addition, notwithstanding any provision hereof, or any rule or regulation, the Board of Trustees shall make reasonable accommodation if necessary to afford a handicapped person equal opportunity to use and enjoy the Project as compared to any other Unit Owner, provided that nothing contained herein shall be construed to mean or imply that any such accommodation be at the cost of the Association.

6.2.18 Architectural Control. No building, fence, wall, sign, patio, or other structure or improvement shall be commenced, erected, or maintained upon the Property, or any part thereof, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the same shall have been submitted to and approved in writing by the Board of Trustees or its designated representative or representatives, in its or their sole and unfettered discretion. Nothing visible to the exterior shall be permitted to be hung, placed, displayed or maintained in Limited Common Areas unless approved, in writing, by the Board of Trustees or its designated representative or representatives, in its or their sole and unfettered discretion, or unless the same is authorized by existing rules or regulations adopted by the Board of Trustees.

6.2.19 Rules and Regulations. In addition to adopting and enforcing rules and regulations in the instances specifically hereinbefore mentioned, the Board of Trustees may, from time to time, adopt and enforce such further reasonable rules and regulations as it deems necessary or desirable to promote harmony, to serve the best interests of the Unit Owners, as a whole, and the Association, and to protect and preserve the nature of the Project. A copy of all rules and regulations shall be furnished by the Board of Trustees to the Owner(s) of each Unit prior to the time when the same shall become effective.

6.2.20 Parking/Vehicles.

6.2.20.1 No boats, trailers, motor homes, trucks (larger than a 3/4 ton pickup), travel trailers, or any vehicle with commercial advertising may be parked on any street or driveway of the Project overnight. Other vehicles used for recreation (van conversions/RVs) not garage-able, will be permitted to park in the Limited Common Areas of a Unit (in front of garage) for only forty-eight (48) hours to allow for loading and unloading. Such vehicles must not block normal access of other residents. Commercial moving vans, when conducting contract business, and

commercial trucks when in the Project to perform service or repair work are an authorized exception. All parking by Owners, Occupants, or their guests must be: (a) within the garage, (b) in the Limited Common Area in front of the garage door of the Unit occupied by such persons, (c) in the parking spaces at the Clubhouse area and in front of Buildings 2, 22, and 23, or (d) on the side drive in such a manner so as not to block any other residents access to a garage or street. **PARKING IS PROHIBITED IN THE "TURN-AROUND" AREAS AT THE END OF ANY DRIVEWAY.** No vehicle may be parked in the clubhouse parking areas for more than forty-eight (48) consecutive hours. Vehicles parked there for more than forty-eight (48) hours are subject to being towed.

6.2.20.2 Inoperable vehicles (with flat tires, expired license tags, etc.), or vehicles which cannot be identified as belonging to a resident which are parked in any Common Areas, including Limited Common Areas, for more than 48 consecutive hours may be towed off the Project at the vehicle owner's expense. No repair work is permitted on vehicles in Common Areas, including Limited Common Areas, except for short-term emergency work (flat tire, battery charge, etc.).

6.2.20.3 No vehicle shall be parked in any manner which blocks any street or driveway of the Project, or the ingress/egress to any garage other than the Unit owned by the owner of the vehicle. The speed limit within the Project is 14 mph. Reckless operation, excessive speed, and parking or driving on the lawn areas is prohibited.

## **ARTICLE VII OWNERSHIP AND CONVEYANCE OF UNITS AND COMMON AREAS**

7.1 **OWNERSHIP OF A UNIT:** The Owners in the Project shall be entitled to the exclusive fee simple ownership and possession of their Unit, to the exclusive possession of any Limited Common Areas appurtenant to their Unit, and to the fee simple ownership of an undivided interest in the Common Areas in the percentage set forth in Exhibit "C" attached hereto, until Exhibit "C" is otherwise amended in connection with the expansion of the Project as permitted by this Declaration. Units may and shall be owned as any other property rights by persons in the form of tenancy in common or joint tenancy. Nothing in this Declaration shall be construed to prohibit an Owner from transferring his ownership interest in trust, to a family limited partnership, or in another form of legal entity for the benefit of the Owner or his family.

7.2 **NO SUBDIVISION OR COMBINATION OF UNITS:** No Unit Owner may subdivide or partition his Unit or his undivided share of the Common Areas. No Unit Owner may combine his Unit with another Unit to make a larger Unit. No part of a Unit may be separated from any other part thereof during the period of Project ownership prescribed herein. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Unit or any part thereof shall be construed 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.

**7.3 NATURE OF OWNERSHIP OF COMMON AREAS AS BETWEEN OWNERS OF DIFFERENT UNITS AND AS BETWEEN MULTIPLE OWNERS OF A SINGLE UNIT:**

The Common Areas, as between the Owner(s) of one Unit and the Owner(s) of another Unit shall be owned by the Unit Owners as tenants in common; provided, however, that if a Unit is owned by two or more Owners, the interests in the Common Areas attributable to such Unit shall be held as between such Owners in the same manner as they hold the ownership of the Unit. The Common Areas shall remain undivided. No Unit Owner or combination of Unit Owners shall bring any action for partition or division of the Common Areas.

**7.4 CONVEYANCE:** The undivided interest of a Unit in the Common Areas shall be deemed to be conveyed or encumbered with the Unit even though that interest is not expressly mentioned or described in the deed, Mortgage, or other instrument of conveyance or encumbrance. Any conveyance, encumbrance, judicial sale, or other transfer (voluntary or involuntary) of an interest in the Common Area will be void unless the Unit to which that interest is allocated is also transferred to the same transferee. The right of a Unit Owner to sell, transfer, or otherwise convey that Owner's Unit is not subject to any right of first refusal, and any Unit Owner may transfer that Owner's Unit free of any such limitation. To enable the Association to maintain accurate records of the names and addresses of Unit Owners, each Unit Owner agrees to notify the Association, in writing, within five (5) days after an interest in that Unit Owner's Unit has been transferred to another person. In addition, each Unit owner agrees to provide to a purchaser of that Owner's Unit a copy of the Condominium Constituent Documents and all effective rules and regulations.

**7.5 AGE RESTRICTIONS ON RENTAL AND SALE OF UNITS:**

**7.5.1** At least eighty percent (80%) of the occupied Units within the Project shall be occupied by at least one (1) person not less than fifty-five (55) years of age. Each Owner hereby agrees and acknowledges that in the event he or she purchased a Qualifying Unit, he or she shall be bound by the Age 55 Criteria and the Owner's rental and sale of such Qualifying Unit shall be restricted by the Age 55 Criteria. To the extent required by any applicable Federal or State law, at no time shall less than eighty (80%) percent of the Units subject to this Declaration be occupied by single families where at least one member of the single family is fifty (55) years of age or older. For the purposes of this Section 7.5, a Unit is "occupied" when an Owner or Occupant has possession of the Unit and has the right to actually use or control such Unit. In compliance with HOP A, the Association, shall (i) publish and adhere to Age 55 Criteria policies and procedures that demonstrate the intent to operate this Project as a community for persons who are 55 years of age or older as such intent is set forth in this Section 7.5; and (ii) shall establish policies for age verification of each Owner or Occupant by reliable surveys and affidavits, which surveys and affidavits shall be of the type that may be admissible in administrative and judicial proceedings for the purposes of such verification, such as a driver's license, birth certificate, passport, immigration card or military identification. The only exception to the Age 55 Criteria as applied to the eighty percent (80%) of Units occupied by persons age 55 or older is for the non-age qualified surviving spouse of an age qualified decedent Owner who had occupied the Qualified Unit, until such time as the non-age qualified surviving spouse remarries at which time the exception expires.

**7.5.2** Any Owner who sells or leases a Unit within the Project shall disclose in the advertisements, purchase or lease documents that Hunter Villas Condominiums is a 55 year

age restricted community under HOPA. An Owner or the Owner's realtor's failure to disclose that this Project is intended to be operated for persons age 55 and older shall not prevent the Association from enforcing the age restriction policies against any Owner, Occupant and/or renter for non-compliance.

## **ARTICLE VIII UNIT OWNERS' ASSOCIATION MEMBERSHIP AND VOTING**

8.1 **MEMBERSHIP:** Every Owner shall be a member of the Association. If title to a Unit is held by more than one person, the membership related to that Unit shall be shared by all such persons in the same percentage as their percentage interest in the Unit. Each such membership shall be appurtenant to the Unit upon which it is based and shall be transferred automatically by conveyance of that Unit and the Association shall record the transfer on its books upon being presented with evidence of the transfer of the Unit. No person or entity other than an Owner may be a member of the Association, and a person or entity who holds an interest in a Unit merely as security for the performance of an obligation shall not be deemed a member of the Association. A membership in the Association may not be transferred except in connection with the transfer of a Unit; provided, however, that the rights of membership may be assigned as further security for a loan secured by a Mortgage on a Unit. Further, a contract purchaser of a Unit, while not constituting a Member of the Association, shall have the right to use the Common Areas and the right to vote the Membership interest of the Owner whose Unit interest he or she is purchasing if such purchaser has a written proxy from such Owner. In the event the Owner of any Unit should fail or refuse to transfer the membership registered in his name to the purchaser of such Unit upon transfer of fee title thereto, the Board shall have the right, but not the obligation, to record the transfer upon the books of the Association. The Board shall have the right to charge a reasonable Special Assessment against any Owner, and against his Unit, equal to the cost of the Association of effectuating any such transfer of his membership upon the books of the Association.

8.2 **VOTING RIGHTS:** The Board of Trustees shall maintain a list of Owners which shall be updated on a regular basis. Disputes over the membership list shall be resolved by reference to the official records of the Salt Lake County Recorder's office. At a meeting of the Association, the Owners of each Unit shall, collectively, be entitled to vote, in person or by proxy, the same number of votes attributable to such Unit's percentage interest in the Common Areas as set forth on Exhibit "C" attached to this Declaration. For example, where a particular Unit has an assigned par value of 1 in Exhibit "C," its Owners shall have an undivided 0.9058 percentage interest (rounded to four decimal places) in the Common Areas and shall be entitled to cast 0.9058 votes. By way of further example, where a particular Unit has an assigned par value of 1.2 in Exhibit "C," its Owners shall have an undivided 1.0870 percentage interest (rounded to four decimal places) in the Common Areas and shall be entitled to cast 1.0870 votes. The Board, from time to time, may suspend the right of a member to vote with respect to his, her, or its Unit for failure to pay assessments when due, or for failure to observe other of the terms hereof, the Bylaws, or rules and regulations of the Association. Such suspension shall be accomplished pursuant to rules and regulations duly adopted by the Board from time to time.

8.3 **MANNER OF VOTING:** The vote of each Unit shall be cast by the Owner or Owners of such Unit in person or by proxy in the manner specified in the Bylaws. In the event there is more than one Owner of a particular Unit, the vote relating to such Unit shall be exercised

by a majority of such Owners as may be determined among themselves. A vote cast at any meeting by any of such Owners shall be conclusively presumed to be the vote attributable to all Owners of the Unit concerned, whether or not all Owners of the Unit are present, unless an objection is immediately made by another Owner of the same Unit or such vote is in conflict with a written proxy given by another Owner of the Unit. In the event of such a conflict or objection, the vote involved shall not be counted for any purpose whatsoever until the matter is resolved to the reasonable satisfaction of the Board. In such case, the Board may, but shall not be required to, apportion such Unit's vote among the Owners thereof.

8.4 TRANSFER: The Association shall maintain records showing the name and address of each Owner and the Unit which is owned by him or her. In the event of any transfer of a fee interest in a Unit, either the transferor or the transferee shall furnish the evidence establishing that the transfer has occurred. An Owner who fails to furnish such information shall continue to be liable for assessments of Common Expenses, even after transferring ownership of his Unit, until the Association is advised of the transfer. At its option, the Association may act and rely on current ownership information respecting any Unit or Units which is obtained from the office of the County Recorder of Salt Lake County, Utah. The address of an Owner shall be deemed to be the address of the Unit owned by such Owner unless the Association is otherwise advised.

## **ARTICLE IX MANAGEMENT OF ASSOCIATION**

9.1 INCORPORATION: The Association shall be incorporated as a Utah nonprofit corporation. Although it is understood that additional provisions for the operation of the Association that are not in conflict with this Declaration may be contained in the Bylaws.

9.2 BOARD OF TRUSTEES: The business, property and affairs of the Association shall be managed, operated, and maintained by the Board of Trustees and by any Manager they may designate.

9.2.1 Without the vote or consent of the Owners or any other persons, the Board of Trustees may grant or create, to the extent permitted by law and on such conditions as it deems advisable, utility and similar easements, over, under, across and through the Common Areas;

9.2.2 The Board of Trustees may execute and record, on behalf of all Owners, any amendment to the Declaration or Map which has been approved by any vote or consent necessary to authorize such amendment;

9.2.3 The Board of Trustees shall have the authority to enforce this Declaration on behalf of the Association and its Members; .

9.2.4 The Board of Trustees shall have authority to enter into contracts which in any way concern the Project on behalf of the Association, so long as any vote or consent of the Owners which may be necessitated by the subject matter of the agreement has been obtained;



9.2.5 The Board of Trustees shall have authority to purchase, otherwise acquire, and accept title to, in the name of the Association, any personal property and/or interest in real property, and to convey or transfer any interest in real property, so long as such action has been authorized by any vote or consent of the Owners which may be necessary under the circumstances;

9.2.6 The Board of Trustees may add any interest in real property obtained pursuant to subparagraph 9.2.5 immediately above to the Project, so long as such action has been authorized by any necessary vote or consent of the Owners;

9.2.7 The Board of Trustees, as the Board may adopt Bylaws of the Association;

9.2.8 The Board of Trustees may promulgate, from time to time, such reasonable rules, regulations, and procedures as may be necessary or desirable to aid in carrying out the Association's functions and/or to govern the reasonable use, maintenance, and operation of the Project, including without limitation those certain rules, regulations and age verification polices described in Section 7.5 above;

9.2.9 The Board of Trustees shall have authority to maintain, repair, replace, restore, operate, and manage the Common Areas and all property that may be acquired by the Association, to appoint a Manager in regard to such activities, and to establish an adequate reserve fund for repair, replacement, and restoration thereof;

9.2.10 The Board of Trustees shall have authority to secure fidelity bond coverage and such other policy or policies of insurance as the Board of Trustees deems necessary or desirable in protecting the interests of the Association and the Owners; and

9.2.11 The Board of Trustees may perform any other acts and may enter into any other transactions which are permitted by the Bylaws, which may be deemed reasonably necessary by the Board for the Board of Trustees to perform its function, and which the Act shall permit.

9.3 COMPOSITION OF BOARD: The Board shall be composed of seven (7) Trustees, each of whom shall be an Owner (or an officer, director, or agent of a non-individual Owner).

9.4 FILLING OF VACANCIES: The terms of the seven (7) Trustees described in paragraph 9.3 above shall be staggered so that the terms of one-third of the Trustees will expire and successors will be elected at each annual meeting of the Association as provided in the Bylaws. Thereafter, at such annual meetings, successors to the Trustees whose terms then expire shall be elected to serve terms of three (3) years.

9.4.1 Trustees shall serve until their successors have been duly elected and qualified unless removed in accordance with the Bylaws. Any trustee who fails on three (3) successive occasions to attend Board meetings (whether regular or special) shall automatically forfeit his or her seat. Any trustee may be removed from the Board with or without cause, by a majority vote of the Unit Owners.

9.4.2 Subject to the Bylaws, any vacancy occurring on the Board prior to an annual meeting shall be filled by the affirmative vote of the remaining trustees until the next annual meeting or, in the event there are no remaining trustees, by the affirmative vote of a majority of the votes of the Members at any special meeting of the Members held in accordance with the Association's Bylaws.

9.5 MANNER OF EXERCISING VOTES FOR TRUSTEES: At any meeting, the votes exercised by the Owner or Owners of a Unit shall be the number of votes determined by multiplying the Unit's number of votes associated with the par value of the Unit as shown on Exhibit "C". Said votes may be voted in favor of as many candidates as there are trustee seats to be filled.

9.6 OPERATION OF BOARD OF TRUSTEES: Meetings of the Board of Trustees may be held in person or telephonically, within or without the State of Utah. Regular meetings shall be fixed by the Board as provided in the Bylaws. Special meetings may be convened at the request of the President of the Association, the Manager (if one has been appointed by the Board), upon the request of any two trustees, or in any other manner provided by the Bylaws.

9.7 APPROVAL REQUIRED: The Board of Trustees shall not, without the prior favorable vote or the written consent of all of the Owners, have the authority to purchase or sell any real property constituting the Common Areas or to add any real property to, or to remove any real property from, the Common Areas.

9.8 ADDITIONAL FACILITIES: The Board of Trustees shall have the authority, with the approval or consent of a majority of Owners, to provide such facilities, in addition to those for which the provision has already been made, as it may deem to be in the best interests of the Unit Owners and to effect the necessary amendment of documents and maps in connection therewith.

9.9 MANAGER: The Board of Trustees may appoint a Manager of the Project as contemplated by the Act. Thereafter, the Board of Trustees may carry out through a Project Manager any of its functions which are properly the subject of delegation. Any Manager so engaged shall be responsible for managing the Project for the benefit of the Unit Owners and shall, to the extent permitted by law and the provisions of the agreement with the Board of Trustees, be authorized to perform any of the functions or acts required or permitted to be performed by the Board of Trustees. Any agreement for professional management of the Project which may be entered into by the Association shall call for a term not exceeding three (3) years and shall provide that such management agreement may be terminated by the Board of Trustees for cause, with such termination to be effective at such time as is set forth in a written notice to the Manager terminating the management agreement.

## **ARTICLE X EASEMENTS**

10.1 RECORDED EASEMENTS: The Project shall be subject to all easements as shown on any Map or other recorded plat affecting the Project or the Real Property and to any other easements of record or use as of the date of recordation of this Declaration.

10.2 EASEMENTS OF ENJOYMENT: LIMITATIONS: Every Unit Owner shall have a right and easement of enjoyment in, over, and upon the Common Areas and an unrestricted right of access to and from his, her, or its Unit, which rights and easements shall be appurtenant to and shall pass with the title to a Unit, subject to the right of the Board of Trustees to make reasonable rules and regulations concerning the use and management of the Common Areas, including the Limited Common Areas, provided that no such rule or regulation shall limit or prohibit the right of ingress and egress to a Unit, or any part thereof, or to that Unit's parking facilities. Each Unit Owner shall be deemed to have delegated that Unit Owner's right of enjoyment to the Common Areas and to ingress and egress to the Occupants of that Owner's Unit.

10.3 RIGHT OF ENTRY FOR REPAIR: The Association shall have a right of entry and access to, over, upon, and through all of the Property, including each Unit and the Limited Common Areas, to enable the Association to perform its obligations, rights, and duties pursuant hereto with regard to maintenance, repair, restoration, and/or servicing of any items, things or areas of or in the Property. In the event of an emergency, the Association's right of entry to a Unit and its appurtenant Limited Common Areas may be exercised without notice; otherwise, the Association shall give the Owners or Occupants of a Unit no less than twenty-four hours advance notice prior to entering a Unit or its appurtenant Limited Common Areas.

10.4 EASEMENTS FOR ENCROACHMENTS: Each Unit and the Common Areas, including the Limited Common Areas, shall be subject to and shall be benefited by easements for encroachments on or by any other Unit or the Common Areas, including the Limited Common Areas, created or arising by reason of overhangs; or by reason of deviations in construction, reconstruction, repair, shifting, settlement, or other movement of any portion of a Unit or other improvements; or by reason of errors on the Map. Valid easements for these encroachments and for the maintenance of same, as long as the physical boundaries of the Units after the construction, reconstruction, repairs, etc. are in substantial accord with the description of those boundaries that appears on the Map, shall and do exist so long as the encroachments remain.

10.5 EASEMENT FOR SUPPORT: Every portion of a Building or utility line or any improvement on any portion of the Property contributing to the support of another Building, utility line, or improvement on another portion of the Property shall be burdened with an easement of support for the benefit of all other such buildings, utility lines, improvements, and other portions of the Property.

10.6 EASEMENTS FOR PROPER OPERATIONS: Easements to the Association shall exist upon, over, and under all of the Property for ingress to and egress from, and the installation, replacing, repairing, and maintaining of all utilities, including, but not limited to, water, sewer, gas, telephone, electricity, security systems, master television antennas and cable television, and the road system and all walkways, and for all other purposes necessary for the proper operation of the Property. By these easements it shall be expressly permissible for the Association to grant to the appropriate public authorities and/or the providing companies and contractors permission to construct and maintain the necessary appurtenances and improvements on, above, across, and under the Property, so long as such appurtenances and improvements do not unreasonably interfere with the use and enjoyment of the Property. Should any public authority or other company furnishing a service request a specific easement, permit, or license, the Board shall have the right to grant such easement, permit, or license without conflicting with the terms hereof. In addition,

in the event the Board determines that the grant of easement rights to others is in the best interests of the Association, the Association shall have the right to grant the same, provided that use of the same would not, in the sole judgment of the Board, unreasonably interfere with the use and enjoyment of the Property by Owners and Occupants.

10.7 EASEMENT FOR SERVICES: Non-exclusive easements are hereby granted to all police, firemen, ambulance operators, mailmen, delivery men, garbage and trash removal personnel, and all similar persons, and to the local governmental authorities and to the Association, but not to the public in general, to enter upon the Common Areas in the performance of their duties, subject to such reasonable rules and regulations as the Board of Trustees may establish, from time to time.

10.8 POWER OF ATTORNEY: Each Unit Owner, by acceptance of a deed to a Unit, appoints the Association or its designated representative, as his, her or its attorney-in-fact, to execute, deliver, acknowledge, and record, for and in the name of such Unit Owner, such deeds of easement, licenses, permits, and other instruments as may be necessary or desirable, in the sole discretion of the Board, or its authorized representative, to further establish or effectuate the foregoing easements and rights. This power is for the benefit of each and every Unit Owner, the Association, and the real estate to which it is applicable, runs with the land, is coupled with an interest, and is irrevocable.

10.9 GENERAL: The easements and grants provided herein shall in no way affect any other recorded grant or easement. Failure to refer specifically to any or all of the easements and/or rights described in this Declaration in any deed of conveyance or in any Mortgage or other evidence of obligation shall not defeat or fail to reserve said rights or easements and the same shall be deemed conveyed or encumbered, as the case may be, along with the Unit.

10.10 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 for the Board of Trustees to perform the duties and functions which it is obligated or permitted to perform pursuant to this Declaration, including the right to construct and maintain in the Common Areas maintenance and storage facilities for use by the Association.

## **ARTICLE XI ASSESSMENTS**

11.1 TYPES OF ASSESSMENTS: Each Unit Owner by acceptance of a deed to a Unit (whether or not it shall be so expressed in such deed) is deemed to covenant and agree, to pay to the Association: (a) annual Common Assessments, (b) special assessments for capital improvements, and (c) special individual Unit assessments, all of such assessments to be established and collected as hereinafter provided.

11.2 PURPOSE OF ASSESSMENTS: The assessments levied by the Association shall be used exclusively to promote and provide for the health, safety, and welfare of Unit Owners and Occupants and the best interests of the Property.

11.3 ELEMENTS-APPORTIONMENT AND DUE DATES:

11.3.1 Annual Common Assessments.

11.3.1.1 The Board shall estimate, and prorate among all Units and their Owners on the basis of the undivided interest of each Unit in the Common Areas, Common Expenses of the Association, consisting of, but not limited to, the following:

11.3.1.1.1 the estimated next fiscal year's cost of the maintenance, repair, any amount necessary to pay real property taxes and/or other assessments coming due during the next budget year that are assessed on the Common Areas separately from those assessed on the Units, any amount necessary to pay personal property taxes and/or other assessments coming due during the next budget year that are assessed on any personal property owned by the Association, and other services to be provided or paid for by the Association;

11.3.1.1.2 the estimated next fiscal year's costs for insurance premiums to be provided and paid for by the Association;

11.3.1.1.3 the estimated next fiscal year's costs for utility services not separately metered or charged to Unit Owners;

11.3.1.1.4 the estimated amount required to be collected to maintain a working capital reserve fund (which amount shall be separate from the amount collected for capital improvement reserves as described in Section 11.3.1.1.5 below), to assure availability of funds for normal operations of the Association, in an amount deemed adequate by the Board, but in no event less than an amount equal to two months' currently estimated assessments on all Units;

11.3.1.1.5 an amount deemed adequate by the Board to maintain a reserve for the cost of unexpected repairs and replacements of capital improvements and for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be maintained;

11.3.1.1.6 the estimated next budget year's costs for the operation and administration of the Association, including, but not limited to, fees for property management, fees for legal and accounting services, costs of mailing, postage, supplies and materials for operating the Association, and the salaries, wages, payroll charges, and other costs to perform these services, and any other costs constituting Common Expenses not otherwise herein specifically excluded; and

11.3.1.1.7 an amount deemed adequate by the association to reimburse the association for any funds expended on behalf of the

Association for construction, maintenance, repair or replacement of the Common Areas and Facilities.

11.3.1.2 The Board shall thereupon allocate to each Unit that Unit's share of all of these items, prorated in accordance with each respective Unit's undivided interest in the Common Areas, and thereby establish the annual operating assessment for each separate Unit. For administrative convenience, any such assessment may be rounded so that monthly installments will be in whole dollars.

11.3.1.3 The annual Common Assessment shall be payable in advance, in equal monthly installments, provided that nothing contained herein shall prohibit any Unit Owner from prepaying assessments in annual, semiannual, or quarterly increments. The due dates of any such installments shall be established by the Board, or, if it fails to do so, an equal monthly pro rata share of the annual operating assessment for a Unit shall be due the first day of each month.

11.3.1.4 If the amounts so collected are, at any time, insufficient to meet all obligations for which those funds are to be used, the deficiency shall be assessed by the Board among the Units on the same basis as heretofore set forth.

11.3.1.5 If Common Assessments collected during any budget year are in excess of the funds necessary to meet the anticipated expenses for which the same have been collected, the excess shall be retained as reserves, or as reductions in future assessments, as determined by the Board, in its sole discretion, and shall in no event be deemed profits nor available, except on dissolution of the Association, for distribution to Unit Owners.

11.3.2 Special Assessments for Capital Improvements:

11.3.2.1 In addition to the annual Common Assessments, the Board may levy, at any time, special assessments to construct, reconstruct, or replace capital improvements of the Common Areas to the extent that reserves therefore are insufficient. However, except for new capital improvements that must be made to comply with applicable law or to correct any condition creating a safety or health hazard to Occupants, new capital improvements that do not replace existing improvements shall not be constructed, nor shall funds be assessed therefore, in any budget year without the prior approval of at least a seventy-five percent (75%) vote of the Unit Owners, if the cost of such new improvements would exceed five percent (5%) of that budget year's budget.

11.3.2.2 Any such Special Assessment shall be prorated among all Units in proportion to their respective undivided interests in the Common Areas, and shall become due and payable on such date or dates as the Board determines following written notice to the Unit Owners.

11.3.3 Special Individual Unit Assessments. The Board may levy assessments against an individual Unit, or Units, and the Owner or Owners thereof, to reimburse the Association for those costs incurred in connection with that Unit or Units properly

chargeable by the terms hereof to a particular Unit (such as, but not limited to, the cost of making repairs that are the responsibility of a Unit Owner, and a Unit Owner's interest, late charges, enforcement charges, and arbitration charges). Any such assessment shall become due and payable on such date as the Board determines and sets forth in a written notice to the Unit Owners subject thereto.

11.4 EFFECTIVE DATE OF ASSESSMENT: Any assessment created pursuant hereto shall be effective, provided it is created as provided herein, if written notice of the amount thereof is sent by the Board to the Unit Owner subject thereto at least ten (10) days prior to the due date thereof, or, if it is to be paid in installments, the due date of the first installment thereof. Written notice mailed or delivered to a Unit Owner's Unit shall constitute notice to that Unit Owner, unless the Unit Owner has delivered written notice to the Board of a different address for such notices, in which event the mailing of the same to that last designated address shall constitute notice to that Unit Owner.

11.5 EFFECT OF NONPAYMENT OF ASSESSMENT: REMEDIES OF THE ASSOCIATION:

11.5.1 If any installment of an assessment assessed by the Board is not paid within ten (10) days after the same is due, the entire unpaid balance of the assessment shall immediately become due and payable, without demand or notice, unless the Board, in its sole discretion, determines not to accelerate the installments.

11.5.2 If any installment of an assessment is not paid within ten (10) days after the same is due, the Board, at its option, and without demand or notice, may (i) charge interest on the entire unpaid balance (including the accelerated portion thereof) at such rate as the Board, from time to time, establishes by rule; or, if the Board fails to establish a rate by rule, at the rate of eight percent (8%) per annum, (ii) charge a reasonable, uniform, late fee, as established from time to time by the Board, by rule, and (iii) charge the cost of collection, including attorney fees and other out-of-pocket expenses.

11.5.3 Annual Common Expenses and both types of special assessments, together with interest, late fees, and costs, including attorney fees, shall be a charge and lien in favor of the Association upon the Unit against which each such assessment is made.

11.5.4 At any time after any assessment or an installment of an assessment levied pursuant hereto remains unpaid for thirty (30) or more days after the same has become due and payable, a certificate of lien for the unpaid balance of that assessment, including all future installments thereof, interest, late fees, and costs, including attorney fees, may be filed with the recorder of the county in which the Property is located, pursuant to authorization given by the Board. The certificate shall contain a description or other sufficient legal identification of the Unit against which the lien exists, the name or names of the record Owner or Owners thereof, and the amount of the unpaid portion of the assessments and charges, and shall be signed by the president or other chief officer of the Association.

11.5.5 The lien provided for herein shall continue for a period of five (5) years unless it is renewed by the Association prior to the expiration of the five (5) year period, in which event it shall be extended for an additional five (5) years subject to further right of renewal by the Association, or unless it is sooner released or satisfied in the same manner provided by law in the State of Utah for the release and satisfaction of mortgages on real property, or discharged by the final judgment or order of a court in an action brought to discharge the lien.

11.5.6 Any Unit Owner who believes that an assessment chargeable to his, her, or its Unit has been improperly charged against that Unit, may bring an action in the court of competent jurisdiction of the county in which the Property is located for the discharge of that lien. In any such action, if it is finally determined that all or a portion of the assessment has been improperly charged to that Unit, the court shall make such order as is just, which may provide for a discharge of record of all or a portion of that lien.

11.5.7 Each such assessment, together with interest, late fees, and costs, including attorney fees, shall also be the joint and several personal obligation of the Unit Owners who owned the Unit at the time when the assessment fell due.

11.5.8 The Association, as authorized by the Board, may file a lien or liens to secure payment of delinquent assessments, interest, late fees, and costs, including attorney fees, bring or join in an action at law against the Owner or Owners personally obligated to pay the same, and bring an action to foreclose a lien in conformance with Utah law, or do any one or more of these. In any foreclosure action, the Owner or Owners affected shall be required to pay a reasonable rental for that Unit during the pendency of such action to the extent permitted by law. The Association in any foreclosure action involving a Unit or Units shall be entitled to become a purchaser at the foreclosure sale. In any such foreclosure action, interest and costs of such action (including attorneys' fees) shall be added to the amount of any such assessment, to the extent permitted by Utah law.

11.5.9 No claim of the Association for assessments and charges shall be subject to setoffs, offsets, or counterclaims.

11.5.10 No Owner may waive or otherwise escape liability for the assessments provided for in this Declaration by non-use of the Common Areas, or any part thereof, or by abandonment of his, her or its Unit.

11.5.11 Assessments shall run with the land, are necessary to continue the care, repair and maintenance of Units and their undivided interests in the Project, and to continue to provide utility and security service, and, accordingly, assessments accruing or becoming due during the pendency of bankruptcy proceedings shall constitute administrative expenses of the bankruptcy estate to the extent permitted by law.

11.6 SUBORDINATION OF THE HEN TO FIRST MORTGAGES: The lien of the assessments and charges provided for herein shall be subject and subordinate to the lien of any duly executed First Mortgage on a Unit recorded prior to the date on which such lien of the Association is recorded and any holder of such First Mortgage which comes into possession of a



Unit pursuant to the remedies provided in the First Mortgage, foreclosure of the First Mortgage, or deed or assignment in lieu of foreclosure, and any purchaser at a foreclosure sale, shall take the Unit free of any claims for unpaid installments of assessments and charges against the Unit which (i) are so subordinate to such First Mortgage and (ii) became due and payable prior, in the case of foreclosure, to the date of the sale, and, in all other cases, to the date legal title vested in the successor Owner by virtue of such process. The foregoing will not relieve any successor Owner from the obligation for assessments accruing thereafter.

11.7 CERTIFICATE REGARDING ASSESSMENTS: The Board shall, upon demand, for a reasonable charge, furnish a certificate signed by the president, treasurer, secretary or other designated representative of the Association, setting forth whether the assessments on a specified Unit have been paid. This certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

11.8 ENCUMBRANCES: Any encumbrancer holding a lien on a Unit may pay any amounts secured by the lien created by this Article, and upon such payment such encumbrancer shall be subrogated to all rights of the Association with respect to such lien, including priority.

11.9 EFFECT OF CONVEYANCE: In any voluntary conveyance, except to a First Mortgagee in lieu of foreclosure of the First Mortgage, the grantee of a Unit shall be jointly and severally liable with the grantor for all unpaid Common Assessments or special assessments against the Unit for his share of the Common Expenses up to the time of the grant or conveyance, without prejudice to the grantee's rights to recover from the grantor the amounts paid by the grantee. However, any such grantee shall be entitled to a statement from the Board of Trustees setting forth the amounts of the unpaid assessments against the grantor, and such grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid assessments against the grantor in excess of the amount set forth.

11.10 CERTIFICATE OF INDEBTEDNESS: The Board of Trustees shall, upon written request of any Unit Owner or any encumbrancer or prospective encumbrancer of a Unit, upon payment of a reasonable fee not to exceed Ten Dollars (\$10.00), issue to the person or persons requesting, a written statement setting forth the unpaid assessments with respect to the Unit covered by the request, which statement shall be conclusive upon the remaining Unit Owners and upon the Manager and Board of Trustees in favor of all persons who rely thereon in good faith. Any encumbrancer holding a lien on a Unit may pay any unpaid assessments payable with respect to such Unit and upon such payment that encumbrancer shall have a lien on that Unit of the same rank as the lien of his encumbrance.

11.11 TENANT RECOVERY: If a Unit Owner shall at any time let or sublet his Unit and default for a period of one month or more in the payment of any assessments, the Association may, at its option, so long as such default shall continue, demand and received from such tenant or subtenant or property manager the rent due or becoming due under such tenancy. The payment of such sum shall, to the extent of such payment, discharge such tenant or subtenant's or property manager's rental obligation to the Unit Owner and shall, to the extent of such payment, discharge said Unit Owner's obligation for unpaid assessment(s) and costs to the Association.

11.12 STATEMENT OF ACCOUNT: Upon payment of a reasonable fee and upon written request of any Owner or any lien holder, prospective lien holder, or prospective purchaser of a Unit, the Board of Trustees shall issue, within twenty (20) days following such request, a written statement setting forth: (i) the amount of the unpaid assessments, if any, with respect to such Unit; (ii) the amount of the current yearly Common Assessment and the date that such assessment becomes or became due, and (iii) any credit for advanced payments or prepaid items, including, but not limited to, an Owner's share of prepaid insurance premiums. 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 twenty (20) days, all unpaid assessments which became due prior to the date of making such request shall be subordinate to the lien of a Mortgage which acquired its interest subsequent to requesting such statement. Where a prospective purchaser makes such request, both the lien for such unpaid assessments and the personal obligation of the purchaser shall be released automatically if (i) the statement is not furnished within such twenty (20) day period and within ten (10) days after an additional written request is made by such purchaser and (ii) the purchaser subsequently acquires the Unit.

## **ARTICLE XII TAXES**

AD VALOREM TAXATION: Each Unit shall be assessed separately for all taxes, assessments, and other charges of the State of Utah, of any political subdivision, or of any special improvement district or of any other taxing or assessing authority. For the purpose of such assessment, the valuation of the Common Areas shall be apportioned among the Units in proportion to the fractional interests in Common Areas appurtenant to such Units, to the maximum extent permitted by law. The Board of Trustees shall furnish to the assessor all necessary information with respect to such apportionment. 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.

## **ARTICLE XIII DESTRUCTION OR DAMAGE**

13.1 REPAIR: REBUILD: INSURANCE: In the event of destruction or damage to part or all of the Buildings or other improvements in the Project, the provisions of this Article shall apply:

13.1.1 If proceeds of the insurance maintained by the Association are alone sufficient to repair or reconstruct the damaged or destroyed improvement, such repair or reconstruction shall be promptly carried out.

13.1.2 If less than 75% of the Project's Buildings and other 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 of the Unit Owners shall be subject to a special assessment for any deficiency.

13.1.3 If 75% or more of the Project's Buildings and other improvements are destroyed or substantially damaged, and if proceeds of the insurance are not alone sufficient to accomplish restoration, and if the Unit Owners, within 100 days after the destruction or damage by a 75% vote of the voting rights of the Association, elect to repair or reconstruct the affected improvements, restoration shall be accomplished in the manner directed under subparagraph 13.1.2 immediately above.

13.1.4 If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance are insufficient to accomplish restoration, and if the Unit Owners and Eligible Mortgagees do not, within 100 days after the destruction or damage, elect to repair or reconstruct the affected improvements, by a 75% vote of the voting rights of the Association and 51% vote of the voting rights of the Eligible Mortgagees (based upon one vote for each Mortgage held), then 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 subparagraphs (1) through (4) of §57-8-31 of the Act shall apply and shall govern the rights of all parties having an interest in the Project or any of the Units.

13.1.5 Any reconstruction or repair which is required to be carried out by this Article shall be accomplished at the request and direction of the Board of Trustees. Any determination which is required to be made by this Article regarding the extent of damage to or destruction of the Project shall be made as follows: The Board of Trustees shall select three appraisers; each appraiser shall independently estimate the percentage of Project Buildings and other improvements which have been destroyed or substantially damaged; the percentage which governs the application of the provisions of this Article shall be the median of the three estimates.

13.1.6 The term "reconstruction," as used in this Article, shall mean restoring the damaged Building to substantially the same condition in which it existed prior to the fire or other disaster, with each Unit and the Common Areas having the same vertical and horizontal boundaries as before.

## **ARTICLE XIV INSURANCE**

14.1 FIRE AND EXTENDED COVERAGE INSURANCE: The Board shall have the authority to, and shall obtain, insurance for all buildings, structures, fixtures and equipment, and common personal property and supplies now or at any time hereafter constituting a part of the Common Areas, including the Limited Common Areas, or common property of the Association, against loss or damage by fire, lightning, and such other perils as are ordinarily insured against by standard extended coverage endorsements, and all other perils which are customarily covered with respect to projects similar in construction, location, and use, including all perils normally covered by the standard "all risk" endorsement, where such is available, issued in the locale of the Property, or, if the policy does not include an "all risks" endorsement, a policy that includes the "broad form" covered causes of loss, in amounts at all times (i) that is sufficient to prevent the Unit Owners from becoming co-insurers under the terms of any applicable coinsurance clause or provision and (ii) that is not less than one hundred percent (100%) of the current insurable replacement cost of such

items (exclusive of land, foundations, footings, excavations, and other items normally excluded from coverage). This insurance shall also:

14.1.1 provide coverage for built-in or installed improvements, fixtures, and equipment that are part of a Unit, and shall provide for coverage of interior walls, windows and doors, and the frames, sashes, jambs and hardware therefore, even though these improvements may be parts of Units;

14.1.2 provide that no assessment may be made under the policy against a First Mortgage lender, or its insurer or guarantor, and, that any assessment under such policy made against others may not become a lien on a Unit and its appurtenant interests superior to a First Mortgage;

14.1.3 be written in the name of the Association for the use and benefit of the Unit Owners, or its authorized representative, including any insurance trustee with whom the Association has entered into an insurance trust agreement, or any successor to such trustee, for the use and benefit of the individual Unit Owners;

14.1.4 have a deductible amount no greater than the lesser of one thousand dollars or one percent of the policy face amount;

14.1.5 be paid for by the Association, as a Common Expense;

14.1.6 contain a waiver of subrogation of rights by the carrier as to the Association, to its officers and Trustees, and to all Unit Owners;

14.1.7 provide that the insurance shall not be prejudiced by any acts or omissions of individual Unit Owners who are not under the control of the Association; and

14.1.8 be primary, even if a Unit Owner has other insurance that covers the same loss.

14.2 LIABILITY INSURANCE: The Association shall obtain and maintain, at the Association's cost and as a Common Expense, a commercial policy of general liability insurance covering all of the Common Areas, public ways, and any other areas under the Association's supervision, and Units, if any, owned by the Association, even if leased to others, insuring the Association, the Trustees, and the Unit Owners and Occupants, with such limits as the Board may determine, but no less than the greater of (i) the amounts generally required by institutional First Mortgage holders, insurers, and guarantors for projects similar in construction, location and use, and (ii) one million dollars, for bodily injury, including deaths of persons, and property damage, arising out of a single occurrence. This insurance shall contain a "severability of interest" provision, or, if it does not, an endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of negligent acts of the Association, the Board, or other Unit Owners, and shall include, without limitation, coverage for legal liability of the insured's for property damage, bodily injuries and deaths of persons resulting from the operation, maintenance or use of the Common Areas, and legal liability arising out of lawsuits related to employment contracts in which the Association is a party.

14.3 FIDELITY COVERAGE: The Board shall obtain and maintain, at the Association's cost and as a Common Expense, fidelity insurance providing coverage for the Association against dishonest acts on the part of directors, managers, trustees, employees, agents, and volunteers responsible for or handling funds belonging to or administered by the Association. The fidelity insurance policy must name the Association as the named insured and shall be written in an amount sufficient to provide protection, which is in no event less than the greater of (i) an amount equal to the Association's reserve funds plus three months' assessments on all Units, and (ii) the maximum amount that will be in the custody of the Association or its managing agent at any time while the policy is in force. In connection with such coverage, an appropriate endorsement to the policy to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers. The policy shall provide that it shall not be canceled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Association and any insurance trustee.

Any management agent who handles funds of the Association shall maintain a policy of fidelity insurance providing coverage no less than that required of the Association, which bond or insurance policy names the Association as an additional obligee.

14.4 HAZARD INSURANCE CARRIER: Each policy of hazard insurance obtained pursuant hereto shall be obtained from an insurance company authorized to write such insurance in the State of Utah which has 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*. Insurance issued by a carrier that does not meet the foregoing rating requirements will be acceptable if the carrier is covered by reinsurance with a company that meets either one of the A.M. Best general policyholder's ratings or one of the Standard and Poor's claims-paying ability ratings mentioned above.

14.5 OTHER ASSOCIATION INSURANCE: In addition, the Board may purchase and maintain, at the Association's cost and as a Common Expense, contractual liability insurance, trustees' and officers' liability insurance, and such other insurance as the Board may determine.

14.6 INSURANCE REPRESENTATIVE: POWER OF ATTORNEY: There may be named, under any policy obtained by the Association, as an insured on behalf of the Association, its authorized representative, including any trustee with whom the Association may enter into any insurance trust agreement, or any successor to such trustee, who shall have exclusive authority to negotiate losses under any such policy. Each Unit Owner, by acceptance of a deed to a Unit, irrevocably appoints the Association or such designated representative, or such successor, as attorney-in-fact for the purpose of purchasing and maintaining such insurance, including: the collection and appropriate disposition of the proceeds thereof, the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose. The Association, or such designated representative, or such successor, shall receive, hold, or otherwise properly dispose of any proceeds of insurance, in trust, for Unit Owners, as their interests may appear. This power is for the benefit of each and

every Unit Owner, the Association, and the Project, and runs with the land, and is coupled with an interest.

14.7 UNIT OWNERS' INSURANCE: Any Unit Owner or Occupant may carry such insurance in addition to that provided by the Association pursuant hereto as that Unit Owner or Occupant may determine, subject to the provisions hereof, and provided that no Unit Owner or Occupant may at any time purchase individual policies of insurance against loss by fire or other casualty covered by the insurance carried pursuant hereto by the Association which diminishes the Association's hazard insurance. In the event any Unit Owner or Occupant violates this provision, any diminution in insurance proceeds resulting from the existence of such other insurance shall be chargeable to the Unit Owner who acquired or whose Occupant acquired such other insurance, who shall be liable to the Association to the extent of any diminution and/or loss of proceeds. Without limiting the foregoing, a Unit Owner or Occupant may obtain insurance against liability for events occurring within a Unit, losses with respect to personal property and furnishings, and losses to improvements owned by the Unit Owner or Occupant, provided that, if the Association obtains insurance for permanent improvements and built-in fixtures and equipment, then the insurance obtained by the Unit Owner with respect to improvements within the Unit shall be limited to the type and nature of coverage commonly referred to as "tenants" improvements and betterments. All such insurance separately carried shall contain a waiver of subrogation rights by the carrier as to the Association, its officers and Trustees, and all other Unit Owners and Occupants.

14.8 SUFFICIENT INSURANCE: In the event the improvements forming a part of the Common Areas or any portion thereof shall suffer damage or destruction from any cause or peril insured against and the proceeds of any policy or policies insuring against such loss or damage and payable by reason thereof shall be sufficient to pay the cost of repair or restoration or reconstruction, then such repair, restoration, or reconstruction shall be undertaken by the Association, and the insurance proceeds shall be used in payment therefor.

14.9 INSUFFICIENT INSURANCE: In the event the improvements forming a part of the Common Areas or any portion thereof shall suffer damage or destruction from any cause or peril which is not insured against, or, if insured against, the insurance proceeds shall not be sufficient to pay the cost of repair, restoration or reconstruction, then, unless the Unit Owners shall elect not to terminate the Project within the time period and as provided in Article XIII above, the Association shall make repairs, restoration, or reconstruction of the Common Areas so damaged or destroyed at the expense (to the extent not covered by insurance) of all Unit Owners as provided in Article XIII above.

14.10 WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE: The Board of Trustees shall acquire workmen's compensation and employer's liability insurance and all other similar insurance in respect to employees of the Association in the amounts and in the forms now or hereafter required by law.

14.11 DIRECTORS AND OFFICERS LIABILITY: The Association shall obtain and continue in effect insurance for the protection of the Directors and Officers of the Association from personal liability in the management of the Association's affairs.

**ARTICLE XV  
UTILITY SERVICES**

**UTILITY SERVICES:** Each Unit Owner by acceptance of a deed to a Unit agrees to pay for utility services separately metered or separately charged by the utility company to that Unit, and to reimburse the Association for that Unit's share of any utility cost that the Board reasonably determines is attributable to use of that Unit. All other utility costs shall be Common Expenses and paid by the Association.

**ARTICLE XVI  
EMINENT DOMAIN**

16.1 **STANDING:** Except as hereinafter provided, the Association, or its designated representative, or authorized successor, as trustee, shall represent the Unit Owners in any Condemnation or eminent domain proceedings or in negotiations, settlements, and agreements with the condemning authority for acquisition of all or any part of the Property, and shall have the sole and exclusive right to settle losses with the condemning authority and to receive the award or proceeds of settlement for the use and benefit of the Unit Owners as their interests may appear. Notwithstanding the foregoing, in the event that a Unit Owner may lawfully separately pursue and realize upon a claim for incidental and consequential losses or damage to that Unit Owner resulting from a taking under the power of eminent domain, such as for relocation and moving expenses, loss of favorable mortgage terms, and other such individual incidental or consequential losses, that Unit Owner may, at his, her, or its election, separately pursue such claim, provided that the pursuing of the same, or the realization of an award thereof, (i) does not jeopardize, in any way, an action by the Association to recoup the losses incurred by it or by any other Unit Owner or the direct loss with respect to the Unit itself, (ii) does not jeopardize, in any way, an action by the Association with regard to the usability of a Unit, and (iii) does not diminish any award for any such loss.

16.2 **USE OF PROCEEDS:** The award or proceeds of settlement in any actual or threatened condemnation or eminent domain proceedings, less the costs, if any, incurred in obtaining the same, shall be applied first to the cost of restoring or replacing all damaged or taken improvements on the remaining Property in accordance with the Map, or in accordance with any new plans and specifications therefore approved by Unit Owners exercising no less than seventy-five percent (75%) of the voting power of Unit Owners.

16.3 **INSUFFICIENT PROCEEDS:** If the award or proceeds are insufficient for the purpose described in paragraph 16.2 above, the excess cost shall be paid by the Association and, to the extent funds of the Association are insufficient therefore in the judgment of the Board, such excess cost shall be a Common Expense and assessed among the Units in the same manner as special assessments for capital improvements are assessed. Except as hereinafter provided, the balance of any such award or proceeds of settlement, if there is an excess, shall be allocated and disbursed to the Unit Owners, as their interests may appear, in proportion to the relative undivided interests of the Units in the Common Areas.

16.4 **NON-RESTORABLE UNIT:** Notwithstanding the foregoing, in the event that, as a result of any such taking, any Unit could not reasonably be restored to a condition comparable

to that which existed prior to the taking, or could not be replaced, prior to the allocation and disbursement of any sum to any other Unit Owner, there shall be allocated and disbursed from such award or proceeds, to each Unit Owner whose Unit cannot be so restored or replaced as their interests may appear, such amount as is equal to the then fair market value of the Unit that cannot be so restored or replaced. Thereupon, such Unit or Units, and the Owners thereof, shall be immediately and automatically divested of any interest in the Project, the Property, and the Association, including, without limiting the generality of the foregoing, divestment of an undivided interest in the Common Areas, vote, membership in the Association, and liability for Common Expenses. All such undivided interests in the Common Areas shall be reallocated among all remaining Units in proportion to their relative par values as set forth on Exhibit "C" attached hereto, as the same may be hereafter amended pursuant to expansion of the Project, and the voting rights attributable to the remaining Units shall be adjusted to reflect such change in the undivided interest in the Common Areas attributable to the remaining Units.

16.5 POWER OF ATTORNEY: Each Unit Owner, by acceptance of a deed to a Unit, appoints the Association, or its designated representative, as his, her, or its attorney-in-fact to represent that Unit Owner, settle losses, receive and utilize the award or proceeds of settlement, and to authorize the Association to do all things necessary or desirable to exercise the rights and fulfill the responsibilities of the Association set forth in this Article with respect to condemnation or eminent domain proceedings. This power is for the benefit of each and every Unit Owner, the Association, and the real estate to which it is applicable, runs with land, is coupled with an interest, and is irrevocable.

## **ARTICLE XVII MAINTENANCE**

17.1 OWNER'S RESPONSIBILITY: For purposes of maintenance, repair, alteration, and remodeling, an Owner shall maintain and be permitted to alter or remodel the interior non-supporting walls, the materials (such as, but not limited to, plaster, gypsum drywall, paneling, wallpaper, paint, wall and floor tile and flooring) making up the finished surfaces of the perimeter walls, ceilings, and floors within the Unit, including any non-exterior Unit doors and non-exterior windows. The Unit Owner shall also maintain the surface of the interior supporting walls, and the Association shall maintain the structural integrity of interior supporting walls. The Owner shall not alter lines, pipes, wires, conduits, or systems (which for brevity are herein and hereafter referred to as utilities) which serve one or more other Units. Such utilities shall not be disturbed or relocated by an Owner without the written consent and approval of the Board of Trustees. Such right to repair, alter, and remodel is coupled with the obligation to replace any materials removed with similar types or kinds of materials. An Owner shall maintain and keep in repair the interior of his Unit, including the fixtures thereof. All fixtures and equipment installed within the Unit commencing at a point where the utilities enter the Unit shall be maintained and kept in repair by the Owner thereof. An Owner shall do no act and shall perform no work that will or may impair the structural soundness or integrity of the Building in which it is located, impair any easement or hereditament, or violate any laws, ordinances, regulations and codes of the United States of America, the State of Utah, the County of Salt Lake, or any other agency or entity which may then have jurisdiction over said Unit. Any expense to the Association for investigation under this Article shall be borne by Owner if such investigation establishes a violation of this paragraph. Each Owner shall also keep the Limited Common Areas appurtenant to his Unit in a clean and sanitary



condition, free and clear of snow, ice, dirt, debris, and any accumulation of water. However, general repair and maintenance of the Limited Common Areas shall be the responsibility of the Association as with all other Common Areas. Each Owner shall be obligated to reimburse the Association promptly upon notice by the Association to the Unit Owner of any expenditures incurred by the Association in repairing or replacing any Common Areas damaged by any act or failure to act of the Unit Owner, his tenants, guests, invitees or agents, except those expenditures covered by insurance where subrogation rights of the insurer against the Owner have been waived.

17.2 ASSOCIATION'S RESPONSIBILITY: The Association shall have the duty of maintaining and repairing all of the Common Areas and Limited Common Areas within the Project including the structural integrity of interior structural walls of Units, and the cost of said maintenance and repair shall be a Common Expense of all of the Owners. The Board of Trustees shall not need the prior approval of the Members of the Association to cause such maintenance or repairs to be accomplished, notwithstanding the cost thereof; subject, however, to Article XIII hereof.

The Association shall, through the Board of Trustees or its representatives, provide to the Owners the following services which shall be paid for out of the Common Expense Assessment, to-wit:

- 17.2.1 maintain the Common Areas and Limited Common Areas, including without limitation the parking areas, the landscaping, and sidewalks;
- 17.2.2 administer and manage the Project;
- 17.2.3 provide common utilities;
- 17.2.4 set aside reserves for future maintenance, repairs, and replacements of Common Areas and Limited Common Areas;
- 17.2.5 provide snow removal and, trash removal;
- 17.2.6 obtain the insurance required in Article XIV above;
- 17.2.7 acting as attorney-in-fact in the event of damage or destruction as provided for in paragraph 16.5 above, and
- 17.2.8 performing all other acts required by this Declaration, or the Articles of Incorporation, and the Bylaws of the Association.

The Association reserves the right to hire one or more persons or entities including a Manager, contractors, and employees to perform such services, provided, however, that any such hiring shall be subject to the provisions set forth herein.

**ARTICLE XVIII  
ADMINISTRATIVE**

**ADMINISTRATIVE RULES AND REGULATIONS:** The Board of Trustees shall have the power to adopt and establish by resolution such Project management and operational rules as it may deem necessary and proper for the maintenance, operation, management, and control of the Project. The Board of Trustees may, from time to time, alter, amend, and repeal such rules. Unit Owners shall at all times obey such rules and see that they are faithfully observed by their respective tenants, subtenants, and any other Occupant or user of their Unit.

**ARTICLE XIX  
OBLIGATION TO COMPLY**

**COMPLIANCE:** Each Unit Owner, tenant, subtenant and other Occupant or user of a Unit shall comply strictly with the provisions of the Act, this Declaration, the Bylaws of the Association from time to time in effect, the rules and regulations promulgated by the Board of Trustees, and all agreements and determinations lawfully made and/or entered into by the Association. Any failure to comply with the foregoing shall be grounds for an action to recover sums due for damages or injunctive relief or both, maintainable by the Association in its own name and/or on behalf of the Unit Owners, or in a proper case, by an aggrieved Unit Owner.

**ARTICLE XX  
INDEMNIFICATION OF TRUSTEES AND OFFICERS**

**INDEMNIFICATION:** Each member of the Board of Trustees and all officers and agents of the Association shall be indemnified and held harmless by the Association against all costs, expenses, and liabilities, whatsoever, including, without limitation, attorney's fees reasonably incurred by him in connection with any proceeding in which he may become involved by reason of his being or having been such trustee or officer, all to the maximum extent permitted by law; provided, however, the foregoing indemnification shall not apply if the loss, expense, or liability involved resulted from the willful misconduct of such individual.

**ARTICLE XXI  
AMENDMENT**

21.1 **POWER TO AMEND:** Except as otherwise specifically provided herein, additions to, changes in, or amendment of this Declaration (or the other Condominium Constituent Documents) shall require the consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of Unit Owners. Notwithstanding the foregoing:

21.1.1 The consent of all Unit Owners shall be required for any amendment effecting:

21.1.1.1 a change in the boundaries of any Unit;

21.1.1.2 a change in the undivided interest in the Common Areas appertaining to a Unit or the liability for Common Expenses appertaining thereto;

21.1.1.3 a change in the number of votes in the Association appertaining to any Unit;

21.1.1.4 a change in the fundamental purposes to which any Unit or the Common Areas are restricted; or

21.1.1.5 termination of the Project except as provided in Article XIII above.

21.2 METHOD TO AMEND: An amendment to this Declaration (or the Map or the Bylaws), adopted with the consent of Unit Owners hereinbefore required, shall be executed with the same formalities as to execution as this Declaration by two officers of the Association and shall contain their certification that such amendment was duly adopted in accordance with the foregoing provisions. Any amendment adopted by the Home Owners Association or a duly empowered successor Home Owners Association pursuant to authority granted it pursuant to the Declaration shall be duly executed by it with the same formalities as to execution as this Declaration and shall contain the certification of such signor or signors that such amendment is made pursuant to authority vested in Home Owners Association or any duly empowered successor Home Owner Association by the Declaration. Any amendment duly adopted and executed in accordance with the foregoing provisions shall be effective upon the filing of the same with the auditor and recorder of the county in which the Property is located.

## **ARTICLE XXII PERSON TO RECEIVE SERVICE OF PROCESS**

SERVICE OF PROCESS: The initial person to receive service of process in the cases provided herein or in the Act will be according to the Board of Trustees' appointee. Said person maybe changed by the filing by the Association with the State of Utah of an appropriate instrument.

## **ARTICLE XXIII MISCELLANEOUS**

23.1 SEVERABILITY: The invalidity of any one or more phrases, sentences, subparagraphs, paragraphs, sections, or articles hereof shall not affect the remaining portions of this instrument or any part thereof, and, in the event that any portion or portions of this instrument should be invalid or should operate to render this instrument invalid, this instrument shall be construed as if such invalid phrase or phrases, sentence, or sentences, subparagraph or subparagraphs, paragraph or paragraphs, section or sections, or article or articles had not been inserted.

23.2 WAIVERS: No provision contained in this Declaration shall be deemed to have been waived by reason of any failure to enforce it, irrespective of the number of violations which may occur.

23.3 TOPICAL HEADINGS: The topical headings contained in this Declaration are for convenience only and do not define, limit, or construe the contents of the Declaration.

23.4 EFFECTIVE DATE: This Declaration shall take effect upon recordation.

23.5 ASSOCIATION BYLAWS: A copy of the Association's initial Bylaws are attached hereto as Exhibit "E." In the event of any conflict between the provisions of those Bylaws and this Declaration, the provisions of this Declaration shall control.

23.6 COVENANTS RUNNING WITH THE LAND: The covenants, conditions, restrictions, easements, reservations, liens, and charges created hereunder or hereby shall run with and bind the land, and each part thereof, and shall be binding upon and inure to the benefit of all parties having any right, title, or interest in or to all or any part of the Property, including the Association, and their respective heirs, executors, administrators, successors, and assigns.

23.7 ACTIONS: In addition to any other remedies provided in this Declaration, the Hunter Villas Association, and each Unit Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges set forth in this Declaration or in the Bylaws or now or hereafter imposed by or through the Association's rules and regulations. The Association, or any Unit Owner to proceed with such enforcement shall in no event be deemed a waiver of the right to enforce at a later date the original violation or a subsequent violation, nor shall the doctrine of laches or any statute of limitations bar the enforcement of any such restriction, condition, covenant, reservation, easement, lien, or charge. Further, the Association and each Unit Owner shall have rights of action against each other for failure to comply with the provisions of the Condominium Constituent Documents, rules and regulations, and/or applicable law, and with respect to decisions made pursuant to authority granted there under. The Association shall have the right to assess reasonable charges against a Unit Owner who fails to comply with the same, including the right to assess charges for the costs of enforcement and arbitration. Neither the Association nor its Trustees, officers, or other representatives shall be liable to any Unit Owner or Occupant, or to their invitees, for damage to any Unit or any part thereof, or to any personal property of such Unit Owner, Occupant or invitee, or for injury to such person, unless the damage or injury was proximately caused by the gross negligence or the intentional tortuous act of the Association or such Trustee, officer or other representative. Notwithstanding the foregoing, in the event of any dispute between the Association and any Unit Owner or Occupant that cannot be settled by agreement between them, no Unit Owner or Unit Owners shall institute legal proceedings against the Association without first submitting the dispute to Mediation to a single independent mediator selected by the Board. In addition to all other remedies available by law, the Association may use summary abatement or similar means to enforce any provisions hereof or restrictions against the Unit or its use, provided that judicial proceedings shall be instituted before any items of construction may be altered or demolished by summary means.

23.8 GENDER AND GRAMMAR: The singular wherever used herein shall be construed to mean the plural and the masculine shall include the feminine when applicable. The necessary grammatical changes required to make the provisions hereof apply either to corporations, partnerships, men or women, shall in all cases be assumed as though in such case fully expressed.

**ARTICLE XXIV  
MORTGAGEE REQUIREMENTS**

24.1 NOTICE OF ACTION: The Board or its appointee shall maintain a roster of Unit Owners, which roster shall include the mailing addresses of all Owners. The Board shall also maintain a roster containing the name and address of each Eligible Mortgagee of a Unit as such terms is defined herein and in Section 2.2.32 above. To be considered an Eligible Mortgagee, a First Mortgagee shall provide the Board with a copy of its recorded First Mortgage and the name and address of the First Mortgagee and a statement that the Mortgage is a First Mortgage together with a written request that it receive notice of the matters and actions described below. The Board shall strike the Eligible Mortgagee from the roster upon such Eligible Mortgagee's request or upon the Board's receipt of a copy of a recorded full release or satisfaction of the Eligible Mortgage. The Board shall give notice of such removal to the Eligible Mortgagee unless the Eligible Mortgagee requested the removal. Upon the Association's receipt of such written request, an Eligible Mortgagee shall be entitled to timely written notice of:

24.1.1 Any condemnation loss or any casualty loss that affects either a material portion of the Project or any Unit on which there is a Mortgage held, insured or guaranteed by such Eligible Mortgagee;

24.1.2 Any delinquency in the payment of assessments or charges owed by an Owner whose Unit is subject to a Mortgage held, insured or guaranteed by such Eligible Mortgagee, which default remains uncured for a period of sixty (60) days;

24.1.3 Any lapse, cancellation or material modification of any insurance policy maintained by the Association; and

24.1.4 Any proposed action which would require the consent of a specified percentage of Eligible Mortgagees as described in Section 24.2 below.

24.2 MATTERS REQUIRING PRIOR ELIGIBLE MORTGAGEE APPROVAL. Except as provided elsewhere in this Declaration, the prior written consent of Owners entitled to vote at least sixty- seven percent (67%) of the voting rights of the Association (unless pursuant to a specific provision of this Declaration the consent of Owners entitled to vote a lesser or greater percentage of the total voting rights of the Association is required, in which case such specific provisions shall control), and Eligible Mortgagees holding Mortgages on Units having at least fifty one percent (51%) of the votes of the Units subject to Mortgages held by Eligible Mortgagees shall be required to:

24.2.1 Abandon or terminate the legal status of the Project after substantial destruction or condemnation occurs. Termination of the legal status of the Project for any other reason shall require the affirmative vote or authorization of Eligible Mortgagees holding at least sixty-seven percent (67%) of the Mortgages on Units.

24.2.2 Amend any material provision of the Condominium Constituent Documents. "Material Provisions" shall mean any provision substantially altering the following (an amendment to such Documents shall not be considered material if it is for the purpose of correcting technical errors or for clarification only);

- 24.2.2.1 Voting rights as described in 8.2 above;
  - 24.2.2.2 Increase in assessments that raise the previous assessment amount by more than 25%, assessment liens, or the priority of assessment liens;
  - 24.2.2.3 Reductions in reserve requirements for maintenance, repair, and replacement of Common Areas;
  - 24.2.2.4 Responsibility for maintenance and repairs of Units encumbered by a Mortgage held by an Eligible Mortgagee (except as otherwise permitted by this Declaration);
  - 24.2.2.5 Reallocation of interests in the Common Areas, or rights to their use
  - 24.2.2.6 Redefinition of any Unit boundaries encumbered by a Mortgage held by an Eligible Mortgagee (except as otherwise permitted by this Declaration);
  - 24.2.2.7 Convertibility of Units into Common Areas or vice versa (except as otherwise permitted in this Declaration);
  - 24.2.2.8 Expansion or contraction of the Project, or the addition, annexation, or withdrawal of property to or from the Project;
  - 24.2.2.9 Reduction in the hazard or fidelity insurance coverage described in Article XIV above;
  - 24.2.2.10 Imposition of any restrictions on the leasing of Units (except as otherwise provided in Section 6.2. above);
  - 24.2.2.11 Imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit (except as otherwise permitted by this Declaration);
  - 24.2.2.12 A decision by the Association to establish self-management if professional management had been required previously by this Declaration; or
  - 24.2.2.13 Restoration or repair of the Project (after damage or partial condemnation) in a manner other than that specified in this Declaration; or
  - 24.2.2.14 Any provisions in this Declaration that expressly benefit Mortgage holders, insurers or guarantors.
- 24.2.3 Any Eligible Mortgagee, insurer or governmental guarantor who receives a written request from the Association to approve additions or amendments to the Condominium Constituent Documents and who fails to deliver or post to the Association a negative response within thirty (30) days shall be deemed to have approved such a

request, provided the written request was delivered by certified or registered mail, with a "return receipt" requested.

24.3 AVAILABILITY OF THE CONDOMINIUM CONSTITUENT DOCUMENTS AND FINANCIAL STATEMENTS. The Association shall maintain and have current copies of the Condominium Constituent Documents and other rules concerning the Project as well as its own books, records, and financial statements available for inspection by Owners or by holders, insurers, and guarantors of Mortgages held by Eligible Mortgagees that are secured by Units. Generally, the Condominium Constituent Documents shall be available during normal business hours. The Board reserves the right to charge a reasonable fee for the copying of such books and records in the event an Owner or Eligible Mortgagee shall request the same.

24.4 SUBORDINATION OF LIEN. The lien or claim against a Unit for unpaid assessments or charges levied by the Association pursuant to this Declaration shall be subordinate to the First Mortgage affecting such Unit, and the First Mortgage there under which comes into possession of or which obtains title to the Unit shall take the same fee of such lien or claim for unpaid Assessment or charges, but only to the extent of Assessments or charges which accrue prior to foreclosure of the First Mortgage, exercise of a power of sale available there under, or taking of a deed or assignment in lieu of foreclosure. No assessment, charge, lien, or claim which is described in the preceding sentence as being subordinate to a First Mortgage or as not to burden a First Mortgagee which comes into possession or which obtains title shall be collected or enforced by the Association from or against a First Mortgagee, a successor in title to a First Mortgagee, or the Unit affected or previously affected by the First Mortgage concerned.

24.5 PRIORITY. No provision of this Declaration or the Articles gives or may give an Owner or any other party priority over any rights of Mortgagees pursuant to their respective Mortgages in the case of a distribution to Owners of insurance proceeds or condemnation awards for loss to or taking of all or any part of the Units or the Common Areas.

**DECLARATION CERTIFICATION**

Article XXI of the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Hunter Villas. A Condominium Project allows that "an amendment of this Declaration ... shall require the consent of Unit Owners exercising not less than seventy-five percent (75%) of the voting power of Unit Owners."

The unit owners approved ratification of the above mentioned amended and restated declaration by exercising greater than the required seventy-five percent (75%) majority vote of its members. These votes were cast at the November 12, 2015 Annual Meeting of the Hunter Villas Condominium Owners Association and by follow up voting of unit owners not in attendance.

DATED: April 14, 2016

HUNTER VILLAS CONDOMINIUM  
OWNER ASSOCIATION

Judy Larson  
\_\_\_\_\_  
Judy Larson, President

STATE OF UTAH     )  
                                      : ss.  
County of Salt Lake    )

On this 14~~th~~ day of April 2016, personally appeared before me JUDY LARSON, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that ~~he~~ or she is the President of the Hunter Villas Condominium Owner Association and that said document was signed by ~~him~~ or her in behalf of said Association by authority of the corresponding governing documents, and said JUDY LARSON acknowledged to me that said Association executed the same.



Barbara K. Noble  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Residing in Salt Lake City, Utah



DATED: April 14, 2016

HUNTER VILLAS CONDOMINIUM  
OWNER ASSOCIATION

Gary C. Cokerham  
~~Gary Cokerham~~ Secretary

STATE OF UTAH )  
: ss.  
County of Salt Lake )

On this 14th day of April 2016, personally appeared before me GARY COCKERHAM whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he ~~or she~~ is an officer of the Hunter Villas Condominium Owner Association and that said document was signed by him ~~or her~~ in behalf of said Association by authority of the corresponding governing documents, and said GARY COCKERHAM acknowledged to me that said Association executed the same.



Barbara K. Noble  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Residing in Salt Lake City, Utah

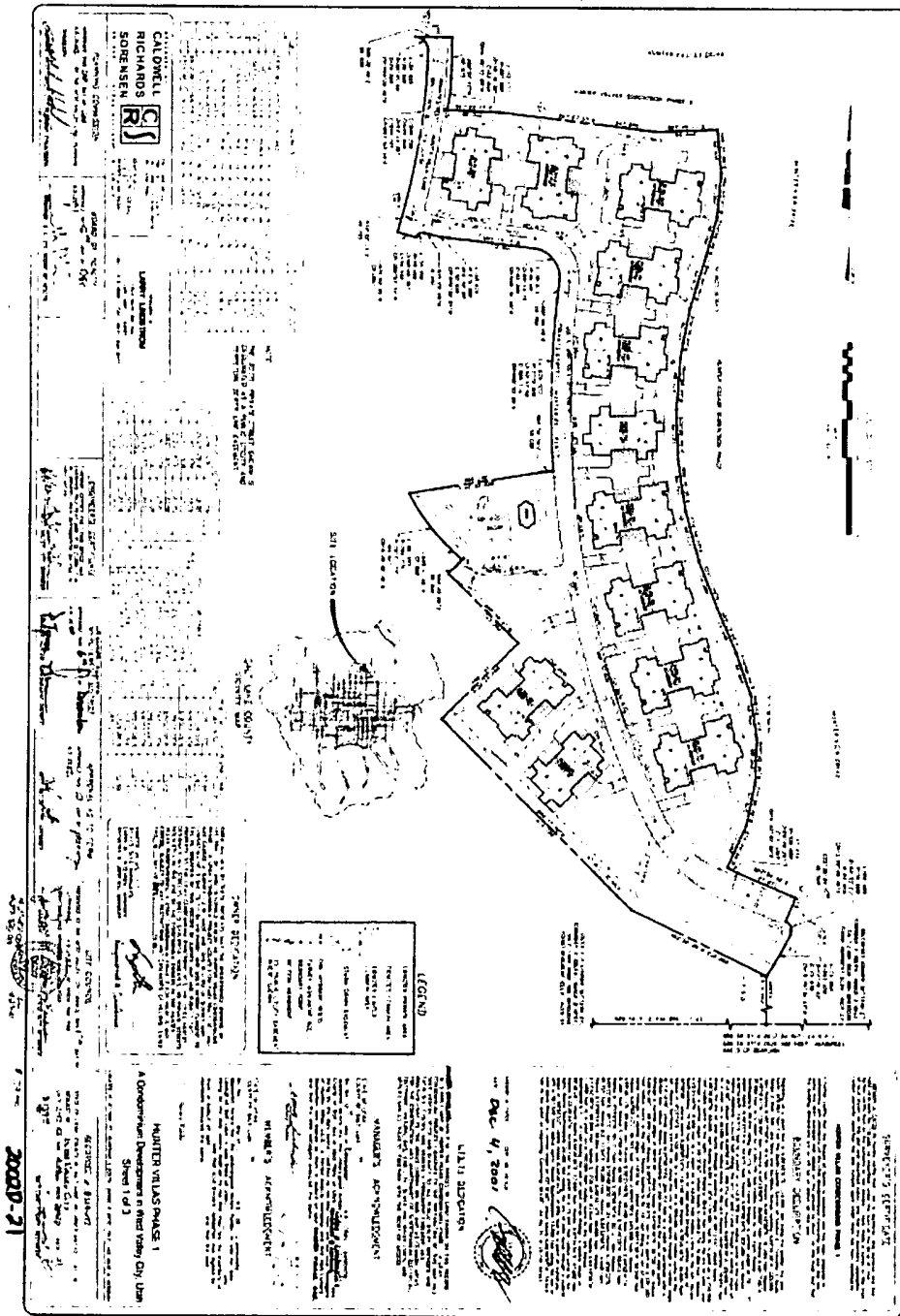
**EXHIBIT "A"**

**HUNTER VILLAS LEGAL DESCRIPTION PHASE I**

Beginning at a point that is N. 89°58'01"E. 134.886 feet along the section line and North 679.863 feet from the South Quarter Corner of Section 27, Township I South, Range 2 West, Salt Lake Base and Meridian; thence running N. 63°56'29"W. 232.005 feet; thence N. 45°17'00"W. 414.729 feet; thence N. 44°43'00"E. 167.064 feet; thence N. 45°18'41"W. 153.262 feet; thence N. 44°43'00"E. 30.000 feet; thence N. 45°17'00"W. 37.850 feet to a point on a 284.775 foot radius curve to the right; thence Northwesterly 95.370 along the arc of said curve through a central angle of 19°22'17", chord bears N. 35°42'18"W. 94.925 feet; thence N. 80°28'34"E. 207.368 feet; thence N. 85°24'29"E. 18.033 feet to a point on a 1515.000 foot radius curve to the right; thence Northerly 270.073 feet along the arc of said curve through a central angle of 10°12'50", chord bears N. 00°53'35"E. 269.714 feet; thence N. 06°00'00"E. 28.408 feet to a point on a 45.000 foot radius curve to the left; thence Northwesterly 70.074 feet along the arc of said curve through a central angle of 89°13'16", chord bears N. 38°36'38"W. 63.206 feet; thence N. 83°13'16"W. 132.880 feet to a point on a 215.000 foot radius curve to the right; thence Westerly 30.676 feet along the arc of said curve through a central angle of 08°10'30", chord bears N.79°08'01"W. 30.650 feet; thence N.75°02'46"W. 8.402 feet to a point on a 10.000 foot radius curve to the left; thence Southwesterly 15.708 feet along the arc of said curve through a central angle of 90°00'00", chord bears S. 59°57'14"W. 14.142 feet; thence N.75°02'46"W. 30.000 feet; thence N.14°57'14"E. 44.155 feet to a point on a 985.000 foot radius curve to the left; thence Northerly 244.730 feet along the arc of said curve through a central angle of 14°14'08", chord bears N.07°50'10"E. 244.101 feet to a point of curvature with a 20.000 foot radius; thence Northwesterly 31.333 feet along the arc of said curve through a central angle of 89°45'49" chord bears N.44°09'49"W. 28.226 feet; thence S.89°02'43"E. 56.830 feet; thence S.00°57'17"W. 62.675 feet to a point on a 281.500 foot radius curve to the right; thence Southerly 52.123 feet along the arc of said curve through a central angle of 10°36'32", chord bears S.06°15'33"W. 52.048 feet; thence S.87°53'17"E. 80.702 feet; thence S.83°07'33"E. 242.688 feet; thence N.87°46"E. 95.444 feet; thence S.05°21'09"E. 68.435 feet; thence S.04°53'41"W. 67.000 feet; thence S.14°58'48"W. 63.789 feet; thence S.16°42'25"W. 83.873 feet; thence S.10°15'02"W. 80.121 feet; thence S.03°56'30"W. 80.121 feet; thence S.02°22'03"E. 80.121 feet; thence S.08°40'35"E. 80.121 feet; thence S.14°59'07"E. 80.121 feet; thence S.21°11'24"E. 79.329 feet; thence S.23°22'52"E. 74.448 feet; thence S. 19°08'04"E. 68.664 feet; thence S.08°43'14"E. 68.633 feet; thence S.01°42'35"W. 68.358 feet; thence S.11°05'49"W. 67.825 feet; thence S.24°10'39"W. 71.088 feet to a point on a 100.000 foot radius curve to the left; thence Southeasterly 17.114 feet along the arc of said curve through a central angle of 09°48'20", chord bears S.62°40'46"E. 17.093 feet; thence S.67°34'56"E. 97.632 feet; thence S.22°25'04"W. 40.000 feet to a point on a 15.000 foot radius curve to the right; thence Southeasterly 24.489 feet along the arc of said curve through a central angle of 93°32'32", chord bears S.20°48'40"E. 21.859 feet to a point of curvature with a 581.500 foot radius curve; thence Southwesterly 73.868 feet along the arc of said curve through a central angle of 07°16'42", chord bears S.29°35'57"W. 73.819 feet to the point of beginning.

**EXHIBIT "B"**  
**TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND**  
**RESERVATIONS OF EASEMENTS FOR HUNTER VILLAS, AN EXPANDABLE**  
**CONDOMINIUM PROJECT**

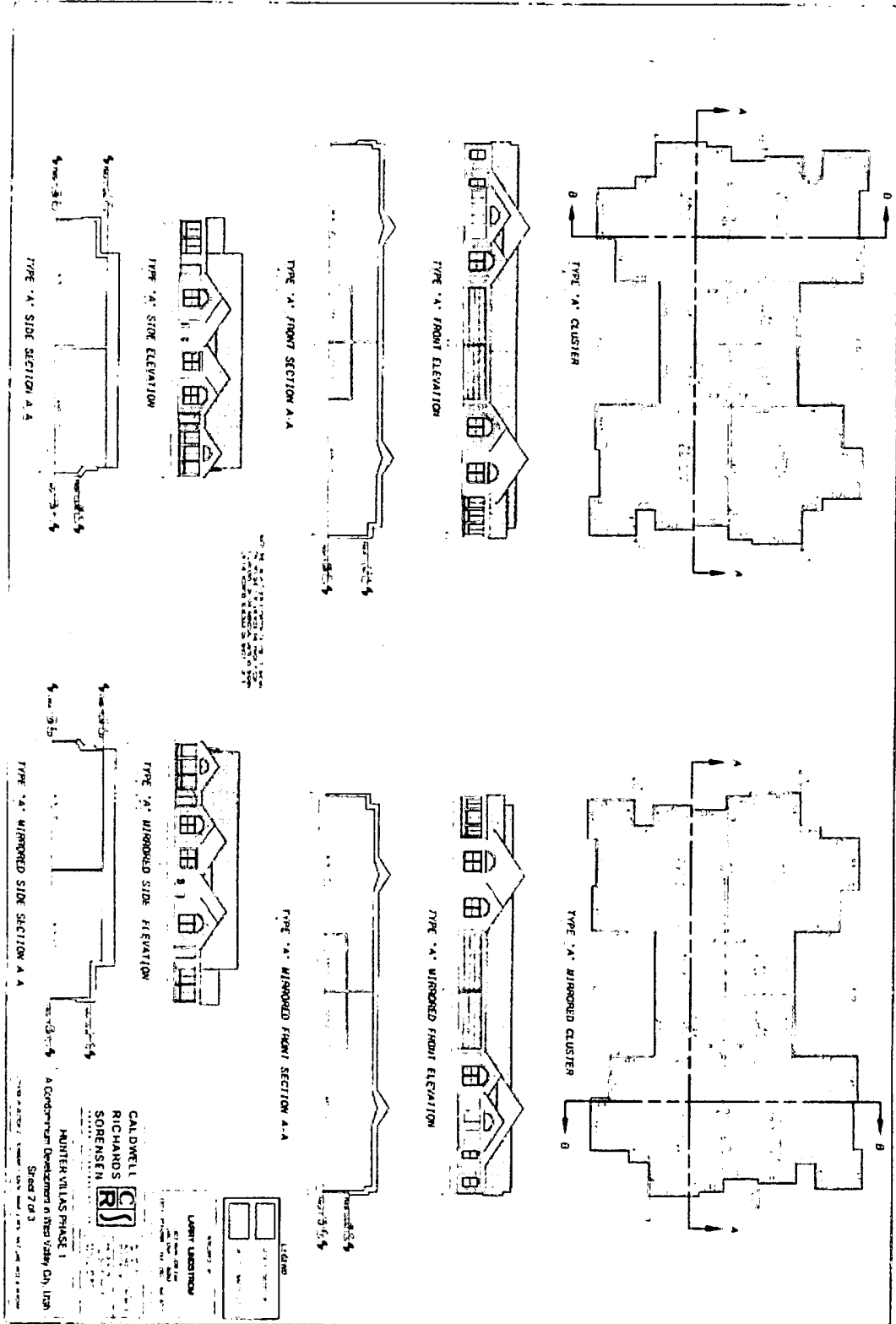
**(RECORD OF SURVEY MAP)**



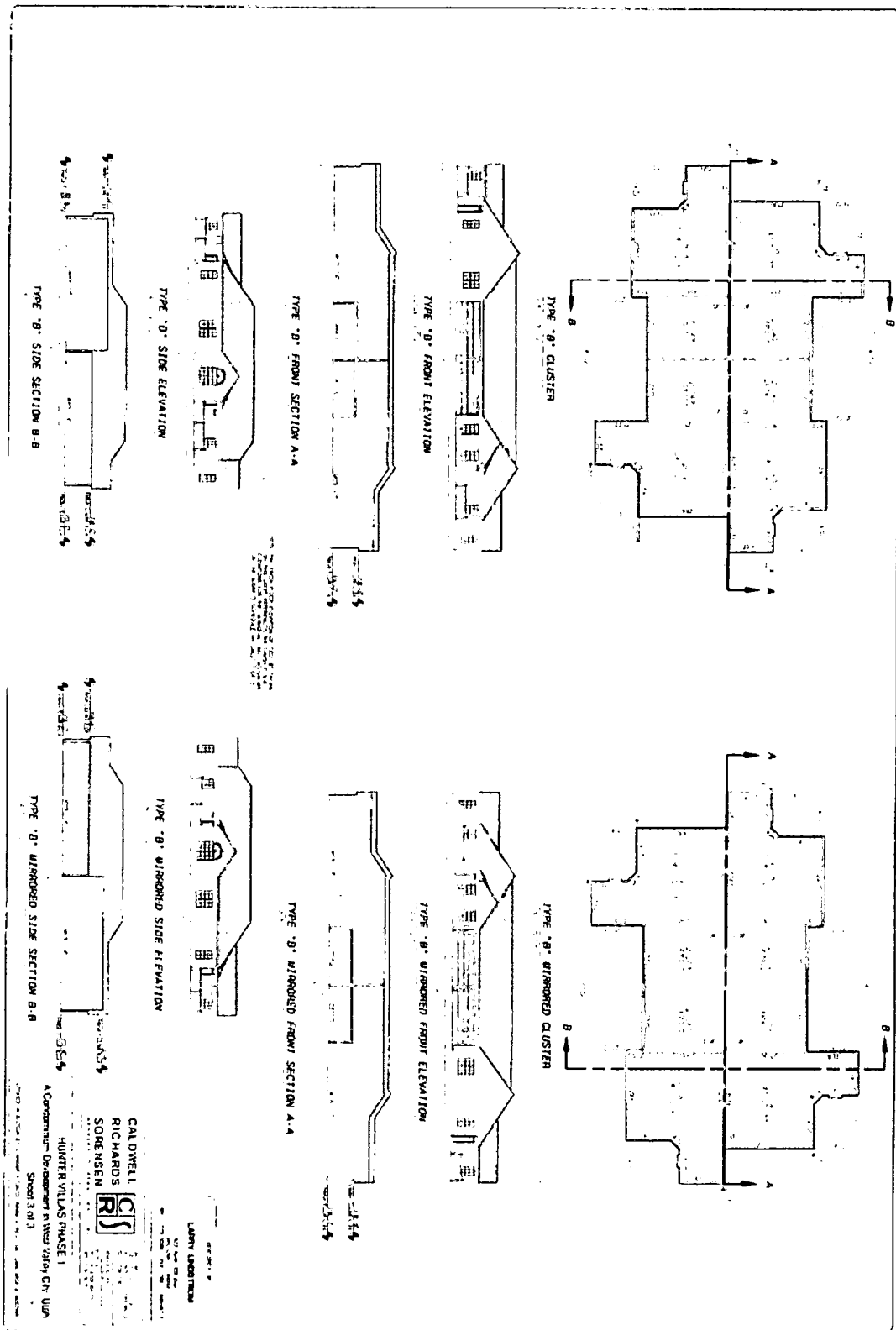
Description: Salt Lake, UT Document-DocID 8124678

B-1





Description: Salt Lake, UT Document-DocID 8124678



Description: Salt Lake, UT Document-DocID 8124678

**EXHIBIT "C"**

**(UNIT LIST AND PERCENT OF UNDIVIDED INTEREST)**

	<b>ADDRESS</b>	<b>BUILDING</b>	<b>UNIT LETTER</b>	<b>MODEL</b>	<b>PAR VALUE</b>	<b>PERCENTAGE OF UNDIVIDED INTEREST</b>
3344	SOUTH ABBEY GLEN WAY	1	A	VILLA	1	0.9058 %
3344	SOUTH ABBEY GLEN WAY	1	B	VILLA	1	0.9058 %
3344	SOUTH ABBEY GLEN WAY	1	C	VILLA	1	0.9058 %
3344	SOUTH ABBEY GLEN WAY	1	D	VILLA	1	0.9058 %
3328	SOUTH ABBEY GLEN WAY	2	A	ABBAY	1.2	1.0870 %
3328	SOUTH ABBEY GLEN WAY	2	B	CANTERBURY	1.2	1.0870 %
3328	SOUTH ABBEY GLEN WAY	2	C	ABBAY	1.2	1.0870 %
3328	SOUTH ABBEY GLEN WAY	2	D	CANTERBURY	1.2	1.0870 %
3347	SOUTH ABBEY GLEN WAY	3	A	CANTERBURY	1.2	1.0870 %
3347	SOUTH ABBEY GLEN WAY	3	B	ABBAY	1.2	1.0870 %
3347	SOUTH ABBEY GLEN WAY	3	C	CANTERBURY	1.2	1.0870 %
3347	SOUTH ABBEY GLEN WAY	3	D	ABBAY	1.2	1.0870 %
3331	SOUTH ABBEY GLEN WAY	4	A	CANTERBURY	1.2	1.0870 %
3331	SOUTH ABBEY GLEN WAY	4	B	ABBAY	1.2	1.0870 %
3331	SOUTH ABBEY GLEN WAY	4	C	CANTERBURY	1.2	1.0870 %
3331	SOUTH ABBEY GLEN WAY	4	D	ABBAY	1.2	1.0870 %
3313	SOUTH ABBEY GLEN WAY	5	A	CANTERBURY	1.2	1.0870 %
3313	SOUTH ABBEY GLEN WAY	5	B	ABBAY	1.2	1.0870 %
3313	SOUTH ABBEY GLEN WAY	5	C	CANTERBURY	1.2	1.0870 %
3313	SOUTH ABBEY GLEN WAY	5	D	ABBAY	1.2	1.0870 %
3291	SOUTH ABBEY GLEN WAY	6	A	CANTERBURY	1.2	1.0870 %
3291	SOUTH ABBEY GLEN WAY	6	B	ABBAY	1.2	1.0870 %
3291	SOUTH ABBEY GLEN WAY	6	C	CANTERBURY	1.2	1.0870 %
3291	SOUTH ABBEY GLEN WAY	6	D	ABBAY	1.2	1.0870 %
3271	SOUTH ABBEY GLEN WAY	7	A	VILLA	1	0.9058 %
3271	SOUTH ABBEY GLEN WAY	7	B	VILLA	1	0.9058 %
3271	SOUTH ABBEY GLEN WAY	7	C	VILLA	1	0.9058 %
3271	SOUTH ABBEY GLEN WAY	7	D	VILLA	1	0.9058 %
3253	SOUTH ABBEY GLEN WAY	8	A	CANTERBURY	1.2	1.0870 %
3253	SOUTH ABBEY GLEN WAY	6	B	ABBAY	1.2	1.0870 %
3253	SOUTH ABBEY GLEN WAY	8	C	CANTERBURY	1.2	1.0870 %
3253	SOUTH ABBEY GLEN WAY	8	D	ABBAY	1.2	1.0870 %
3231	SOUTH ABBEY GLEN WAY	9	A	CANTERBURY	1.2	1.0870 %
3231	SOUTH ABBEY GLEN WAY	9	B	ABBAY	1.2	1.0870 %
3231	SOUTH ABBEY GLEN WAY	9	C	CANTERBURY	1.2	1.0870 %
3231	SOUTH ABBEY GLEN WAY	9	D	ABBAY	1.2	1.0870 %
3211	SOUTH ABBEY GLEN WAY	10	A	CANTERBURY	1.2	1.0870 %
3211	SOUTH ABBEY GLEN WAY	10	B	ABBAY	1.2	1.0870 %
3211	SOUTH ABBEY GLEN WAY	10	C	CANTERBURY	1.2	1.0870 %
3211	SOUTH ABBEY GLEN WAY	10	D	ABBAY	1.2	1.0870 %
6832	WEST ABBEY GLEN WAY	10	A	CANTERBURY	1.2	1.0870 %
6832	WEST ABBEY GLEN WAY	11	B	ABBAY	1.2	1.0870 %
6832	WEST ABBEY GLEN WAY	11	C	CANTERBURY	1.2	1.0870 %
6832	WEST ABBEY GLEN WAY	11	D	ABBAY	1.2	1.0870 %
6846	WEST ABBEY GLEN WAY	12	A	VILLA	1	0.9058 %
6846	WEST ABBEY GLEN WAY	12	B	VILLA	1	0.9058 %
6846	WEST ABBEY GLEN WAY	12	C	VILLA	1	0.9058 %

	ADDRESS	BUILDING	UNIT LETTER	MODEL	PAR VALUE	PERCENTAGE OF UNDIVIDED INTEREST
6846	WEST ABBEY GLEN WAY	12	D	VILLA	1	0.9058 %
3198	SOUTH HUNTER VILLA LANE	13	A	ABBAY	1.2	1.0870 %
3198	SOUTH HUNTER VILLA LANE	13	B	CANTERBURY	1.2	1.0870 %
3198	SOUTH HUNTER VILLA LANE	13	C	ABBAY	1.2	1.0870 %
3198	SOUTH HUNTER VILLA LANE	13	D	CANTERBURY	1.2	1.0870 %
3218	SOUTH HUNTER VILLA LANE	14	A	ABBAY	1.2	1.0870 %
3218	SOUTH HUNTER VILLA LANE	14	B	CANTERBURY	1.2	1.0870 %
3218	SOUTH HUNTER VILLA LANE	14	C	ABBAY	1.2	1.0870 %
3218	SOUTH HUNTER VILLA LANE	14	D	CANTERBURY	1.2	1.0870 %
3238	SOUTH HUNTER VILLA LANE	15	A	ABBAY	1.2	1.0870 %
3238	SOUTH HUNTER VILLA LANE	15	B	CANTERBURY	1.2	1.0870 %
3238	SOUTH HUNTER VILLA LANE	15	C	ABBAY	1.2	1.0870 %
3238	SOUTH HUNTER VILLA LANE	15	D	CANTERBURY	1.2	1.0870 %
3256	SOUTH HUNTER VILLA LANE	16	A	ABBAY	1.2	1.0870 %
3256	SOUTH HUNTER VILLA LANE	16	B	CANTERBURY	1.2	1.0870 %
3256	SOUTH HUNTER VILLA LANE	16	C	ABBAY	1.2	1.0870 %
3256	SOUTH HUNTER VILLA LANE	16	D	CANTERBURY	1.2	1.0870 %
3274	SOUTH HUNTER VILLA LANE	17	A	ABBAY	1.2	1.0870 %
3274	SOUTH HUNTER VILLA LANE	17	B	CANTERBURY	1.2	1.0870 %
3274	SOUTH HUNTER VILLA LANE	17	C	ABBAY	1.2	1.0870 %
3274	SOUTH HUNTER VILLA LANE	17	D	CANTERBURY	1.2	1.0870 %
3284	SOUTH HUNTER VILLA LANE	18	A	ABBAY	1.2	1.0870 %
3284	SOUTH HUNTER VILLA LANE	18	B	CANTERBURY	1.2	1.0870 %
3284	SOUTH HUNTER VILLA LANE	18	C	ABBAY	1.2	1.0870 %
3284	SOUTH HUNTER VILLA LANE	18	D	CANTERBURY	1.2	1.0870 %
3304	SOUTH HUNTER VILLA LANE	19	A	VILLA	1	0.9058 %
3304	SOUTH HUNTER VILLA LANE	19	B	VILLA	1	0.9058 %
3304	SOUTH HUNTER VILLA LANE	19	C	VILLA	1	0.9058 %
3304	SOUTH HUNTER VILLA LANE	19	D	VILLA	1	0.9058 %
3314	SOUTH HUNTER VILLA LANE	20	A	ABBAY	1.2	1.0870 %
3314	SOUTH HUNTER VILLA LANE	20	B	CANTERBURY	1.2	1.0870 %
3314	SOUTH HUNTER VILLA LANE	20	C	ABBAY	1.2	1.0870 %
3314	SOUTH HUNTER VILLA LANE	20	D	CANTERBURY	1.2	1.0870 %
3261	SOUTH HUNTER VILLA LANE	21	A	CANTERBURY	1.2	1.0870 %
3261	SOUTH HUNTER VILLA LANE	21	B	ABBAY	1.2	1.0870 %
3261	SOUTH HUNTER VILLA LANE	21	C	CANTERBURY	1.2	1.0870 %
3261	SOUTH HUNTER VILLA LANE	21	D	ABBAY	1.2	1.0870 %
6853	WEST ABBEY GLEN WAY	22	A	ABBAY	1.2	1.0870 %
6653	WEST ABBEY GLEN WAY	22	B	CANTERBURY	1.2	1.0870 %
6853	WEST ABBEY GLEN WAY	22	C	ABBAY	1.2	1.0870 %
6853	WEST ABBEY GLEN WAY	22	D	CANTERBURY	1.2	1.0870 %
6839	WEST ABBEY GLEN WAY	23	A	VILLA	1	0.9058 %
6839	WEST ABBEY GLEN WAY	23	B	VILLA	1	0.9058 %
6839	WEST ABBEY GLEN WAY	23	C	VILLA	1	0.9058 %
6839	WEST ABBEY GLEN WAY	23	D	VILLA	1	0.9058 %
3258	SOUTH HUNTER VILLA LANE	24	A	VILLA	1	0.9058 %
3258	SOUTH HUNTER VILLA LANE	24	B	VILLA	1	0.9058 %
3258	SOUTH HUNTER VILLA LANE	24	C	VILLA	1	0.9058 %
3258	SOUTH HUNTER VILLA LANE	24	D	VILLA	1	0.9058 %



**EXHIBIT "D"**

**HUNTER VILLAS LEGAL DESCRIPTION**  
**PHASE II**

Beginning at a point that is 368.239 feet West and 1,073.663 feet North from the South Quarter Corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian, basis of bearing being N.89°58'01"E. from the South Quarter Corner of Section 27 to the Southeast Corner of Section 27; thence running N.45°17'00"W. 335.858 feet; thence N.19°24'12"W. 74.256 feet; thence N.08°18'10"W. 80.607 feet; thence N.02°39'53"W. 200.271 feet to a point on a 239.500 foot radius curve to the right; thence Northerly 74.056 feet along the arc of said curve, through a central angle of 17°42'59" chord bears N.06°11'37"E. 73.761 feet; thence N. 15°03'06"E. 218.184 feet to the point on a 564.100 foot radius curve to the left; thence Northerly 158.620 feet along the arc of said curve, through a central angle of 16°06'40" chord bears N.06°59'46"E. 158.098 feet; thence N.01°03'34"W. 38.571 feet to a point on a 784.889 foot radius curve to the left; thence Easterly 27.611 feet along the arc of said curve, through a central angle of 02°00'56" chord bears N.89°56'54"E. 27.611 feet; thence S.89°02'43"E. 124.753 feet to a point on a 20.000 foot curve to the right; thence Southeasterly 31.333 feet along the arc of said curve, through a central angle of 89°45'49" chord bears S.44°09'49"E. 28.226 feet to a point of curvature with a 985 .000 radius curve; thence Southerly 244.730 feet along the arc of said curve, through a central angle of 14°14'08" chord bears S.07°50'10"W. 244.101 feet; thence S.14°57'14"W. 44.155 feet; thence S.75°02'46"E. 30.000 feet to a point on a 10.000 radius curve to the right; thence Northeasterly 15.708 feet along the arc of said curve, through a central angle of 90°00'00" chord bears N.59°57'14"E. 14.142 feet; thence S.75°02'46"E. 8.402 feet to a point on a 215.000 foot radius curve to the left; thence Easterly 30.676 feet along the arc of said curve, through a central angle of 08°10'30" chord bears S.79°08'01"E. 30.650 feet; thence S.83°13'16"E. 132.880 feet to a point on a 45.000 foot radius curve to the right; thence Southeasterly 70.074 feet along the arc of said curve, through a central angle of 89°13'16" chord bears S.38°36'38"E. 63,206 feet; thence S.06°00'00"W. 28.408 feet to a point on a 1515.00 foot radius curve to the left; thence Southerly 270.073 feet along the arc of said curve, through central angle of 10°12'50" chord bears S.00°53'35"W. 269.714 feet; thence S.85°24'29"W. 18.033 feet; thence S.80°28'34"W. 207.368 feet to a point on a 284.775 foot radius curve to the left; thence Southeasterly 95.370 feet along the arc of said curve, through a central angle of 19°11'17" chord' bears S.35°42'18"E. 94.925 feet; thence S.45°17'00"E. 37.850 feet; thence S.44°43'00"W. 30.000 feet; thence S.45°18'41"E. 153.262 feet; thence S.44°43'00"W. 167.064 feet to the point of beginning.

**EXHIBIT "E"**  
**TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HUNTER VILLAS, A  
CONDOMINIUM PROJECT**

**BYLAWS  
OF  
HUNTER VILLAS CONDOMINIUM OWNERS ASSOCIATION,  
A UTAH NON-PROFIT CORPORATION**

**ARTICLE I**

**General**

These Bylaws shall govern the operation of the HUNTER VILLAS CONDOMINIUM OWNERS ASSOCIATION, a Utah Non-Profit Corporation ("Association"), subject to its Articles of Incorporation. For purposes of these Bylaws, the term "Declaration" shall mean and refer to the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HUNTER VILLAS CONDOMINIUMS being filed of public record in Salt Lake County, State of Utah. The term "Project" shall refer to the HUNTER VILLAS CONDOMINIUMS, including all Units, Real Property, and other property, appurtenances and rights associated therewith. In the event of a conflict between these Bylaws and the Declaration, the Declaration shall prevail. Further, the provisions set forth below are subject to the provisions of the Declaration applicable to the Association, which is incorporated herein by reference. Unless the context clearly states otherwise, capitalized terms in these Bylaws shall have the same meaning as in the Declaration.

**ARTICLE II**

**Voting Rights, Majority of Quorum, Quorum, Proxies**

Section 1. Voting Rights. The Association shall have one (1) class of voting Membership as follows:

- (a) The Owners of Units shall be entitled to vote as specified in the Declaration.

Section 2. Majority of Quorum. Unless otherwise expressly provided in these Bylaws or the Declaration, any action which may be taken by the Association may be taken by a majority vote of a quorum of the Members of the Association at any meeting of Members.

Section 3. Quorum. Except as otherwise provided in these Bylaws, a quorum shall be those members present in person or by proxy.

Section 4. Proxies. Votes may be cast only in person by a Member or by proxy given by a Member to another Member, except in the case of a purchaser of a Unit, in which case the purchaser may vote the proxy of the selling Member as permitted by the Declaration. Proxies must

be in writing and filed with the Secretary of the Association at least twenty-four (24) hours before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease i) after completion of the meeting for which the proxy was filed and ii) upon conveyance by the Member of his Unit.

### ARTICLE III

#### Administration

Section 1. Association Responsibilities. The Association shall have the responsibility of administering, maintaining and repairing the Project and otherwise exercising the rights and performing the duties of the Association set forth in the Declaration. Notwithstanding the generality of the foregoing, as described in the Declaration, the Declarant intends that the Project shall be developed as a community for persons 55 or older and intends to qualify for the age restriction exemption under The Fair Housing Act (Title VIE of the Civil Rights Act, 42 USC § 3601, et seq.) that allows communities to be operated for occupancy by persons 55 years of age or older and to satisfy those certain criteria set forth in the Housing for Older Persons Act (42 USC § 3607(b)(2)(C)), and to adopt certain age restriction rules and regulations to be enforced by the Association.

Section 2. Place of Meetings of Members. Meetings of the Members shall be held on the Project or at such other suitable place as close thereto as practicable in Salt Lake County, Utah, convenient to the Members as may be designated by the Board of Trustees.

Section 3. Annual Meetings of Members. The annual meeting shall be held in November of each year.

Section 4. Special Meetings of Members. Special meetings of the Members may be called at any time by a majority of a quorum of the Board of Trustees or upon a petition signed by Members holding at least twenty percent (20%) of the voting power of the Members having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice. Each first Mortgagee of a Unit may designate a representative to attend all meetings of the Members.

Section 5. Notice of Meetings of Members. It shall be the duty of the Secretary of the Association to mail a notice of each annual or special meeting of Members, stating the purpose thereof as well as the day, hour and place where it is to be held, to each Member of record and to each first Mortgagee of a Unit which has filed a written request for notice with the Secretary. Notice of each meeting shall be mailed, at least ten (10) but not more than sixty (60) days prior to such meeting. The notice may set forth time limits for speakers and nominating procedures for the meeting. The notice shall be considered served upon deposit of said notice, properly addressed and postage prepaid, in a regular depository of the United States mail. If no address has been furnished the Secretary, notice shall be deemed to have been given to a Member if posted in a conspicuous place on the front door of his Unit.

Section 6. Adjourned Meetings. If any meeting of Members cannot be held because a quorum has not attended, the Members who are present, either in person or by proxy, may adjourn

the meeting and reconvene it at a time not less than five (5) days nor more than thirty (30) days following the time the original meeting was called, at which meeting business may be conducted if a quorum of Members is present. Such adjourned meetings may be held without further notice if the date, time, and place the meeting is to be reconvened is announced at the meeting at which such adjournment is taken.

Section 7. Order of Business. The order of business at all annual meetings of the Members shall include, but not be limited to, 1) approval of minutes of preceding annual meeting, 2) review of past year and upcoming year financials, and 3) elections of Trustees.

Section 8. Action Without Meeting. Any action which, under the provisions of the Utah Nonprofit and Co-operative Association Act ("Act") may be taken at a meeting of the Members, may be taken without a meeting in the manner permitted by the Act, as the Act may be amended from time to time.

Section 9. Waiver of Notice. Whenever any notice is required to be given to any Member, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.

Section 10. Minutes. Presumption of Notice. Minutes or a similar record of the proceedings of meetings of Members, when signed by the President or Secretary, shall be presumed truthful evidence of the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

## ARTICLE IV

### Board of Trustees

Section 1. Number and Qualification. The property, business and affairs of the Association shall be governed and managed by a Board of Trustees composed of seven (7) persons. Only Unit Owners, the trustee(s) of Units held in trust, conservators or guardians of incapacitated Owners, and officers, general partners, or agents of Unit Owners who are not natural persons shall be eligible to be a trustee of the Association. Trustees shall not receive any stated salary for their services as trustees provided, however, that (i) nothing herein contained shall be construed to preclude any trustee from serving the Association in some other capacity and receiving compensation therefor, and (ii) any trustee may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 2. Powers and Duties. The Board of Trustees has the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done exclusively by the Members. The Board of Trustees shall not enter into any service contract for a term in excess of one (1) year without the approval of a majority of Members.

Section 3. Special Powers and Duties. Without prejudice to the foregoing general powers and duties and such powers and duties as are set forth in the Declaration, the Board of

Trustees, subject to and limited by the rights of Declarant under the Declaration, is vested with, and shall be responsible for, the following powers and duties:

(a) To select, appoint, and remove all officers, agents, and employees of the Association, to prescribe such powers and duties for such officers, agents, and employees, as may be consistent with law, with the Articles of Incorporation, the Declaration and these Bylaws, and to set the other terms of their office consistent with the provisions of Article V below as the Board shall reasonably determine.

(b) To conduct, manage and control the affairs and business of the Association and to make and enforce such rules and regulations therefor, all as may be consistent with law, with the Articles of Incorporation of the Association, the Declaration, and these Bylaws.

(c) To change the principal office for the transaction of the business of the Association from one location to another within the County of Salt Lake; to designate any place within said county for the holding of any annual or special meeting or meetings of Members consistent with the provisions of Article III hereof; and to adopt and use a corporate seal and to alter the form of such seal from time to time, as the Board, in its sole judgment, may deem best, provided that such seal shall at all times comply with the provisions of the Declaration.

(d) Subject to the Declaration, to borrow money and to incur indebtedness for the purposes of the Association, and to cause to be executed and delivered therefor, in the Association's name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations or other evidences of debt and securities.

(e) To incur reasonable expenditures for any of the various Association purposes and to provide, or cause to be provided, adequate reserves for replacements as it shall deem to be necessary or advisable in the interest of the Association or welfare of its Members. At all times until proper expenditure or distribution thereof for the purposes for which they are received occurs, the funds collected by the Board of Trustees from the Members shall be held in trust for Members.

(f) To enforce the provisions of the Declaration, these Bylaws, or other agreements of the Association.

(g) To contract for and pay maintenance, gardening, utilities, materials and supplies, repair, and services relating to the Common Areas, and to employ personnel necessary for the operation of the Association and the Project, including legal and accounting services.

(h) To grant easements where necessary for utilities and sewer facilities over the Project Common Areas to serve the Units.

(i) To publish and adhere to the Age 55 Criteria policies and procedures that demonstrate the intent to operate the Project as a community for persons who are 55 years of age or older, and to establish policies for age verification of each Owner or Occupant by reliable surveys and affidavits, which surveys and affidavits shall be of the type that may be admissible in administrative and judicial proceedings for the purposes of such verification, such as a driver's

license, birth certificate, passport, immigration card or military identification, as such duties are further described in Section 7.5.1 of the Declaration.

(j) To exercise all other rights and perform all other duties of the Association set forth in the Declaration.

Section 4. Management Agent. The Board of Trustees, acting as the Management Committee, may appoint for the Association a professional management agent at a compensation established by the Board, consistent with general law and the Act.

Section 5. Election and Term of Office. Election shall be conducted by secret written ballot or by voice acclimation if approved by a majority of members in attendance. The votes exercised by the Owner or Owners of a Unit shall be the number of those determined by multiplying the Units' number of votes shown on Exhibit "C" to the Declaration times the number of seats to be filled. Said votes may be voted in favor of as many candidates as there are trustee seats to be filled. Each trustee shall serve until his successor has been duly elected and qualified. Any trustee who fails on three (3) successive occasions to attend Board of Trustees meetings (whether regular or special) shall automatically forfeit his seat. In the event a seat becomes vacant, whether by reason of forfeiture or due to another cause, such vacancy shall be filled by an appointment by the Board of Trustees, or, if the Board of Trustees' right to select trustees has been relinquished or terminated, such vacancy shall be filled in accordance with the provisions of Section 7 of this Article IV below. In the event there is more than one Owner of a particular Unit, the vote relating to such Unit shall be exercised by a majority of such Owners as may be determined among themselves. A vote cast at any meeting by any of such Owners shall be conclusively presumed to be the vote attributable to the Unit concerned unless an objection is immediately made by another Owner of the same Unit. In the event such an objection is made, the vote involved shall not be counted for any purpose whatsoever until the matter is resolved to the reasonable satisfaction of the Association. In such case, the Association may, but shall not be required to apportion such Unit's vote among the Owners thereof.

Section 6. Books, Audit. The Board of Trustees shall cause to be maintained a full set of books and records showing the financial condition of the affairs of the Association in a manner consistent with generally accepted accounting principles and, if requested by Members holding twenty percent (20%) of the voting rights of the Association, shall obtain an independent certified audit of such books and records but not more often than annually. A copy of any such audit shall be delivered to a Member within thirty (30) days after the completion of such audit upon written request from a Member. A balance sheet and an operating (income) statement for the Association shall be distributed to each Member (and to any institutional holder of a first Mortgage on a Unit in the Project upon request) within sixty (60) days after each of the following accounting dates ("Accounting Date"):

(a) Thereafter, the last day of each of the Association's fiscal years.

The balance sheet and operating statements shall cover the period ("Accounting Period") between the most recent Accounting Date prior to the issuance of the balance sheet and operating statement and the Accounting Date immediately prior to that Accounting Date. Each balance sheet shall show each item reflected on the balance sheet at the beginning of the Accounting Period and

at the end of the Accounting Period. The operating statement for the first Accounting Period referred to in subparagraph (a) shall include a schedule of assessments received or receivable itemized by Unit number and by the name of the persons or entities assessed.

Section 7. Vacancies. Subject to the replacement rights of the Board of Trustees under Section 5 above, vacancies in the Board of Trustees caused by any reason other than the removal of a trustee by a vote of the Members of the Association shall be filled by vote of the majority of the remaining trustees, even though they may constitute less than a quorum or, in the event there are no remaining trustees, by the affirmative vote of the majority of the votes of the Members at any special meeting of the Members held in accordance with these Bylaws; and each person so elected shall be a trustee until a successor is elected at the next annual meeting of the Members of the Association, or at a special meeting of the Members called for that purpose. A vacancy or vacancies shall be deemed to exist in case of death, resignation, removal or judicial adjudication of mental incompetence of any trustee, or in case the Members fail to elect the full number of authorized trustees at any meeting at which such election is to take place.

Section 8. Removal of Trustees. Subject to the rights of the Board of Trustees under the Declaration, at any regular or special meeting of the Members duly called at which a quorum is present, any one or more of the trustees may be removed with or without cause by a majority vote of the Members of the Association, and a successor may then and there be elected to fill the vacancy thus created. Any trustee whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting. If more than one trustee is to be removed at any one time, each Member may accumulate his votes and vote for or against such removal of one or more of the trustees in the number of votes equal to his share of the voting power as set forth in the Declaration multiplied by the number of trustees sought to be removed; in such event, no trustee shall be removed if the number of votes cast against his removal exceeds the number of votes cast for his removal. If any or all of the trustees are so removed, new trustees may be elected at the same meeting.

Section 9. Organization Meeting. The first regular ("organization") meeting of a newly elected Board of Trustees shall be held within thirty (30) days after election of the Board, at such place as shall be fixed and announced by the trustees at the meeting at which such trustees were elected, for the purpose of organization, election of officers, and the transaction of other business. No notice shall be necessary to the newly elected trustees in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

Section 10. Other Regular Meetings. Other regular meetings of the Board of Trustees may be held at such time and place within the Project as shall be determined, from time to time, by a resolution adopted by a majority of a quorum of the trustees; provided, however, that such meeting shall be held no less frequently than quarterly. Notice of regular meetings of the Board of Trustees shall be given to each trustee, personally or by mail, telephone, fax, email or by other direct means, at least seventy-two (72) hours prior to the date named for such meeting.

Section 11. Special Meetings. Special meetings of the Board of Trustees maybe called by the President (or, if he is absent or refuses to act, by the Vice President) or by any two (2) trustees. At least seventy-two (72) hours notice shall be given to each trustee, personally or by mail, telephone, fax, email, or other means, which notice shall state the time, place (as hereinabove

provided) and the purpose of the meeting, and shall be posted at a prominent place within the Club House. If served by mail, each such notice shall be sent, postage prepaid, to the address reflected on the records of the Association, and shall be deemed given, if not actually received earlier, at 5:00 o'clock p.m. on the second day after it is deposited in a regular depository of the United States mail as provided herein. Whenever any trustee has been absent from any special meeting of the Board, an entry in the minutes to the effect that notice has been duly given shall be conclusive and incontrovertible evidence that due notice of such meeting was given to such trustee as required by law and as provided herein.

Section 12. Waiver of Notice/Form of Meeting. Before or at any meeting of the Board of Trustees, any trustee may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a trustee at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the trustees are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting. The transactions of any meeting of the entire Board, however called and noticed or wherever held, shall be valid. All such waivers, consents and approvals shall be filed with the records of the Association or made a part of the minutes of the meeting. Meetings of the Board of Trustees may be held in person or telephonically.

Section 13. Quorum and Adjournment. Except as otherwise expressly provided herein, at all meetings of the Board of Trustees, a majority of the trustees shall constitute a quorum for the transaction of business, and the acts of the majority of the trustees present at a meeting at which a quorum is present shall be the acts of the Board of Trustees.

Section 14. Action Without Meeting. The trustees shall have the right to take any action in the absence of a meeting in any manner permitted by the Act, as the Act may be amended from time to time.

Section 15. Fidelity Bonds. The Board of Trustees may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

Section 16. Committees. The Board of Trustees, by resolution, may, from time to time, designate such committees as it shall desire and may establish the purposes and powers of each such committee created. The resolution designating and establishing the committee shall provide for the appointment of its Members as well as a chairman, shall state the purposes of the committee, and shall provide for reports, termination, and other administrative matters as deemed appropriate by the Board.

Section 17. Meetings Open to Members. While no notice need be given to the Members of meetings by the Board of Trustees, all meetings of the Board shall be open to Members.



## ARTICLE V

### Officers

Section 1. Designation. The principal officers (at the option of the Board) of the Association shall be a President, a Vice President, and a Secretary, all of whom shall be elected by and from among the Board of Trustees.

Section 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Trustees, and each officer shall hold their office at the pleasure of the Board of Trustees until they shall resign or be removed or otherwise disqualified to serve or their successor shall be elected and qualified to serve.

Section 3. Removal of Officers. The Board of Trustees by an affirmative vote of a majority of the entire Board of Trustees, any officer may be removed, either with or without cause, and their successor elected at any regular meeting of the Board of Trustees, or at any special meeting of the Board of Trustees called for such purpose. Any officer may resign at any time by giving written notice to the Board or to the President or Secretary of the Association. Any such resignation shall take effect at the date of receipt of such notice or at any later time specified therein; and unless otherwise specified in said notice, acceptance of such resignation by the Board shall not be necessary to make it effective.

Section 4. Compensation. No officer shall receive compensation for any services that they may render to the Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of his or her duties as an officer to the extent such expenses are approved in advance by the Board of Trustees.

Section 5. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and to the Board of Trustees. He shall have all of the general powers and duties which are usually vested in the office of the President of a corporation, including, but not limited to, the power, subject to the powers of the trustee under Article IV, to appoint committees from among the Members from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association. The President shall, subject to the control of the Board of Trustees, have general supervision, direction, and control of the business of the Association. The President shall be an ex officio Member of all standing committees, and he/she shall have such other powers and duties as may be prescribed by the Board of Trustees or these Bylaws of the Association.

Section 6. Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent, disabled, refuses or unable to act. If neither the President nor the Vice President is able to act, the Board of Trustees shall appoint some other Member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Trustees or these Bylaws of the Association.

Section 7. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Trustees and the minutes of all meetings of the Association at the principal office of the Association or at such other place as the Board of Trustees may order. The Secretary shall keep

the seal of the Association in safe custody and shall have charge of such books and papers as the Board of Trustees may direct; and the Secretary shall, in general, perform all of the duties incident to the office of Secretary. The Secretary shall give, or cause to be given, notices of meetings of the Members of the Association and of the Board of Trustees required by these Bylaws or by law to be given, however, no notice, if otherwise timely and proper will not be deemed invalid merely because it was not given personally by the Secretary. The Secretary shall maintain a book of record owners, listing the names and addresses of the Members as furnished the Association, and such books shall be changed only at such time as satisfactory evidence of a change in ownership of a Unit is presented to the Secretary. The Secretary shall perform such other duties as may be prescribed by the Board of Trustees.

The Secretary shall also have responsibility for Association funds and securities and shall be responsible for keeping, or causing to be kept, full and accurate accounts, tax records and business transactions of the Association, including accounts of all assets, liabilities, receipts and disbursements in books belonging to the Association. The Secretary shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Trustees. The Secretary shall cosign all checks and promissory notes, on behalf of the Association. The Secretary shall disburse the funds of the Association as may be ordered by the Board of Trustees, in accordance with the Declaration, shall render to the President and trustees, upon request, an account of all of his transactions and of the financial conditions of the Association, and shall have such other powers and perform such other duties as may be prescribed by the Board of Trustees or by these Bylaws.

## ARTICLE VI

### Obligations of Members

Section 1. Enforcement of Assessments. All delinquent assessments may be enforced, collected or foreclosed upon in the manner provided in the Declaration and/or by applicable law.

Section 2. Maintenance and Repair.

(a) Every Member must perform promptly, at his sole cost and expense, all maintenance and repair work on his Unit, as required in the Declaration, and all plans for alterations and repair of improvements on the Units in excess of \$1,000 must receive the prior written consent of the Board of Trustees, which consent shall not be unreasonably withheld.

(b) As further provided in the Declaration, each Member shall reimburse the Association for any expenditures incurred in repairing or replacing any portion of the Common Areas owned by the Association which are damaged through the fault of such Member. Such expenditures shall include all court costs and reasonable attorneys' fees incurred in enforcing any provision of these Bylaws or the Declaration.

## ARTICLE VII

### Amendments to Bylaws

Subject to the Declaration and the Member's right to make unilaterally amendments to the Condominium Constituent Documents as described in Section 22.1 of the Declaration, these Bylaws may be amended by the Association in a duly constituted meeting of the Members for such purpose. No amendment to these Bylaws shall take effect unless approved by at least a majority of a quorum of Members present, in person or by proxy, at a duly constituted regular or special meeting of the Members. The prior written approval of each institutional holder of a first Mortgage of record made in good faith and for value on a Unit in the Project must be secured before any material amendment to these Bylaws may take effect, which may adversely affect such Mortgagee's rights or security interests, and this sentence may not be amended without such prior written approval. The term "Institutional holder" as used herein shall mean a Mortgagee which is a bank or savings and loan association or established mortgage company, any other entity chartered under federal or state laws, any corporation, any insurance company, or any federal or state agency.

## ARTICLE VIII

### Mortgages

Section 1. Notice to Association. A Member who mortgages his Unit by "Mortgage," as that term is defined in the Declaration, shall notify the Association through the Manager, or the Secretary of the Board of Trustees in the event there is no Manager, giving the name and address of his Mortgagee; and the Association shall maintain such information in a book entitled "Mortgagees of Units." Any such Member shall likewise notify the Association as to the release, reconveyance, or discharge of any such Mortgage.

Section 2. Notice of Unpaid Assessments. The Board of Trustees of the Association, shall at the request of a Mortgagee of a Unit, report any unpaid assessments due from the Owner of such Unit.

## ARTICLE IX

### Meaning of Terms

All terms appearing herein initially capitalized shall have the same meanings as are applied to such terms in the Declaration. References to the masculine shall be deemed to include the feminine and neuter.

## ARTICLE X

### Conflicting Provisions

In case any of these Bylaws conflict with any provisions of the laws of the State of Utah or the Declaration, such conflicting provision of the Bylaws shall be null and void, but all other Bylaws shall remain in full force and effect to the extent permitted by law.

## ARTICLE XI

### Indemnification of Directors and Officers

Except to the extent that such liability or damage or injury is covered by insurance proceeds, the Board of Trustees may authorize the Association, to the extent permitted by law, to pay expenses incurred by, or to satisfy a judgment or fine rendered or levied against, a present or former trustee, officer, committee Member, or employee of the Association in an action brought by a third party against such person, whether or not the Association is joined as a party defendant, to impose a liability or penalty on such person for an act alleged to have been committed by such person while a trustee, officer, committee Member, or employee so long as: the Board of Trustees determines in good faith that such trustee, officer, or employee was acting in good faith within what he reasonably believed to be the scope of his employment or authority and for a purpose which he reasonably believed to be in the best interests of the Association or its Members. Payments authorized hereunder include amounts paid and expenses incurred in settling any such action or threatened action. The provisions of this Section shall apply to the estate, executor, administrator, heirs, legatees, or devisees of a trustee, officer, committee Member, or employee, and the term "person" where used in the foregoing Section shall include the estate, executor, administrator, heirs, legatees, or devisees of such person.

## ARTICLE XII

### Miscellaneous

Section 1. Execution of Documents. The Board of Trustees, except as in these Bylaws otherwise provided, may authorize any officer or officers, agent or agents, to enter into any contract or execute any instrument in the name and on behalf of the Association, and such authority may be general or confined to specific instances; and unless so authorized by the Board of Trustees, no officer, agent, committee Member, or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

Section 2. Inspection of Bylaws. The Association shall keep in its office at the Club House for the transaction of business the original or a copy of these Bylaws as amended or otherwise altered to date, certified by the Secretary, which shall be open to inspection by the Owners and all holders of a Mortgage on a Unit at all reasonable times during office hours.

Section 3. Fiscal Year. The fiscal year of the Association shall be determined by the Board of Trustees and, having been so determined, is subject to change from time to time as the Board of Trustees shall determine.

Section 4. Membership Book. The Association shall keep and maintain in its office for the transaction of business a book containing the name and address of each Member. Proper termination or transfer of ownership of any Unit and associated certificate of Membership by an Owner shall be recorded in the book, together with the date on which such ownership was transferred.

## **ARTICLE XIII**

### **Enforcement**

In the event of a violation of the Declaration, these Bylaws, or the Rules and Regulations of the Project, or any Age 55 Criteria policies and procedures as described in Section 3(i) above, the Board of Trustees may enforce the Declaration, these Bylaws, or such Rules and Regulations or such Age 55 Criteria policies and procedures in any manner prescribed by law and shall have all rights and remedies available at law and in equity.

## **ARTICLE XIV**

### **Membership in Association**

Section 1. Membership. Membership in the Association, and transfers thereof, shall be limited and determined as provided in the Declaration and the Association's Articles of Incorporation.

Each Member shall be issued a certificate of Membership in the Association. The certificate of Membership in the Association shall include the following:

- CERTIFICATE NUMBER
- THE NAME OF THE ASSOCIATION
- THE NAME OF THE MEMBER
- RESTRICTIONS ON TRANSFER
- DATE OF ISSUANCE
- THE UNIT(S) TO WHICH THE MEMBERSHIP IS APPURTENANT

There shall be as many Members as there are Owners of Units in the Project.