

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
VILLAGE AT FOX MEADOWS**

**(Also superseding and Replacing the Declaration of
Covenants, Conditions and Restrictions for Fox Meadows as
applied to Phase 1 of the Village at Fox Meadows
Subdivision, thereby annexing Phase 1 into the Village at Fox
Meadows Homeowners Association)**

**A Planned Unit Development in
Cache County**

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This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGE AT FOX MEADOWS ("Declaration") is adopted by the Declarant for the Village at Fox Meadows Homeowners Association (the "Association") and is effective as of the date it is recorded in the office of the Cache County Recorder.

RECITALS

A. Fox Meadows is a neighboring community adjacent to the Village at Fox Meadows, located in Smithfield, Utah 84335.

B. The Declaration of Covenants, Conditions, and Restrictions for Fox Meadows was recorded in the Cache County Recorder's Office on July 9, 2020 as Entry No. 1252169 in Book 2160 and beginning on Page 1737 (the "Fox Meadows Declaration").

C. The Supplement to the Declaration of Covenants, Conditions, and Restrictions for Fox Meadows was recorded in the Cache County Recorder's Office on September 22, 2021 as Entry No. 1299522 in Book 2286 and beginning on Page 1748 (the "Fox Meadows Supplement").

D. The Fox Meadows Declaration and supplements thereto established the Fox Meadows Owners Association, a non-profit corporation, to govern and serve the Fox Meadows community. Among other duties, the Fox Meadows Owners Association oversaw, operated, and maintained the Sewer Lift Station and related sewer facilities serving the Fox Meadows and contemplated to serve the Village at Fox Meadows communities as developed.

E. The Declarant intends to dissolve the Fox Meadows Owners Association, rescind the Fox Meadows Declaration, and replace the same with a Declaration of Sewer Lift Station Maintenance Agreement and related covenants running with the Fox Meadows land requiring the owners within the Fox Meadows subdivision to pay their proportionate share of expenses for the use of the Sewer Lift Station serving both subdivisions and any expenses for the maintenance, repairs, replacement thereof.

F. Upon dissolution of Fox Meadows, the Village at Fox Meadows Homeowners Association will assume the responsibilities that Fox Meadows Owners Association previously had concerning the Sewer Lift Station.

G. Declarant desires to create an association of homeowners, which association shall possess the power to maintain and administer the Common Areas, collect and disburse assessment and charges hereinafter provided for, administer and enforce the provisions of this Declaration, and replace Fox Meadows Owners Association with respect to Village at Fox Meadows P.U.D. Phase 1 Subdivision. It is intended that this Declaration shall serve as a binding contract between the VFM Association and each Owner; however, nothing herein is intended to create a contractual relationship between the Declarant and the VFM Association or Declarant and any Owner, or to inure to the benefit of any third-party. Additionally, it is not intended that this Declaration be read in conjunction with any deed or real estate purchase contract to create privity of contract between Declarant and the VFM Association.

H. Declarant hereby desires to establish for the mutual benefit of all future Owners and Occupants of the Project, certain covenants, conditions, restrictions, easements, rights, privileges, assessments, and liens as set forth herein, which shall run with and be a burden upon the Project.

I. This Declaration, which (along with and subject to any future amendments) shall be the sole declaration for the Project, and shall completely replace and supersede in all

respects all prior declarations and amendments thereto, (whether recorded or not, properly adopted or not, or referenced in this Declaration or not), prior to the date of the recording of this Declaration.

J. This Declaration affects the real property situated in Cache County, Utah, described with particularity in Exhibit A, which exhibit is attached hereto and incorporated in this Declaration by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.

K. The Bylaws of the VFM Association attached hereto as Exhibit B supersede and replace all previous bylaws of the VFM Association and any amendments thereto.

L. Declarant intends that the Owners, Occupants, Mortgagees, and all other persons hereafter acquiring any interest in the Project shall at all times enjoy the benefits of, and shall hold their interest subject to this Declaration, which is recorded in furtherance of establishing a general plan of planned unit ownership for the Project, and for establishing rules for the use, occupancy, management, and enjoyment thereof.

M. Declarant explicitly reserves for itself the option in the future to expand the Project.

NOW, THEREFORE, pursuant to the Recitals set forth above and incorporated herein and subject to the covenants set forth below, the Declarant hereby adopts this Declaration. This Declaration, together with the Plat, Bylaws, and Rules adopted by the VFM Association, shall define and govern the rights of the Owners and the VFM Association related to the Project.

ARTICLE I. DEFINITIONS

The capitalized terms used in this Declaration shall have the meanings set forth in this Article. Unless the context clearly requires otherwise, the masculine, feminine and neuter genders and the singular and the plural shall be deemed to include one another, as appropriate.

1.1. **Act** shall mean the Utah Community Association Act, codified at Utah Code § 57-8a-101, *et seq.*, as the same may be amended from time to time.

1.2. **Additional Land** shall mean and refer to, without limitation, any parcel of land that is annexed into the Project by the Declarant.

1.3. **Articles** shall mean the Articles of Incorporation for the VFM Association, as amended and restated from time to time.

1.4. **Assessments** shall mean any monetary charge or fee imposed or levied by the VFM Association against Owners as provided for in this Declaration or other Governing Documents.

1.5. **VFM Association** shall mean the Village at Fox Meadows Homeowners Association, a Utah non-profit corporation. Failure of the VFM Association to maintain its corporate status will not result in the dissolution of the VFM Association. The VFM Association may, through the Board of Directors, renew or reinstate its corporate status without Owner approval.

1.6. **Board** or **Board of Directors** shall mean the Board of Directors of the VFM Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws. The Board is the governing body of the VFM Association.

1.7. **Board Member** shall mean a duly qualified and elected or appointed individual member of the Board of Directors of the VFM Association.

1.8. **Bylaws** shall mean the Bylaws of the VFM Association attached hereto as Exhibit B, as the same may be amended from time to time. No amendment to the Bylaws shall be effective until it is recorded.

1.9. **Common Areas** shall mean all land, and the improvements situated thereon, within the Village at Fox Meadows that are designated as open space or Common Areas on the Plat or other recorded instruments and other real property which the VFM Association now or hereafter owns in fee for the benefit of Owners for as long as the VFM Association is the owner of the fee, which may include without obligation or limitation, Association signs or monuments, open space, landscaped areas, utility facilities, retention pond areas, perimeter Project fences, water pump and associated facilities, common pathways, other similar improvements, and any real property or improvements within the Project that the VFM Association has the obligation to maintain, repair, or replace for the common benefit of the Owners, as the Board shall determine in its sole and exclusive discretion, including, without limitation, all utility and service lines and similar improvements, whether public or private-company owned, intended to serve more than one Residence, whether located on a Lot or lying inside of the exterior boundaries of the Residence. Common Areas shall also include the sewer lift station facilities and storm water detention pond areas that service the Residences of the Project. The Sewer Lift Station shall also be part of the Common Areas for the purposes of this Declaration.

1.10. **Common Expenses** shall mean (a) all sums lawfully assessed against Owners; (b) expenses of administration, maintenance, management, operation, repair and replacement of the Common Areas which are maintained by the VFM Association; (c) expenses allocated by the VFM Association among the Owners; (d) expenses agreed upon as common expenses by the VFM Association or its Board of Directors; (e) expenses declared common expenses by the Declaration; (f) Sewer Lift Station Expenses; and (g) other miscellaneous charges incurred by the VFM Association or the Board pursuant to the Act, this Declaration, the Bylaws, or the Rules.

1.11. **Declarant** shall mean Visionary Homes 2020, LLC, a Utah limited liability company, and any successor in interest.

1.12. **Declaration** shall mean this *First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fox Meadows*, as may be amended from time to time.

1.13. **Design Guidelines** shall mean the requirements governing the location, color, materials, and architectural design of Residences, structures, landscaping and improvements within the Project as adopted by the Board.

1.14. **Governing Documents** shall mean and refer to the Declaration, Articles of Incorporation, Bylaws, Plat, Design Guidelines, and any Rules adopted by the Board.

1.15. **Lift Station Director** shall mean the Grantee (and its successors and assigns) of easement rights to the sewer lift station facilities obtained pursuant to the Easement Agreement recorded in the office of the Cache County Recorder as Entry Number 1249289. At the time of the recording of this Declaration, the Lift Station Director is VHD, LLC, a Utah limited liability company. The Lift Station Director shall have the right to be reimbursed by the VFM Association and/or individual Owners for the Sewer Lift Station Expenses. As of the date of the recording of this Declaration, it is intended that Declarant shall cause the Lift Station Director to transfer its rights and responsibilities to the VFM Association upon dissolution of the Fox Meadows Owners Association.

1.16. **Lot** shall mean each of the individual Lots within the Project, as shown on the Plat, with the exception of the Common Areas. A Lot shall include all improvements constructed thereon, including the Residence.

1.17. **Manager** shall mean a person, persons, or entity, if any, selected by the Board to manage the affairs of the VFM Association and Project.

1.18. **Member** shall mean and refer to a Lot Owner.

1.19. **Mortgage** shall mean any mortgage, deed of trust, or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed, or deed of trust.

1.20. **Mortgagee** shall mean and refer to any person or entity named as a mortgagee of a mortgage or beneficiary under or holder of a deed of trust.

1.21. **Occupant** shall mean any Person living, dwelling, visiting, or staying in a Residence or on a Lot. This includes, but is not limited to, all lessees, tenants, guests, and the family members, agents, and representatives living, or staying in a Residence. Occupants shall be bound by the Restrictions in this Declaration and shall be liable for any fines that are assessed for violations of the Governing Documents.

1.22. **Owner** shall mean the record owner, whether one or more Persons, of a fee simple title to any Lot which is a part of the Project, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

1.23. **Period of Declarant Control** shall mean the period of time during which the Declarant may act as the Board of Directors, or appoint Board Members. Such period of time shall commence on the date this Declaration is recorded and terminate on the occurrence of the earliest of the following events: (i) six (6) months after the date on which all of the Lots and all of the Additional Land, have been conveyed to Persons other than Declarant or its successors, assigns, and affiliates, regardless of whether such Additional Land has been added hereto; or (ii) the Declarant executes and records a written waiver of its right to control the VFM Association. The Special Declarant Rights contained within this Declaration may last beyond the Period of Declarant Control for the maximum length permitted by law. If the Declarant elects to waive one or more, but not all, of its Special Declarant Rights, then all Special Declarant Rights not waived shall remain in full force and effect.

1.24. **Person** shall mean and refer to a natural individual, corporation, business entity, estate, partnership, trustee, association, joint venture, government, governmental subdivision, or agency or other legal entity capable of holding title to real property.

1.25. **Plat** shall mean the official subdivision plats for the Village at Fox Meadows Phases 1, 2, 3, and 4 (including amendments if any), filed and recorded in the official records of the Cache County Recorder's Office. The Plat is hereby incorporated into and made an integral part of this Declaration, and all requirements and specifications set forth on the Plat and required by the Act are deemed included in this Declaration. If any conflict exists between the Plat and this Declaration, the Declaration shall control.

1.26. **Project** shall include the real property described in Exhibit A, together with the buildings, improvements, Sewer Lift Station, and permanent fixtures located thereon, and all easements and rights appurtenant thereto and shall at any point in time mean and refer to the entire the Village at Fox Meadows (the "Village") Subdivisions. The Project may also include any Additional Land annexed into the VFM Association and made subject to this Declaration.

1.27. **Residence** shall mean a structure intended for use and occupancy as a single-family residence, together with all improvements located on or with respect to the Lot concerned which are used in connection with such Residence. The Residence shall include, without

limitation, the roofs and all exterior surfaces, exterior trim, gutters, downspouts, structural members, and foundations. The Residence shall also include any mechanical equipment and appurtenances located within any one Residence, or located without said Residence but designed to serve only that Residence, such as appliances, air conditioning compressors, sprinkler systems, antennas, fixtures and the like. All pipes, wires, conduits, or other utility lines or installations constituting a part of the Residence or serving only the Residence shall be deemed to be a part of the Residence.

1.28. **Restrictions** shall mean the covenants, conditions, assessments, easements, liens, and restrictions set forth in this Declaration.

1.29. **Rules** shall mean and refer to the Rules, resolutions, regulations, policies, architectural guidelines, etc. adopted by the Board.

1.30. **Service Area** shall mean a geographical area in the Project in which the Lots within that area receive special benefits or services from the VFM Association that the VFM Association does not provide to all Lots within the Project.

1.31. **Sewer Lift Station** shall mean the sewer lift station facilities and related sewer services residing within the Village and/or the Fox Meadows properties that serve the Village, Fox Meadows, and other communities, along with properties and lands holding the Sewer Lift Station and connected sewer facilities.

1.32. **Sewer Lift Station Expenses** shall mean the costs included in each Owner's proportionate use of the Sewer Lift Station includes, but is not limited to, the actual cost to operate, maintain, repair and replace the Sewer Lift Station, reserves set aside for future repair and replacement, and funds collected for the purpose of emergency expenses.

1.33. **Sub-Association** means an independent homeowners association comprised of Owners of designated Lots within the Project and created by the Declarant. Each Sub-Association shall be organized pursuant to Utah law and shall be subject to this Declaration. All Sub-Associations are subordinate to the VFM Association and this Declaration.

ARTICLE II. PROJECT DESCRIPTION

2.1. **Submission**. The Village real property described with particularity in Exhibit A attached hereto and incorporated herein by this reference, is hereby submitted to the Act. The Declarant declares that the Project and all of the Lots are held, conveyed, transferred, sold, mortgaged, encumbered, occupied, used, and improved subject to the Restrictions, which Restrictions will constitute covenants and conditions running with the land and are binding upon and will inure to the benefit of the Declarant, the VFM Association, and each Owner, including their respective heirs, successors, and assigns.

2.2. **Name**. The Project, as submitted to the provisions of this Declaration, is known as the Village at Fox Meadows Planned Unit Development. The Project is not a cooperative.

2.3. **Description of Improvements**. The major improvements contained in the Project will initially include one hundred and seventeen (117) lots. There are also Common Areas as further provided herein, along with other improvements detailed on the Plat. The Lots, their locations, and approximate dimensions are indicated on the respective Plats.

2.4. **Sewer & Detention Pond Facilities**. Upon dissolution of the Fox Meadows Owners Association, the VFM Association will assume control of and responsibility for the Sewer Lift Station and any detention pond facilities. The Sewer Lift Station and storm water detention pond facilities serving the Lots in the Project may be located on land that is contained within Fox

Meadows, that is not within the legal descriptions of the initial Plats included in Exhibit A. Despite their location outside the Plats, the VFM Association is authorized to enter into an agreement with the Fox Meadows Owners Association and/or its owners on behalf of the Owners regardless of whether the VFM Association holds fee title to the real property on which these facilities are located until such time that the facilities are turned over to, or acquired by a municipality or special service district. If a third party (including the Lift Station Director) incurs Sewer Lift Station Expenses, then the VFM Association shall be responsible to reimburse such party for these costs.

Upon dissolution of the Fox Meadow Owners Association, its Declarant will record a Declaration of Maintenance Obligation for the Sewer Lift Station ("Lift Station Declaration") authorizing the VFM Association to maintain the Sewer Lift Station and take any actions necessary to ensure its continued operation, including but not limited to charging the benefited Village Owners and Fox Meadows owners for their proportionate use and benefit of the Sewer Lift Station. The chargeable costs will be Sewer Lift Station Expenses. Additionally, the VFM Association and/or Lift Station Director may enter the property at any time for any reason to carry out its duties.

If lots or property outside the Project are serviced by the Sewer Lift Station and/or storm water detention pond, then the VFM Association may enter into agreements with adjacent homeowners associations or adjacent Lots for the operation, maintenance, repair, and replacement of any shared facilities and may collect monies from the adjacent lot owners for their allocated proportion of the costs for the use of any shared facilities. However, any contracts or agreements for the use of the sewer lift station for parties outside of the VFM Association must be approved and consented to by the Lift Station Director. The Declarant and the Lift Station Director shall have a perpetual easement and right to connect sewer facilities of additional development projects to the Sewer Lift Station in the Declarant or Lift Station Director's sole discretion, subject only to applicable governmental approvals. The Declarant and Lift Station Director's right to use or connect properties to the Sewer Lift Station shall run in perpetuity, or until the Sewer Lift Station is conveyed to a governmental agency.

The Lift Station Director shall have the sole authority to turn over the control and operation of the Sewer Lift Station to the City or other governmental authority without Owner or Association vote or consent. The Lift Station Director may (but shall not be required to) transfer its easement rights in and to the Sewer Lift Station to the VFM Association, in the Lift Station Director's sole discretion. In the event that title to the Sewer Lift Station or storm water detention pond and the easement rights of the Lift Station Director are transferred to the VFM Association, then the Board shall have the authority to convey or transfer ownership or maintenance responsibilities of the Sewer Lift Station and/or storm water detention pond to the City or any applicable utility or special service district.

2.5. **Sub-Associations.** The Declarant may create one or more Sub-Associations within the Project to serve the special needs of Owners within such areas. Sub-Associations may be planned unit developments or created under a condominium form of ownership. Nothing in this Declaration requires the creation of a Sub-Association, and the jurisdiction of any Sub-Association shall be subordinate to that of the VFM Association. Any Sub-Association shall be responsible for administering the additional covenants applicable to the property within its jurisdiction and for maintaining any property which it owns or which its covenants designate as being for the common benefit of its members. If a Sub-Association fails to meet some or all of its responsibilities, the VFM Association, in its discretion, may assume such responsibilities, the costs for which shall be an expense of said Sub-Association. The VFM Association shall have the power to veto any action that a Sub-Association proposes to take that is adverse to the interests of the VFM Association, its Members, or inconsistent with the Project's standards. The VFM Association shall also have the power to require specific action to be taken by any Sub-

Association in connection with its obligations and responsibilities, such as requiring specific maintenance or repairs or aesthetic changes to be effectuated. If a Sub-Association fails to comply with the VFM Association's requirements after reasonable notice, then the VFM Association shall have the right to effect any remedial action and shall levy a Special Assessment on the Sub-Association to cover the enforcement costs incurred by the VFM Association, including reasonable attorney fees.

2.6. **Service Areas.** The Declarant may create and place Lots into one or more Service Areas in which the Lots share Limited Common Areas or receive special benefits or services from the VFM Association that it does not provide to all Lots within the Project. The creation of a Service Area, the designation of Lots subject to a Service Area, and the scope of services to be performed for a Service Area shall be set forth in a Board resolution, or similar Association document. A Lot may be assigned to more than one Service Area, depending on the number and types of special benefits or services it receives. A Service Area may be comprised of Lots of more than one housing type and may include Lots that are not contiguous. The Declarant may designate Service Areas and assign Lots to a particular Service Area at any time prior to the expiration of the Control Period. Declarant may also unilaterally amend Service Area boundaries. Following the Control Period, the VFM Association Board may, by a resolution, designate Service Areas and assign Lots to them upon the affirmative vote of Owners exceeding sixty-seven percent (67%) of the Lots affected by the proposed designation.

2.7. **Expansion of Project.** The Project may be expanded by the Declarant by the recording of a Supplemental Declaration in accordance with the provisions of Article XII.

ARTICLE III. MEMBERSHIP AND VOTING RIGHTS

3.1. **Membership.** Every Owner in the Village shall be a Member of the VFM Association with one membership interest per Lot. Membership shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains. Membership in the VFM Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Lot, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Lot should fail or refuse to transfer the membership registered in his name to the purchaser of his Lot, the VFM Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

3.2. **Voting Rights.** Except as otherwise disallowed in this Declaration or the Bylaws, or limited by the Special Declarant Rights, Owners having membership in the VFM Association shall be entitled to one vote per Lot owned.

3.3. **Multiple Ownership Interests.** If there is more than one Owner of a Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves. A vote cast by any of such Owners, whether in person or by proxy or by written ballot, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made or if there are conflicting votes from the same Lot, the vote involved shall not be counted for any purpose, except towards establishing a quorum.

3.4. **Record of Ownership.** Every Owner shall promptly notify the VFM Association of any change in ownership of a Lot by providing the conveyance information to the Secretary of the VFM Association who shall maintain a record of ownership of the Lots. Any cost incurred by the VFM Association in obtaining the information about an Owner as specified herein which

is not furnished by such Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the VFM Association as an Individual Assessment.

ARTICLE IV. EASEMENTS AND RIGHTS IN COMMON AREAS

4.1. **Easement of Enjoyment.** Each Member shall have a right and easement of use and enjoyment in and to the Common Areas. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom. An Owner may delegate his easement and right of use and enjoyment described herein to any permitted Occupants who reside in such Owner's Residence. The rights and privileges of such delegee or assignee shall be subject to suspension in the same manner and to the same degree as those of an Owner. This right of easement shall not extend to the privately owned Lots of other Owners.

4.2. **Title to Common Areas.** The Declarant may convey title to the VFM Association of various Common Areas; however, neither this conveyance nor any other provision of the Declaration shall be construed to create a contractual relationship between the VFM Association and Declarant. The VFM Association may hold title or perpetual easements to the various Common Areas within the Project identified in this Declaration.

4.3. **Limitation on Easement.** A Member's right and easement for the use and enjoyment of the Common Areas shall be subject to the following:

1) The right of Cache County and any other governmental or quasi-governmental body having jurisdiction over the Project to access and rights of ingress and egress over and across any street, road, parking area, walkway, or open area contained within the Project for purposes of providing police and fire protection, transporting school children, and providing any other governmental or municipal service;

2) The right of the VFM Association to suspend voting rights or right to use the Common Areas by an Owner for any period during which any Assessments against his Lot remain unpaid, and for a period not to exceed sixty (60) days for any infraction of the Rules;

3) The right of the VFM Association to dedicate or transfer all or any part of the Common Areas, and any sewer, water and storm drain lines to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the VFM Association. Any such dedication or transfer must, however, be assented to by sixty-seven percent (67%) of the Lot Owners.

4.4. **Association Easement.** The VFM Association, its Board, employees, agents, and contractors shall have non-exclusive easements to use the Common Areas to perform their duties as assigned by the Governing Documents.

4.5. **Easement for Utility Services.** The Project is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of roads and utilities, in accordance with the recorded Plat. Utilities include, without limitation, water, sewer, gas, telephone, electricity, data, video, and cable.

4.6. **Lift Station Use and Easement.** The Declarant and Lift Station Director and their successors and assigns shall have a perpetual non-exclusive easement to use the Sewer Lift Station and the right to connect the sewer lines of additional lots or parcels located outside of the VFM Association to the Sewer Lift Station. Such easement shall run in perpetuity and shall only be limited by applicable approvals from the City or other governmental agency with jurisdiction. This right of easement shall permit the Declarant and/or Lift Station Director to make improvements to expand the capacity of the Sewer Lift Station, if necessary, in the Declarant or

Lift Station Director's sole discretion. Any such improvements shall be reimbursed by the VFM Association.

4.7. **Joint Use Easements/Agreement.** The Declarant, the VFM Association, and/or the Lift Station Director may enter into a joint use easement/agreement with others to create a joint use easement/agreement to allow for the joint use of and access to any land and/or common area that serves the Sewer Lift Station. A joint use easement/agreement will serve the Declarants, Association, and or the Lift Station Directors their successors and assigns and run with the land. Such easement shall run in perpetuity and may only be limited by applicable approvals from the City or other governmental agency with jurisdiction.

4.8. **Easements for Encroachments.** If any portion of a Common Area improvement encroaches upon any Lot, or if any structure or improvement of a Lot encroaches upon any other Lot, or the Common Area as a result of the manner in which the improvements were initially approved and constructed or due to settling, shifting, alteration, replacement, repair, or restoration, a valid easement for encroachment, and maintenance of such encroachment, shall exist for the life of the improvement.

ARTICLE V. BUDGET AND ASSESSMENTS

5.1. **Annual Budget.** The Board shall prepare and adopt an annual budget for the VFM Association. The annual budget shall provide, without limitation, for the maintenance of the Common Areas and for the administration, management, and operation of the VFM Association. The Board may revise the budget from time to time as the Board deems appropriate. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect until a new annual budget is adopted. The budget shall be made available to requesting Owners within thirty (30) days after adoption. Owners may not disapprove a budget during the Period of Declarant Control, but may otherwise disapprove according to the provisions of the Act.

If one or more Service Areas are designated, then the budget shall track and estimate the expenses associated with each Service Area separately from Common Expenses in order to allocate these expenses as set forth in Section 5.8 "Service Area Expenses" shall include the actual and estimated expenses incurred or to be incurred by the VFM Association for the benefit of the Lots within each Service Area which may include costs of snow removal, landscaping, construction, insurance, maintenance, and any repair and replacement of the Common Area facilities appurtenant to the Service Area, structures, and adjacent areas. If the Service Area responsibilities require the maintenance or repair of long-term Common Area facilities, then the Service Area Expenses shall include contributions to a reserve fund for the repair and replacement of such facilities. Service Area reserves shall be accounted for and kept separate from the VFM Association's primary reserve fund. Separate accounting and financial reporting shall be maintained for each Service Area.

5.2. **Covenant to Pay Assessments.** Each Lot Owner, by the acceptance of a deed therefore, whether or not it be so expressed in the deed, hereby covenants and agrees with each other and with the VFM Association to pay to the VFM Association all Assessments, including without limitation, all Annual, Special, and Individual Assessments described below, and other fees, charges, levies, and fines as may be provided in the Governing Documents.

5.3. **Purpose of Assessments.** Assessments levied by the VFM Association shall be used for the purpose of promoting the health, safety, and welfare of residents of the Project, including but not limited to the appearance and aesthetics of the Project. The use made by the VFM Association of funds obtained from Assessments may include, but is not limited to: payment of the cost of taxes and insurance on the Common Areas; maintenance, repair, and improvement

of the Common Areas; Common Expenses; establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas; and any expenses necessary or desirable to enable the VFM Association to perform or fulfill its obligations, functions, or purposes under the Governing Documents.

5.4. **Declarant's Exemption from Assessments.** Anything contained in the Governing Documents to the contrary notwithstanding, the Declarant shall not be obligated to pay Assessments on any Lot owned by its until such time as the Declarant elects in writing to pay Assessments, and only for so long as the Declarant elects to pay Assessments. In addition, the Declarant may exempt Lots owned by Declarant affiliates from the payment of Assessments during the Period of Declarant Control, in the Declarant's sole discretion.

5.5. **Assessments Generally.** The Village Lot Owners, shall be obligated to pay all Annual, Special, Individual, and other specified assessments described below.

5.6. **Sewer Facilities Assessment.** The VFM Association will levy an assessment to both the Lot Owners of the Village and Lot Owners of Fox Meadows. The VFM Association will calculate the amount of the Sewer Facilities Assessment by determining the Sewer Lift Station Expenses and dividing the total of the Sewer Lift Station Expenses by the number of Village and Fox Meadows dwellings using or benefitting from the Sewer Lift Station. The Sewer Facilities Assessment will be levied on a per dwelling basis to charge each individual Owner for their proportionate share of the Sewer Lift Station Expenses.

5.7. **Annual Assessments.** Annual Assessments shall be made on a calendar year basis based on each Owner's equally allocated portion of the budget. The Board shall give written notice of each Annual Assessment not less than fifteen (15) days prior to the beginning of the next calendar year. Each Annual Assessment shall be due and payable on dates established by the Board. At least fifteen (15) days prior to the effective date of any change in the amount of the Annual Assessment, the VFM Association shall give each Meadows Owner written notice of the amount.

5.8. **Special Assessments.** The Board may levy a Special Assessment payable over such a period as the Board may determine for the purpose of defraying, in whole or in part any expense or expenses not reasonably capable of being fully paid with funds generated by Annual Assessments; the cost of any construction, reconstruction, or unexpected repair or replacement of the Common Areas; or for any other expense incurred or to be incurred as provided in this Declaration. Notice in writing of the amount of any Special Assessments and the time for their payment shall be given as soon as is reasonably possible to the Owners. Payment shall be due on the dates and in the manner determined by the Board and provided in the notice. Notwithstanding the foregoing, Declarant may levy Special Assessments in any amount deemed necessary during the Period of Declarant Control without Owner approval.

5.9. **Individual Assessments.** In addition to Annual and Special Assessments, the Board may levy Individual Assessments against a Lot and its Owner for: (a) administrative costs and expenses incurred by the Board in enforcing the Governing Documents against the Owner or his/her Occupants; (b) costs associated with the maintenance, repair, or replacement of Common Areas caused by the neglect or actions of an Owner or his/her Occupants; (c) any other charge, fine, fee, expense, or cost designated as an Individual Assessment in the Governing Documents or by the Board, including, without limitation, action taken to bring a Residence and its Owner into compliance with the Governing Documents; (d) nonpayment of a Reinvestment Fee; (e) costs of providing services to the Lot upon request of the Owner; and (f) attorney fees, court or collection costs, fines, and other charges relating to any Restrictions provided in this Declaration. In addition, Individual Assessments may be levied against a Lot and its Owner specifically benefited by any improvements to adjacent roads, sidewalks, planting

areas or other portions of the Common Areas made on the written request of the Owner of the Lot to be charged. The aggregate amount of any such Individual Assessments shall be determined by the cost of such improvements, repairs, maintenance, or enforcement action, including all overhead and administrative costs and attorney fees, and shall be allocated among the affected Lots according to the special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be. Individual Assessments may be levied in advance of the performance of the work. If a special benefit arises from any improvement which is part of the general maintenance obligations of the VFM Association, it shall not give rise to an Individual Assessment against the Lot(s) benefited, unless such work was necessitated by the Lot Owner's or his/her Occupants' negligence.

5.10. **Service Area Assessment.** The Service Area Assessment shall be paid by all Lots within a designated Service Area that are subject to assessment in addition to the Regular Assessment. There is no requirement that Service Area Assessments be uniform between Service Areas. The amount of the Service Area Assessment shall be determined by allocating the budgeted Service Area Expenses to all Lots within the Service Area that are subject to assessment based on the Allocated Interest of each Lot. At no time shall a Service Area Assessment be charged or assessed to Lots outside of the designated Service Area. The amounts the VFM Association collects as Service Area Assessments shall be held in trust for and expended solely for the benefit of the Service Area from which they were collected.

5.11. **Allocation of Assessments.** Annual and Special Assessments shall be fixed at an equal uniform rate for all Lots, unless otherwise provided in the Governing Documents. Individual Assessments and Service Area Assessments shall be allocated and assessed to each Lot independently from the other Lots, based on the costs incurred by the VFM Association.

5.12. **Application of Excess Assessments.** In the event the amount budgeted to meet Common Expenses for a particular fiscal year proves to be excessive in light of the actual Common Expenses, the Board in its discretion may apply the excess to reserves, credit the excess against future Assessments, or pay the excess to the Owners, as the Board deems appropriate. The decision of the Board shall be binding and conclusive. In addition, the VFM Association shall not be obligated to reduce the amount of Assessments in succeeding years if an excess exists from a prior year.

5.13. **No Offsets.** All Assessments shall be payable in the amount specified by the Assessment and no offsets against such amount or withholding of any amount shall be permitted for any reason, including, without limitation, non-use or limited use of a Lot or Common Areas, a claim that the VFM Association owes the Owner money, or that the VFM Association is not properly exercising its duties and powers as provided in this Declaration.

5.14. **Certificate Regarding Payment.** Upon the request of an Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot, the VFM Association shall issue a certificate stating whether or not all Assessments respecting such Lot are current and, if not, the amount of the delinquency. Such certificate shall be conclusive in favor of all persons who in good faith rely thereon. The VFM Association may charge the requesting Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot a reasonable fee as permitted in the Act.

5.15. **Personal Obligation and Lien.** All Assessments, together with any interest, late fees, collection costs, and attorney fees if collection efforts become necessary shall be, constitute, and remain: (a) a charge and continuing lien upon the Lot with respect to which such Assessment is made pursuant to Utah Code § 57-8a-301; and (b) the personal obligation of the person who is the Owner of such Lot at the time the Assessment falls due. No Owner may exempt himself or his Lot from liability for payment of Assessments by waiver of his rights concerning the Common Areas or by abandonment of his Lot. In a voluntary conveyance of a

Lot, the grantee shall be jointly and severally liable with the grantor for all such unpaid Assessments, late payment fees, interest, and costs of collection, including reasonable attorneys' fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore.

5.16. **Billing and Collection Procedures**. The Board shall have the right to adopt Rules setting forth procedures for billing and collection of Assessments, provided that such procedures are not inconsistent with the provisions hereof. The failure of the VFM Association to send an invoice to an Owner shall not relieve any Owner of liability for any Assessment or charge under this Declaration, but the Assessment lien therefore shall not be foreclosed or otherwise enforced until the Owner has been given not less than thirty (30) days written notice prior to such foreclosure or enforcement, at the address of the Owner on the records of the VFM Association, of the Assessment or installment and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. A copy of such notice may also be provided to the Occupant(s) of the Owner if the Owner is not a resident at the Project.

5.17. **Due Date and Delinquency**. Assessments shall be paid in a timely manner. Payments are due in advance on the first day of the month or the first day of such other period established for the payment of Assessments. Payments are delinquent if received more than ten (10) days from the date that they became due. Whenever an Assessment is delinquent, the Board may at its option invoke any one or more options or all of the sanctions granted in this Article or the Act.

5.18. **Collection Charge**. If the VFM Association does not otherwise adopt or establish billing and collection procedures in the Rules, the following shall apply: (i) delinquent accounts shall be charged a late fee of twenty-five dollars (\$25.00) each month until the Owner's account (including all collection charges, costs, and attorney fees) is paid in full; and interest shall accrue on all unpaid balances at the rate of eighteen percent (18%) per annum. Collection charges, interest, and late fees shall constitute part of the Assessment lien provided above until paid.

5.19. **Collection Action at Law**. The VFM Association may exercise any or all of the following remedies to collect delinquent Assessments:

- 1) The VFM Association may suspend such Owner's voting rights.
- 2) The VFM Association shall have a lien against each Lot for any Assessment levied against the Lot and any fines or other charges imposed under the Governing Documents against the Owner of the Lot from the date on which the Assessment, fine, or charge is due. This lien shall arise and be perfected as of the date of the recording of this Declaration. At any time, any Assessment or installment thereof is delinquent, the VFM Association, by and through its Board or any Manager, may file a notice of lien in the deed records of Cache County against the Lot with respect to which the delinquency pertains. Once filed, such lien shall accumulate all future Assessments or installments, interest, late fees, penalties, fines, attorney fees, and other appropriate costs properly chargeable to an Owner by the VFM Association, until such amounts are fully paid. Said lien may be foreclosed at any time as allowed by law. The lien of the VFM Association shall be superior to all other liens and encumbrances except: a lien or encumbrance recorded before the original Declaration was recorded; a first or second security interest on the Lot secured by a mortgage or trust deed that is recorded before the VFM Association's notice of lien; or a lien for real estate taxes or other governmental assessments against the Lot. The VFM Association, through its duly authorized agents, may bid on the Lot at any foreclosure sale, and may acquire and hold, lease, mortgage, and convey the Lot.
- 3) The VFM Association may bring an action to recover a money judgment for

unpaid Assessments, fines, and charges under this Declaration against the Lot Owner without foreclosing or waiving the lien described above. Recovery on any such action, however, shall operate to satisfy the lien, or the portion thereof, for which recovery is made.

4) If a delinquent Owner is leasing his Lot or any portion thereof, the Board may, at its option, so long as such default shall continue, demand and receive from any tenant of the Owner the rent due or becoming due and the payment of such rent to the Board shall discharge such tenant for rent due, and shall discharge the Owner for such Assessments to the extent of the amount so paid.

5) The VFM Association may terminate utilities paid out of the Common Expense and the right to use the common areas.

6) Payments shall be credited first to collection costs (including attorney fees), then to interest and late fees, then to the oldest assessments, then the most recent assessments.

7) The VFM Association shall have any other remedy available to it whether provided in the Governing Documents, the Act, or other law or in equity.

5.20. **Power of Sale.** The VFM Association shall have all rights of foreclosure granted by the Act, both judicially and non-judicially. Pursuant to Utah Code §§ 57-1-20 and 57-8a-302, an Owner's acceptance of an interest in a Lot constitutes a simultaneous conveyance of the Lot in trust, with power of sale, to the VFM Association's attorney of record, as trustee, for the benefit of the VFM Association, for the purpose of securing payment of Assessments under the terms of this Declaration. The VFM Association may appoint a qualified successor trustee by executing and recording a substitution of trustee form.

5.21. **Reserve Account.** The Board shall establish a reserve account to fund long-term maintenance and replacement of Common Areas. The Board shall follow any statutory requirement to conduct a reserve analysis and utilize such reserve analysis in making decisions regarding the funding of a Reserve Account. The Board shall not be personally liable for failure to fund the reserve unless willful or intentional misconduct is proven in a court of law. Notwithstanding the foregoing, such reserve fund duties and obligations shall not apply to the VFM Association and Board during the Period of Declarant Control.

5.22. **Reinvestment Fee.** The Board shall have the right (but shall not be required) to establish a Reinvestment Fee assessment in accordance with this Section and Utah Code § 57-1-46. If established, the following terms and conditions shall govern Reinvestment Fees:

1) Upon the occurrence of any sale, transfer, or conveyance of any Lot as reflected in the office of the County recorder, regardless of whether it is pursuant to the sale of the Lot or not (as applicable, a "Transfer"), the party receiving title to the Lot (the "Transferee") shall pay to the VFM Association a Reinvestment Fee in an amount to be established by the Board in the Rules, provided that in no event shall the Reinvestment Fee exceed the maximum rate permitted by law.

2) The VFM Association shall not levy or collect a Reinvestment Fee for any Transfer exempted by Utah Code § 57-1-46.

3) The Reinvestment Fee shall be due and payable by the Transferee to the VFM Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as an Individual Assessment for collection purposes.

4) All transfers of Lots from Declarant to a Declarant-related entity shall be exempt from a Reinvestment Fee. The Declarant shall have the sole discretion to determine whether such Transfer is a related entity and if a Reinvestment Fee applies.

5.23. **Account Payoff Information**. The VFM Association may charge a fee for providing Association payoff information needed in connection with financing, refinancing, or closing of the sale of a Lot as provided for in Utah Code § 57-8a-106. The amount of such fee shall be fifty dollars (\$50.00) or as otherwise established in the Rules. Additional paperwork required in a private sale between an Owner and purchaser may be obtained from the VFM Association but may incur additional fees.

5.24. **Association Responsibility after Foreclosure**. If the VFM Association takes title to a Lot pursuant to a foreclosure (judicial or non-judicial), it shall not be bound by any of the provisions related to the Lot that are otherwise applicable to any other Owner, including but not limited to obligations to pay assessments, taxes, or insurance, or to maintain the Lot. By taking a security interest in any Lot governed by this Declaration, Lenders cannot make any claim against the VFM Association for nonpayment of taxes, Assessments, or other costs and fees associated with any Lot if the VFM Association takes title to a Lot related to a failure to pay Assessments.

5.25. **Homestead Waiver**. Pursuant to Utah Code § 57-8a-301, and to the extent any liens are created pursuant to this Declaration, whether such liens are now in existence or are created at any time in the future, each Owner waives the benefit of any homestead or exemption laws of the State of Utah now in effect, or in effect from time-to-time hereafter.

ARTICLE VI. DUTIES AND POWERS OF THE VFM ASSOCIATION

6.1. **Organization of Association**. The VFM Association shall serve as the governing body for all Owners. The VFM Association shall make provisions for the maintenance, repair, replacement, administration, and operation of the Common Area and Common Expenses, and other matters as provided in the Act, this Declaration, and the Bylaws. The VFM Association shall have all rights and powers granted to it under the Act and in this Declaration, the Articles, and the Bylaws. The VFM Association shall not be deemed to be conducting a business of any kind, and all funds received by the VFM Association shall be held and applied by it for the Owners in accordance with this Declaration, the Articles, and the Bylaws. Except as specifically authorized in this Declaration, the Articles, or the Bylaws, no Owner or group of Owners shall have authority to take any action on behalf of the Owners, the VFM Association, or the Board.

6.2. **Legal Organization**. The VFM Association may be incorporated as a nonprofit corporation. In the event the nonprofit corporate status expires or is invalidated in any manner, the Board, in its sole discretion, may renew and/or reincorporate the VFM Association. Any such expiration or invalidation shall not relieve any Owner from paying Assessments and abiding by all Restrictions contained in this Declaration.

6.3. **General Powers and Obligations**. The VFM Association shall have, exercise, and perform the following powers, duties, and obligations:

- 1) The powers, duties, and obligations granted to the VFM Association by this Declaration, its Bylaws, and the Articles of Incorporation;
- 2) The powers and obligations of a nonprofit corporation pursuant to the general nonprofit corporation laws of the State of Utah;
- 3) The powers, duties, and obligations of a homeowners association pursuant to the Utah Community Association Act, or any successor thereto;
- 4) The powers, duties, and obligations not reserved specifically to Lot Owners; and

5) Any additional or different powers, duties, and obligations necessary or desirable for the purpose of carrying out the functions of the VFM Association pursuant to this Declaration or otherwise promoting the general benefit of the Owners within the Project.

The powers and obligations of the VFM Association may from time to time be amended, repealed, enlarged, or restricted by changes in this Declaration made in accordance with the provisions herein, accompanied by any necessary changes in the Articles of Incorporation or Bylaws of the VFM Association made in accordance with such instruments and with the nonprofit corporation laws of the State of Utah.

6.4. **Specific Powers and Duties**. The powers and duties of the VFM Association shall include, without limitation, the following:

1) **Maintenance and Services**. The VFM Association shall provide maintenance and services for the Project as provided in Article VII and other provisions of this Declaration.

2) **Insurance**. The VFM Association shall obtain and maintain in force policies of insurance as provided in this Declaration, the Act, or the Bylaws of the VFM Association. The VFM Association shall have no obligation to obtain or maintain any insurance covering the personal and real property of any Owner(s), and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

3) **Rulemaking**. The VFM Association, through its Board, shall make, establish, promulgate, amend, and repeal Rules governing the conduct of persons and the operation and use of the Project as it may deem necessary or appropriate in order to assure a clean, aesthetically pleasing, peaceful, and orderly use and enjoyment of the Project. Pursuant to Utah Code section 57-8a-218(15), the requirements of Utah Code section 57-8a-218(1) through (13), except subsection (1)(b)(ii), are hereby modified to not apply to the VFM Association.

4) **Assessments**. The VFM Association shall adopt budgets and impose and collect Assessments as provided in Article V of this Declaration.

5) **Enforcement**. The VFM Association shall perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of the Governing Documents of the VFM Association. The VFM Association may assess fines to Owners, Occupants, or their guests for violations of the Governing Documents in accordance with the provisions of the Governing Documents and the Act.

6) **Title to Common Areas**. The VFM Association shall hold title to all Common Areas conveyed to it by its developer and pay all real property taxes and assessments levied upon any portion of the Common Areas, unless paid by the Owners, provided that the VFM Association shall have the right to contest or compromise any such taxes or Assessments.

7) **Employment of Agents, Advisers, and Contractors**. The VFM Association may employ the services of any person or corporation as managers, hire employees to manage, conduct, and perform the business, obligations, and duties of the VFM Association, employ professional counsel and obtain advice from such persons or firms or corporation such as, but not limited to, community association managers, landscape architects, accountants, recreational experts, architects, planners, lawyers, reserve study specialists, or what is convenient for the management, maintenance, and operation of the Project. Any agreement with a Manager shall not exceed a term of two (2) years, renewable by agreement of the parties for a successive two (2) year term, and shall be terminable by the VFM Association upon no more than sixty (60) days advanced notice. The Board has no authority to enter into a management agreement or contract inconsistent with the terms of the Governing Documents or that provides for a termination fee or requirement for termination for cause.

8) **Capital Improvements.** Capital improvements to the Project that do not exceed approved budgeted amounts may be authorized by the Board of Directors alone. Capital improvements in excess of the annual budget require the approval of a majority of Owners in attendance at a duly called Member meeting pursuant to the provisions of the Bylaws.

9) **Litigation.** The Board may instigate litigation to enforce the provisions of this Declaration or any other Common Law or statutory right which the VFM Association is granted subject to the limitations set forth in Article XVI.

10) **Loans.** The VFM Association shall have the authority to obtain loans for the efficient operation of the VFM Association and may use Common Area and other assets of the VFM Association as collateral for financing. A majority vote of the Board shall be required prior to obtaining any loan.

11) **Joint Use/Cost Sharing/Easement Agreements.** The VFM Association (with consent of the Lift Station Director for the Sewer Lift Station facilities) shall have the right to enter agreements and/or easements for the use, maintenance, repair, and replacement of improvements or facilities which use may be shared with other homeowners associations or other property owners, or which may be located on land outside of the Project. The Board shall specifically have the authority to enter into agreements for the maintenance and use of the Sewer Lift Station and storm water detention pond. The Lift Station Director shall have the authority to execute all necessary agreements to turn the Sewer Lift Station facilities over to the City or other entity and the VFM Association shall not interfere with such transfer. Further, the VFM Association is authorized to implement and enforce the Declaration of Sewer Lift Station Maintenance Agreement.

6.5. **Liability.** Board Members and officers of the VFM Association shall not be liable to the VFM Association or any Member thereof for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act in the performance of his or her duties, except for intentional or willful bad acts or acts of recklessness. If a Board Member or any officer of the VFM Association is made a party to any proceeding because the individual is or was a director or officer of the VFM Association, the VFM Association shall indemnify such individual against liability and expenses incurred to the maximum extent permitted by law, except where the Board member or officer is found by a court of law to have engaged in willful or intentional misconduct in carrying out his/her duties.

6.6. **Board of Directors.** The governing body of the VFM Association shall be the Board of Directors. Except where a matter or vote is specifically reserved to the Owners, the Board shall act in all instances on behalf of the VFM Association. Board Members shall be elected pursuant to the provisions set forth in the Bylaws. The Bylaws may set forth requirements for serving on the Board.

Notwithstanding the foregoing, during the Period of Declarant Control, the Declarant shall have the sole authority to act as the Board of Directors, or to appoint Board Members. Declarant appointed Board Members shall not be bound by the qualification requirements in the Bylaws.

6.7. **Board Indemnification.** Each past and present Board Member shall be entitled to defense and indemnification to the fullest extent permitted by the Utah Revised Nonprofit Corporation Act. The right of any Person to be indemnified shall be subject always to the right of the VFM Association by the Board, in lieu of such indemnity, to settle any claim, action, suit, or proceeding at the expense of the VFM Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

6.8. **Registration with the State**. In compliance with Utah Code § 57-8a-105, the VFM Association shall be registered with the Utah Department of Commerce and shall update its registration to keep any required information current as required by law.

6.9. **Registered Agent**. The Registered Agent of the VFM Association shall be as provided in the entity filings with the Utah State Department of Commerce, Division of Corporations and Commercial Code. The Board may change the Registered Agent without Owner vote or approval.

6.10. **Management**. If the Board so chooses, the Project may be managed by a professional manager, selected by the Board to assist in the management and operation of the Project. The Board may delegate such of its powers and duties to the Manager as it deems appropriate; reserving the right, however, to control and oversee the administration thereof. Any powers and duties delegated to any Manager may be revoked by the Board at any time, with or without cause. Following the Period of Declarant Control, the Board shall have the option of either renew the contract with the Declarant selected Manager, or hire a different Manager.

ARTICLE VII. MAINTENANCE

7.1. **Association Maintenance**. The VFM Association shall maintain, repair, and replace the Common Areas together with all improvements thereon and all easements appurtenant to the Common Area including, but not limited to, common landscaped areas, storm water detention pond, Sewer Lift Station facilities, private utility lines owned or controlled by the VFM Association that serve more than one Residence, and personal property owned by the VFM Association. The VFM Association shall have no responsibility to maintain or repair the public streets within the Project or any utility lines controlled by a municipality or utility service providers. The Board, in its sole discretion, shall determine the maintenance standard of the Common Areas. The VFM Association shall have no obligation to perform any maintenance and/or repair of any part of a Lot, Residence, or any other landscaping installed by an Owner without the VFM Association's express agreement for such maintenance.

7.2. **Owner Maintenance**. Each Owner shall have the obligation to provide interior and exterior maintenance of their Lot and Residence, including but not limited to the maintenance, repair, and replacement of driveways, structural elements of the Residence, foundations, roofs, walls, windows, doors, landscaping, and utility lines that service the Lot or Residence. Each Owner shall paint, repair, and otherwise maintain the exterior of its Residence in compliance with Association standards and shall maintain, repair, and replace all appurtenant mechanical devices, including but not limited to, electrical, plumbing, and heating, ventilating and air conditioning systems. Each Owner shall be responsible for performing all snow removal on the sidewalks and driveways located on their Lot. Owners are responsible for all landscaping of their Lot.

Owners shall be responsible to maintain, repair, and replace non-perimeter fences which mark the boundaries of their Lots (if any). When such non-perimeter fences serve, benefit, or otherwise mark a boundary of two or more Lots, the responsibility and cost to maintain, repair, and replace the shared portion of such fences shall be borne pro rata by all Owners bounded thereby.

7.3. **Owner Maintenance Neglect**. The VFM Association shall have the power and authority without liability to any Owner for trespass, damage, or otherwise, to enter upon any Lot for the purpose of maintaining and repairing a Residence or any improvement thereon; but only if the Owner fails to maintain and repair such Residence or improvement, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon

such Lot in violation of this Declaration or any Rules of the VFM Association. The Board shall have the sole authority and discretion to set maintenance standards and to decide whether an Owner has failed to meet its maintenance obligations. Except as necessary to prevent personal injury or property damage in an emergency, the VFM Association shall first provide reasonable notice and an opportunity to cure before exercising the power granted herein. All costs incurred by the VFM Association in remedying Owner maintenance neglect shall be an Individual Assessment against the Owner's Lot.

The VFM Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or any Rules promulgated by the Board, or to enforce by mandatory injunction or otherwise all the provisions of this Declaration and such Rules.

7.4. **Common Area Maintenance Caused by Owner Negligence.** If the need for maintenance or repair of Common Areas, roads, gate, the water system, or other area is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests, tenants, or invitees of an Owner, the Board may cause such repairs to be made by the VFM Association and the cost of such maintenance or repair work shall be added to and become an Individual Assessment to which such Lot is subject.

7.5. **Utility Charges.** The charges for utilities that are metered separately to each Lot or Residence shall be the responsibility of the respective Lot Owner. In the event water, electrical, sewer, or other utilities are metered collectively for the Project, or metered separately for Common Areas, then the VFM Association shall be responsible for paying for such utility costs as a Common Expense. The costs for the operation and maintenance of the storm water detention pond and sewer lift facilities that service the Project shall be Common Expenses. If the VFM Association is able to obtain reimbursement from any adjacent project for the costs and operation of shared storm water, utility, or sewer facilities, then such money shall be used to reduce total Common Expenses. Each Owner consents and agrees that they shall be individually liable for their pro-rata share of the Sewer Lift Station costs in the event the VFM Association fails to pay the Lift Station Director on their behalf.

7.4. **Owner Maintenance Neglect.** The VFM Association shall have the power and authority, without liability to any Owner for trespass, damage, or otherwise, to enter upon any Lot for the purpose of maintaining and repairing such Lot or any improvement thereon; but only if the Owner fails to maintain and repair such Lot or improvement, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon such Lot in violation of this Declaration or any Rules of the VFM Association. The Board shall have the sole authority and discretion to decide whether an Owner has failed to meet its maintenance obligations. Except as necessary to prevent personal injury or property damage in an emergency, the VFM Association shall provide reasonable notice and an opportunity to cure before exercising the power granted herein. All costs incurred by the VFM Association in remedying Owner maintenance neglect shall be an Individual Assessment against the Owner's Lot. The VFM Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or any Rules promulgated by the Board, or to enforce by mandatory injunction or otherwise all the provisions of this Declaration and such Rules.

7.5. **Maintenance Caused by Owner Negligence.** If the need for maintenance or repair of Common Areas as specified herein is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests, tenants, or invitees of an

Owner, the Board may cause such repairs to be made by the VFM Association and the cost of such maintenance or repair work shall be added to and become an Individual Assessment (as set forth above) to which such Lot is subject.

ARTICLE VIII. INSURANCE

NOTICE: The VFM Association's Insurance Policy does not cover the personal property or personal liability of the Owners or their Occupants.

8.1. **Insurance.** The Board shall obtain insurance as required in this Declaration, the Act, or other applicable laws. The VFM Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and standalone policies may be purchased instead of, or in addition to, embedded, included coverage, or endorsements to other policies. Insurance premiums shall be a Common Expense.

8.2. **Property Insurance.** The VFM Association shall maintain a blanket policy of property insurance covering the Common Area and any fixtures or equipment thereon that are the obligation of the VFM Association to maintain. The VFM Association may maintain broader coverage if afforded by the insurance contract.

1) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies. The blanket policy shall be an "all in" or "all inclusive" insurance as those terms are used in the insurance industry and shall include insurance for any fixture, improvement, or betterment installed in Common Areas or otherwise permanently part of or affixed to Common Areas.

2) At a minimum, the blanket policy shall afford protection against loss or damage by: (1) fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, and theft; and (2) all perils normally covered by "special form" property coverage.

3) The blanket policy shall be in an amount not less than one hundred percent (100%) of current replacement cost of all property covered by such policy at the time the insurance is purchased and at each renewal date. The actual replacement cost of the property shall be determined by using methods generally accepted in the insurance industry.

4) The blanket policy shall include either of the following endorsements to assure full insurable value replacement cost coverage: (1) a Guaranteed Replacement Cost Endorsement under which the insurer agrees to replace the insurable property regardless of the cost; and (2) a Replacement Cost Endorsement under which the insurer agrees to pay up to one hundred percent (100%) of the Project's insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an Agreed Amount Endorsement which must waive or eliminate the requirement for coinsurance.

5) The VFM Association shall keep an amount equal to the VFM Association's property insurance policy deductible or \$10,000, whichever is less, in an operations savings account. This requirement shall not apply to any earthquake or flood insurance deductible.

6) If a loss occurs that is covered by a property insurance policy in the name of an association and another property insurance policy in the name of a lot owner, then the VFM Association's policy provides primary coverage and the Lot Owner is responsible for the VFM Association's policy deductible.

7) If, in the exercise of its business judgment, the Board determines that a claim is likely not to exceed the VFM Association's property insurance policy deductible: (a) the

Owner's policy is considered the policy for primary coverage to the amount of the VFM Association's policy deductible; (b) an Owner who does not have a policy to cover the VFM Association's property insurance policy deductible is responsible for the loss to the amount of the VFM Association's policy deductible; and (c) the VFM Association need not tender the claim to the VFM Association's insurer.

8) The VFM Association shall provide notice to each Owner of the Owner's obligation for the VFM Association's policy deductible and of any change in the amount of the deductible.

9) The VFM Association shall have no obligation to obtain or maintain any insurance covering Owners' personal and real property, and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

8.3. **Comprehensive General Liability (CGL) Insurance**. The VFM Association shall obtain CGL insurance insuring the VFM Association, the agents and employees of the VFM Association, and the Owners, against liability incident to the use, ownership or maintenance of the Common Area or membership in the VFM Association. The coverage limits under such policy shall not be less than three hundred thousand dollars (\$300,000.00) covering all claims for death of or injury to any one person or property damage in any single occurrence. Such insurance shall contain a Severability of Interest Endorsement or equivalent coverage which should preclude the insurer from denying the claim of an Owner because of the negligence acts of the VFM Association or another Owner.

8.4. **Director's and Officer's Insurance**. The VFM Association shall obtain Directors' and Officers' liability insurance protecting the Board, the officers, and the VFM Association against claims of wrongful acts and mismanagement. To the extent reasonably available, this policy shall include coverage for: (1) failure to maintain adequate reserves, (2) failure to maintain books and records, (3) failure to enforce the Governing Documents, (4) breach of contract, (5) volunteers and employees, (6) monetary and non-monetary claims, (7) claims made under fair housing act or similar statutes or that are based on discrimination or civil rights claims, and (8) defamation. In the discretion of the Board, the policy may also include coverage for the Manager and its employees and may provide that such coverage is secondary to any other policy that covers the Manager or its employees.

8.5. **Theft and Embezzlement Insurance**. The VFM Association may obtain insurance covering the theft or embezzlement of funds by Board Members, officers, employees, Manager, and contractors of the VFM Association in the discretion of the Board.

8.6. **Worker's Compensation Insurance**. The Board shall purchase and maintain in effect workers' compensation insurance for all employees of the VFM Association to the extent that such insurance is required by law and as the Board deems appropriate.

8.7. **Certificates**. Any insurer that has issued an insurance policy to the VFM Association shall issue a certificate of insurance to the VFM Association, and upon written request, to any Owner or Mortgagee.

8.8. **Named Insured**. The named insured under any insurance policy shall be the VFM Association. Each Owner shall also be an insured under all property and CGL insurance policies as required by law. The Declarant shall be listed by name as an additional insured under any and all policies of insurance during the Period of Declarant Control.

8.9. **Owner Insurance**. Each Owner shall be responsible to purchase and maintain in force appropriate hazard, content, property and liability insurance as such Owner shall determine to be appropriate to the Owner's needs, Residence, personal property, and

circumstances. The VFM Association is not required to file claims on any of its policies for any damage or liability claim of Owners

8.10. **Right to Negotiate Claims & Receive Proceeds**. Insurance proceeds for a loss under the VFM Association's property insurance policy are payable to the VFM Association, and shall not be payable to a holder of a security interest. The VFM Association shall hold any insurance proceeds in trust for the VFM Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete and if the damaged property has been completely repaired or restored, any remaining proceeds shall be paid to the VFM Association. If the property is not to be repaired or restored, or if there are remaining proceeds after necessary repairs have been paid for, the remaining proceeds, may be distributed to the Owners and lien holders, as their interests remain with regard to the Lots or may be held as credits in accordance with their interest in the VFM Association. Each Owner hereby appoints the VFM Association as attorney-in-fact for negotiating all losses related thereto, including the collection, receipt of, and appropriate disposition of all insurance proceeds; the execution of releases of liability; and the execution of all documents and the performance of all other acts necessary to administer such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors, or assigns of the Owner.

8.11. **Owner Act Cannot Void Coverage Under Any Policy**. Unless an Owner is acting within the scope of the Owner's authority on behalf of the VFM Association and under direct authorization of the VFM Association, an Owner's act or omission may not void an insurance policy or be a condition to recovery under a policy.

8.12. **Waiver of Subrogation against Owners and Association**. All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the VFM Association and the Owners and their respective agents and employees.

8.13. **Applicable Law**. This Declaration is specifically subjecting the VFM Association to the insurance requirements and provisions in Part 4 of the Act, and any amendments thereto and thereafter enacted by law. It is the intent of this provision that any future changes to the insurance law applicable to community associations shall apply to this Association.

ARTICLE IX. USE RESTRICTIONS

9.1. **Use of Common Areas**. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Lots.

9.2. **Use of Lots**. The Village Lots shall have single-family Residences and are restricted to such use. No gainful occupation, business, trade, or other nonresidential use shall be conducted on any Lot without the prior written consent of the Board and applicable governmental entities. Notwithstanding the foregoing, activities otherwise prohibited by this Section are permitted without Board approval if only normal residential activities would be observable outside of the Residence; the business activity does not involve persons coming on to the project who do not reside in the Project; the business activity does not involve the solicitation of Occupants or Owners; the business will not result in the increase of the cost of the VFM Association's insurance; and that the activities would not be in violation of applicable local ordinances.

9.3. **Offensive or Unlawful Activities**. No noxious or offensive activities shall be carried on upon any Lot, or Common Area, nor shall anything be done or placed on any Lot or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots or the

Common Areas, or which is a source of annoyance to residents. No unlawful use shall be made of a Lot or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. No use shall be made of any Lot which would result in an increase in the cost of the VFM Association's insurance or which would cause the improvements within the Project or any part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be canceled or suspected, or cause any company issuing such insurance to refuse renewal thereof.

9.4. **Recreational Vehicles**. The parking of vehicles, recreational vehicles, machinery, and equipment shall be conducted on Owner's Lots in conformance with local zoning and ordinances. The VFM Association reserves the right to adopt additional Rules governing the parking of vehicles and equipment if determined necessary for the proper operation of the Project.

9.5. **Pets**. Domestic pets may be kept in Residences in conformance with local government requirements. The VFM Association reserves the right to adopt Rules expanding pet restrictions if determined necessary for the proper operation of the project.

9.6. **Machinery and Equipment**. No machinery or equipment of any kind shall be placed, used, operated, or maintained on or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance, or construction of a Residence or appurtenant structures. The Board shall have the authority to adopt additional Rules relating to machinery and equipment to clarify, alter, or expand the restrictions contained in this Section.

9.7. **Nuisances**. No resident shall create, maintain or permit a nuisance in, on or about the Project. For purposes of this Section a "nuisance" includes any behavior which annoys, disturbs or interferes with other residents and interferes with their right to the quiet and peaceful enjoyment of their property. The Board shall have the sole and absolute discretion and authority to determine if an activity or condition constitutes a nuisance. A nuisance includes, but is not limited to, the following:

- 1) The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Lot or the Common Areas;
- 2) The storage of any item, property or thing that will cause any Lot or the Common Area to appear to be in an unclean or untidy condition or that will be noxious to the senses;
- 3) The accumulation of rubbish, unsightly debris, garbage, equipment, or other things or materials that constitute an eyesore as reasonably determined by the Board;
- 4) The storage of any substance, thing or material upon any Lot or in the Common Areas that will emit any foul, unpleasant or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;
- 5) Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, their guests or invites, particularly if the police or sheriff must be called to restore order;
- 6) Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature that diminishes or destroys the enjoyment of the VFM Association by other residents, their guests or invitees;
- 7) Too much noise or traffic in, on or about any Lot or the Common Area after 10:00 p.m. and before 7:00 a.m., or excessive use of outside speakers or amplifiers;

8) Allowing pet to be unleashed and wander outside an Owner's Lot; continuous barking, meowing, or other animal noises; and failing to clean up immediately any feces deposited by a pet in the Common Area or another Owner's Lot; and

9) Any other activity or condition the Board determines is a nuisance.

9.8. **Signs.** Owners may erect signs and flags in the Project in accordance with Smithfield City ordinances, or other applicable governmental entity with jurisdiction.

9.9. **Parking.** Owners, Occupants, and tenants must park entirely within the Owner's Lot. Parking of vehicles inside garages is encouraged. Garages shall not be altered or contain storage or other materials that would reduce the number of motor vehicles to be parked therein that is less than the number of motor vehicles that could have been reasonably parked in the garage as originally designed and constructed. At no time shall any vehicle be parked in a manner that would block an entrance to a Lot, a driveway, or at any other location within the Project, which would impair vehicular or pedestrian access, or snow removal. The Board may adopt additional Rules relating to the parking of vehicles within the Project, including, without limitation: winter specific restrictions, the size and dimensions of the vehicles parked within the Project; the admission and temporary parking of vehicles within the Project; the right to remove or cause to be removed any vehicles that are improperly parked; and the assessment of charges to Owners and Occupants who violate, or whose invitees violate, such Rules.

9.10. **Unsightly Items, Trash, and Storage.** No observable unsightly outdoor storage of any kind shall be permitted on a Lot which may be seen from the VFM Association's roads or another Lot. Furthermore, the Board is authorized to adopt and implement reasonable Rules pertaining to unsightly items and exterior storage. The Board shall have the sole and absolute discretion to determine if an item is unsightly.

9.11. **Window Coverings.** Every Owner shall be obligated to ensure that window coverings are installed within their Residence within one month of purchasing or taking possession of the Residence. Furthermore, the Board is authorized to adopt and implement reasonable Rules pertaining to the type, color, material, etc. of window coverings.

9.12. **Leasing.** The leasing of a Residence is permitted if conducted in compliance with Smithfield City zoning and ordinances. Any agreement for the leasing, rental, or occupancy of a Residence (hereinafter in this Section referred to as a "lease") shall be in writing and shall provide that the tenant is subject to and shall abide by the Governing Documents and the tenant's failure to do so shall constitute a breach of the lease agreement. All leases must be for a minimum term of six (6) months. Short-term rentals are not permitted. The Board may adopt additional Rules governing the leasing of Residences including, but not limited to requiring a copy of each lease to be provided to the Board along with the name and contact information for all adult tenants, vehicle information of the tenants, and any other information deemed necessary by the Board. Within ten (10) days after delivery of written notice of the creation of a nuisance or violation of the Governing Documents by a tenant, the Owner shall proceed promptly to either abate or terminate the nuisance, or cure the default, and notify the Board in writing of his or her intentions. If the Owner fails to act accordingly, the Board may initiate eviction proceedings on behalf of the Owner, and through this Declaration the Owner hereby assigns the VFM Association the authority to do so.

9.14. **Smoking.** Smoking is prohibited on all Common Areas of the VFM Association including paths, gardens, landscaped areas, etc. Smoking is defined as and includes the carrying, burning or otherwise handling or controlling any lighted or smoldering product containing tobacco or other like substance, including, but not limited to, cigarettes, cigars or pipes, hookahs and electronic vaping devices. Each Owner is responsible to ensure that said Owner, his / her residents, guests, and invitees comply with this restriction. Violations of this

smoking restriction may result in a fine pursuant to the VFM Association's Rules and the fine schedule as adopted and amended from time to time by the Board.

9.15. **Holiday Decorations**. The VFM Association may adopt Rules to regulate holiday decorations in the Project, to the extent permitted by law. Holiday decorations shall include any type of object (including, but not limited to, lights, wreaths, plants, trees, displays, inflatable items, religious iconography or symbols) relating to any national or religious holiday or used to convey a religious message, symbol, idea, identification, or for any other purpose that holiday decorations are typically understood and which are placed in, on, or outside of a Unit with the apparent purpose, in whole or in part, of making it visible to people outside of the Unit. Holiday decorations may not damage building exteriors or Common Areas. Unless modified by Rule, Owners may display holiday decorations for up to 30 days prior to the holiday and 15 days following the holiday. Christmas lights may be displayed for up to 60 days prior to Christmas.

9.16. **Landscape Maintenance**. The VFM Association shall have the right and duty to maintain and the right to alter and change any and all features in the Common Area. The VFM Association shall have the right of access to all Common Area of the Project as necessary for such maintenance.

9.17. **Solar Energy Systems**. Solar energy systems and equipment are prohibited from being constructed or installed in the Project. Notwithstanding the forgoing, if the Board elects to allow solar energy systems in the Project, the Board may adopt Rules and regulations for the installation of solar panels or other energy conservation equipment in the Design Guidelines. Any such rules must require that the installation be an integral and harmonious part of the architectural design of the Lot and Residence. Solar panels or other equipment shall not be installed so as to be visible from the streets in the Project without prior approval from the Board as a variance. Owners shall be responsible for the costs of the installation, operation, and maintenance of each solar energy system. If an approved solar energy system (installation, operation, maintenance, or otherwise) causes costs to the VFM Association, then the Board may allocate these costs to the Owner who requested or benefit from the installation as the Board in its sole discretion determines. The costs arising under this Section shall be assessed and collected as an Individual Assessment. The Board shall have the sole discretion to determine compliance with the Design Guidelines and this Section

9.18. **Governmental Laws**. All Smithfield City and Cache County ordinances and public utilities ordinances are hereby incorporated into this Declaration and the Board shall have the authority, but not the obligation, to enforce any such ordinances as if they were specifically enumerated herein. Notwithstanding the foregoing, any restrictions set forth in this Declaration that are more restrictive than County or City ordinances shall be deemed controlling.

9.19. **Variations**. The Board may, at its option and in extenuating circumstances, grant variations from the restrictions set forth in this Article if the Board determines in its discretion (by unanimous vote): (i) that the restriction would create an unreasonable hardship or burden on an Owner or Occupant, (ii) that a change of circumstances since the recordation of this Declaration has rendered such restriction obsolete and unreasonable to enforce, or (iii) that the activity permitted under the variance will not have any adverse financial affect or any other substantial adverse effect on the VFM Association or other Owners and Occupants of the Project and is consistent with the high quality of life intended for residents of the Project. Any such variance shall be unenforceable and without any effect whatsoever unless reduced to writing and signed by every member of the then-existing Board. No variance may be granted that is inconsistent with the Act.

ARTICLE X. ENFORCEMENT

10.1. **Compliance with Restrictions and Rules**. Each Owner and Occupant shall comply with the Restrictions imposed by this Declaration. Further, each Owner, Occupant and guest shall fully and faithfully comply with the VFM Association's Rules and Restrictions and shall be personally jointly and severally liable for any fines for violations thereof.

10.2. **Enforcement of Governing Documents**. The VFM Association, Declarant, or any Owner shall have the right to enforce, by proceedings at law or in equity, each provision of this Declaration and other Governing Documents, including the right to prevent any violation of such, and the right to recover damages and other sums for such violation(s). The prevailing party in any action for the enforcement of any provisions of the Governing Documents (including but not limited to litigation and the appeal thereof) shall be entitled to collect court costs and reasonable attorney fees. Failure to enforce any covenant or restriction within the Governing Documents shall in no event be deemed a waiver of the right to do so thereafter.

ARTICLE XI. SPECIAL DECLARANT RIGHTS

11.1. **Improvements**. Declarant hereby reserves the right, without obligation, to construct:

- 1) Any improvement shown on the Plat or included in the Project;
- 2) Any Lots and corresponding Residences upon all or any portion of the Additional Land, and subject to the requirements of Section 12.2, the addition of the same to the Project; and
- 3) Any other buildings, structures, or improvements that Declarant desires to construct in the Project, or any other real estate owned by Declarant, regardless of whether the same ever become part of the Project.

11.2. **Expandable Project**. The Declarant herewith expressly reserves the right and option to expand the Project by the addition of Additional Land, or portions thereof, and Lots and Residences to be constructed thereon, in accordance with the provision of this Section.

- 1) The Project may be expanded by the addition of any real property designated by Declarant.
- 2) Expansion or contraction of the Project by the Declarant is without limitation, except as set forth in this Section, and shall be effective without prior approval of the VFM Association or any Owner.
- 3) Declarant's right to expand or contract the Project shall not expire until the Declarant elects in writing to not add land to the Project or the Period of Declarant Control expires.
- 4) Additional Land may be added in total or in part, in any order, by using any procedure or manner as Declarant may determine.
- 5) To submit or withdraw land to or from the Project, the Declarant shall record a Supplemental Declaration in the office of the Cache County Recorder setting forth that an

expansion or contraction of the Project has occurred. Such Supplemental Declaration shall include: (i) a description of the land added or withdrawn from the Project; and (ii) shall reference this Declaration and state that the provisions of this Declaration apply to the added land, or that the withdrawn land is no longer subject to the provisions of this Declaration.

11.3. Special Declarant Rights. Special Declarant Rights are those rights reserved for the benefit of the Declarant in this Declaration and the Governing Documents and shall include, among others, and regardless of anything in the Declaration to the contrary, the following rights, which shall remain in effect for the maximum period allowed by law, which may exceed the Period of Declarant Control:

1) the right to maintain sales offices, model Residences, and signs advertising the Project or any Residence at any location in the Project;

2) the right to use easements through the Common Areas as set forth in this Declaration;

3) the right to dedicate the roads and streets within the Project for and to public use, to grant road easements with respect thereto, and to allow such street or road to be used by owners of adjacent land;

4) the right to convert any part of the Project to a different regime of residential ownership;

5) the right to create or designate additional Common Area within the Project;

6) the exclusive right to act as the Board of Directors, or appoint or remove Board Members in Declarant's sole discretion, during the Period of Declarant Control;

7) unless expressly and specifically bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents;

8) the right to withdraw land from the Project for up to fifteen (15) years from the date this Declaration is recorded in the office of the Cache County Recorder;

9) the right to set all assessments for the VFM Association including annual, special, and individual assessments;

10) the right to set all fines and fees for the VFM Association including but not limited to collection fees, reinvestment fees, architectural review fees, and fines for violations of Association Rules;

11) the exclusive right to amend the Declaration, Bylaws, and Rules of the VFM Association without approval from any Members;

12) the right to create Sub-Associations or Service Areas and assign Lots thereto;

13) the right to exert any right allowed to the Board or the VFM Association pursuant to the Act and this Declaration;

14) the right to make and adopt Association Rules without being subject to the requirements of Utah Code § 57-Ba-217; and

15) pursuant to Utah Code § 57-Ba-211(10), Utah Code § 57-8a-211 (2) through (9), shall not apply or have any effect during the Period of Declarant Control, and the Declarant shall have no duty whatsoever to obtain a Reserve Analysis, or to fund any Reserve Fund during the Period of Declarant Control.

11.4. Exercising Special Declarant Rights. Declarant may exercise the Special Declarant Rights at any time prior to the later to occur of the date on which the Period of Declarant Control expires or the date when the Declarant relinquishes such rights in writing. Declarant may exercise its Special Declarant Rights in any order, and no assurance is given as to the order in which Declarant will exercise them. If Declarant exercises any Special Declarant Right with respect to any portion of the Project, Declarant may, but is not obligated to, exercise that Special Declarant Right with respect to any other portion of the Project. Notwithstanding anything to the contrary contained in this Declaration, Declarant may exercise any Special Declarant Right described in this Article and any other right reserved to the Declarant in this Declaration, without the consent of the VFM Association or any Owners.

11.5. Interference with Special Declarant Rights. Neither the VFM Association nor any Owner may take any action or adopt any Rules that interferes with or diminishes any Special Declarant right contained in this Declaration without Declarant's prior written consent. Any action taken in violation of this Section shall be null and void and have no force or effect.

11.6. Transfer of Special Declarant Rights. The Declarant may transfer, convey, or assign its rights created or reserved under this Declaration to any Person in whole or in part. The Declarant's successor shall enjoy any and all Declarant rights set forth in the Declaration regardless of whether such rights are stated to be transferable. All references in the Governing Documents to Declarant shall equally apply to its successor. A contract transferring the Declarant's rights may, but shall not be required to, be recorded in the office of the Cache County Recorder.

11.7. Changes by Declarant. Nothing contained in this Declaration shall be deemed to affect or limit in any way whatsoever the right of the Declarant, its successors or assigns, to sell or to change the location, design, method of construction, grade, elevation, or any other part or feature of a Lot and Residence prior to the contracting for the conveyance of the Lot to a purchaser.

11.8. Easements Reserved to Declarant.

1) The reservation to Declarant, its successors and assigns, of non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Plat as "Public Utility Easement," or otherwise designated as an easement area over any road or Common Area on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Plat.

2) An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located.

3) The reservation to Declarant of an easement granting the privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to affect such purposes.

4) The reservation to the Declarant and its successors and assigns, of a nonexclusive easement and right-of-way in, through, over and across the Common Area for the storage of building supplies and materials, parking of construction vehicles, erection of temporary structures, trailers, improvements or signs necessary or convenient to the development of the Project, and for all other purposes reasonably related to the completion of construction and development of the Project and the provision of utility services, and related services and facilities.

5) The Declarant reserves unto itself and its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way, or easements, including easements in the areas designated as "open space" and storm water management reservation, to public use all as shown on the Plat. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Declarant.

6) Declarant further reserves unto itself and its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

7) The reservation to Declarant and its successors or assigns of an easement granting the privilege of connecting lots located outside of the Project to the Sewer Lift Station upon the terms and conditions as Declarant may determine. This right and easement to use the Sewer Lift Station or to permit other property owners to connect to and use the Sewer Lift Station shall run in perpetuity or until the Sewer Lift Station is conveyed to a governmental agency. This section may not be amended without the written consent of the Declarant.

11.9. **No Modification of Declarant Rights.** The Special Declarant Rights in this Declaration or other Governing Documents, and specifically in this Article, shall not be substantively or procedurally altered, amended, or removed without the written consent of the

Declarant until at least six (6) years have passed after the Period of Declarant Control has ended, at which time the Declarant's approval shall no longer be required. Any document or amendment attempted without obtaining proper consent shall be void ab initio to the extent it attempts to alter the rights of the Declarant or any provision of this Article without the consent of the Declarant.

ARTICLE XII. RIGHTS OF FIRST MORTGAGEE

12.1. **Title in Mortgagee**. Any first Mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage or foreclosure of the Mortgage will not be liable for such Lot's Assessments or charges which accrue prior to the acquisition of title of such Lot by the Mortgagee. However, such first Mortgagee shall be responsible for Assessments levied while it holds title to the Lot.

12.2. **Notice of Default by Owner**. In the event an Owner neglects, for a period of sixty (60) days or more, to cure any failure on his part to perform his obligations under this Declaration or other Governing Documents, the VFM Association, upon written request from the Mortgagee, shall give written notice of such fact to the Mortgagee covering such Owner's Lot.

12.3. **No Priority**. No provision herein is intended, nor shall it be construed, to give any Lot Owner, or any other party, priority over any rights of the first Mortgagee of a Lot pursuant to its Mortgage in the case of a distribution to such Lot Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Areas.

ARTICLE XIII. AMENDMENTS

13.1. **Amendments by Declarant**. So long as the Declarant owns one or more Lots in the Project or any part of the Additional Land, the Declaration and the Plat may be amended solely by the Declarant without any additional approval required. In addition, no other amendment shall be valid or enforceable without the Declarant's prior written consent so long as Declarant owns one or more Lots in the Project or any part of the Additional Land. Amendments shall become effective upon recordation in the office of the County Recorder. Declarant's right to amend shall be construed liberally and shall include, Without limitation, the right to amend and/or restate this Declaration in part or in its entirety.

13.2. **Amendments by Association**. After all of Declarant's Lots have been sold to third parties, all Additional Land has been annexed into the Project, and the Period of Declarant Control has expired, this Declaration may be amended upon the affirmative vote of at least sixty-seven percent (67%) of the voting interests of the VFM Association. No meeting shall be required for an amendment if the required vote for approval is obtained by written consent or ballot. Any amendment(s) shall be effective upon recordation in the office of the Cache County Recorder. In such instrument, the Board shall certify that the vote required by this Section for amendment has occurred. If a Lot is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No signature or acknowledgment of any signature used for voting shall be required. Notwithstanding, the foregoing, the Members' authority to amend Articles XII and XVI of this Declaration is subject

to the amendment restrictions set forth therein, and any amendment purporting to modify the provisions of Articles XII and XVI shall be null and void unless such amendment is in compliance with the amendment provisions and restrictions therein.

13.3 Necessary Amendments. Declarant or the VFM Association may unilaterally amend this Declaration without Owner vote if such amendment is necessary: (a) to bring any provision into compliance with any applicable government statute, rule, regulation, or judicial determination; (b) to satisfy the requirements of any local, State, or Federal governmental agency; or (c) to correct any scrivener's error. However, any such amendment occurring after the Period of Declarant Control shall not adversely affect the title to any Lot unless the Owner shall consent in writing.

XIV. DISPUTE RESOLUTION

14.1. Alternative Dispute Resolution Without Litigation.

(a) Bound Parties. The Declarant; the VFM Association; the Owners; the officers, directors, managers, members, employees, representatives, agents, successors and assigns of any of the foregoing; any other person subject to this Declaration; and any other person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties"), agree that it is in the best interest of all Bound Parties to encourage the amicable resolution of Claims without the emotional and financial costs of litigation or the toll or market taint such litigation can have on the value of the Project and/or the Lots that may be involved or impacted. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim described in subsection (b), unless and until it has first submitted such Claim to the alternative dispute resolution procedures set forth in Section 16.2 in a good faith effort to resolve such Claim.

(b) Claims. As used in this Article, the term "Claim" means any claim, grievance, or dispute arising out of or relating to:

- (i) the interpretation, application, or enforcement of the Governing Documents;
- (ii) the rights, obligations, and duties of any Bound Party under the Governing Documents; or
- (iii) the design or construction of improvements on the Project, other than matters of aesthetic judgment to be determined by the VFM Association or Board under the Design Guidelines and other provisions hereof, which shall not be subject to review and shall not be subject to this Article.

(c) Exclusion from Definition of Claims. The following shall not be considered "Claims" unless all Parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 16.2:

- (i) any suit by the VFM Association to collect assessments or other amounts due from any Owner;

(ii) any suit by the VFM Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the VFM Association's ability to enforce the provisions of Article X of this Declaration (relating to the Design Guidelines);

(iii) any suit that does not include the Declarant, any affiliate of the Declarant, or the VFM Association as a party, if such suit asserts a Claim that would constitute a cause of action independent of the Governing Documents;

(iv) any dispute that affects the material rights or obligations of a party who is not a Bound Party and has not agreed to submit to the procedures set forth in Section 16.2;

(v) any suit as to which any applicable statute of limitations would expire within 180 days of giving the Notice required by Section 16.2(a), unless the party or parties against whom the Claim is made agree to toll, or extend, the Claim's statute of limitations to comply with this Article;

(vi) any suit or dispute between the Declarant or an affiliate of Declarant and a builder, developer, contractor(s), subcontractor(s), or any other party contracted by the Declarant or an affiliate of the Declarant in connection with the development of the Project; and

(vii) any suit or dispute involving a governmental entity as a party.

14.2. **Dispute Resolution Procedures.**

(a) **Notice.** The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") shall give written notice ("Notice") by mail or personal delivery to each Respondent and to the Board, stating plainly and concisely:

(i) the nature of the Claim, including the persons involved and the Respondent's role in the Claim;

(ii) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

(iii) the Claimant's proposed resolution or remedy;

(iv) that the person alleged to be responsible for the acts giving rise to the Claim shall have six (6) months to cure or resolve the Claim; and

(v) the Claimant's desire to meet with the Respondent to discuss, in good faith, ways to resolve the Claim.

(b) **Right to Cure.** For any Claim arising from a dispute over the construction of improvements within the Project, the Claimant shall provide Respondent six (6) months to rectify alter, or fix the claimed defect(s) in the improvements. The expiration of this six-month cure period shall be a prerequisite to Claimant's ability to initiate litigation as permitted under Section 16.3 below. For all Claims involving alleged defects in construction, the negotiation, mediation, and

settlement requirements shall remain in effect during the cure period, however, the mediation deadline set forth in subsection (d) below shall be extended to expire on the same date the cure period expires.

(c) Negotiation. The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.

(d) Mediation. If the parties have not resolved the Claim through negotiation within 30 days of the date of the Notice (or within such other agreed upon period), the Claimant shall have 30 additional days to submit the Claim to mediation with an individual or entity designated by the VFM Association (if the VFM Association is not a party to the Claim) or to an independent mediator providing dispute resolution services predominately in Utah. Each Bound Party shall present the mediator with a written summary of the Claim or will otherwise comply with the mediator's proscribed procedures and requirements for mediating claims.

(i) Waiver of Claim for Failure to Appear or Participate. If the Claimant does not submit the Claim to mediation within such time, or does not appear for and participate in good faith in the mediation when scheduled, the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim.

(ii) Termination of Mediation Proceedings. If the parties do not settle the Claim within 30 days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate.

(iii) Costs of Mediation. Each Bound Party shall bear its own costs of the mediation, including attorney fees, and each Party shall pay an equal share of the mediator's fees.

(e) Settlement. Any Claim settlement through negotiation or mediation shall be documented in writing and signed by the Parties. If any Party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate such proceedings as are necessary to enforce such agreement without the need to comply again with the procedures set forth in this Article. In such event, the party taking action to enforce the agreement or award shall, upon prevailing, be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, attorney fees and court costs.

14.3. Initiation of Litigation by Association. The requirements of this Section are intended to be in addition to those requirements set forth in § 57-Sa-229 of the Act. After expiration of the Period of Declarant Control the VFM Association may not bring a legal action against a Declarant, a Board of Directors, an employee, an independent contractor, an agent of the Declarant, or the previous Board of Directors related to the Period of Declarant Control unless:

- (a) The Right to Cure period set forth in Section 16.2(b) above has expired;
- (b) the legal action is approved in advance at a meeting by Owners holding at least 51 % of the total allocated voting interests of the Owners in the VFM Association:
 - (i) Owners may be represented by a proxy specifically assigned for the purpose of voting to approve or deny the proposed legal action at the meeting. Any such proxy shall not be valid unless the proxy is notarized with each Owner certifying that they have received and reviewed the information required by Section 16.4(a) and (b) below.
- (c) the VFM Association provides each Owner with the items described in Section 16.4(a) and (b), below;
- (d) the VFM Association establishes a trust account, described in Section 16.4(c) below;
- (e) the VFM Association first goes through the procedures described in Section 16.2 above, giving notice and an opportunity to resolve the dispute that is the basis of the Claim and proposed legal action; and
- (f) the procedures and approval required in the preceding subsections (a) through (e) shall not be required for actions or proceedings:
 - (i) initiated by Declarant during the Period of Declarant Control on behalf of the VFM Association;
 - (ii) initiated to enforce the provisions of this Declaration, including collection of assessments and foreclosure of liens;
 - (iii) initiated to challenge ad valorem taxation or condemnation proceedings (including bringing an action for inverse condemnation);
 - (iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or
 - (v) to defend claims filed against the VFM Association or to assert counterclaims in proceedings instituted against it.

This Section shall not be amended without the written consent of the Declarant for a period of 10 years following the expiration of the Period of Declarant Control. Any such amendment shall also be approved by a vote of 67% of the total votes of the VFM Association.

14.4. **Informed Vote**. Before the Owners, as Members of the VFM Association may vote to approve the filing of a legal action for a Claim, the VFM Association shall first provide each Owner with:

- (a) A written notice stating:
 - (i) that the VFM Association is contemplating legal action;

(ii) the percentage vote required for approval of the litigation;

(iii) the date, time, and location of any Member meeting that has been scheduled to discuss the litigation or to vote on the approval of the litigation;

(iv) a description of the claims that the VFM Association desires to pursue in sufficient detail to permit each Member to reach an informed decision on the litigation matter; and

(b) A written report from an attorney licensed to practice in Utah, which provides an assessment of:

(i) The likelihood that the legal action will succeed;

(ii) The likely amount in controversy in the legal action;

(iii) The likely cost of resolving the legal action to the VFM Association's satisfaction; and

(iv) The likely effect the stigma of a legal action will have on value or on an Owner's ability to market for sale, or a prospective Lot buyer's ability to obtain financing for a Lot due to a pending legal action.

(v) In providing this report, the attorney shall obtain and rely on reports and assessments from experts in their field such as construction, real property, sales, or any other relevant factor in the contemplated litigation.

(c) Before the VFM Association commences any legal action as authorized above, the VFM Association shall:

(i) allocate an amount equal to 25% of the cost estimated to resolve the Claim not including attorney fees; and

(ii) place the 25% allocated funds in a trust account that the VFM Association may only use to pay the costs to resolve the Claim.

Sections 16.3 and 16.4 do not apply if the VFM Association brings a legal action that has an amount in controversy of less than \$25,000.00.

14.5. Strict Compliance Required. Any post-turnover litigation involving the Bound Parties shall strictly comply with each of the provisions in this Article. The Bound Parties hereby covenant, stipulate, and agree that in the event the Bound Parties fail to satisfy the prerequisites set forth herein, the non-compliant Party will indemnify, defend, hold harmless, and exculpate the other Bound Party to the fullest extent permissible by law, and the nonbreaching Bound Party shall be entitled to recover any and all attorney fees and costs expended as a result of enforcing this Article, which fees and costs may include, without limitation, pre-litigation attorney fees, costs incurred in connection with investigation of potential claims, including expert and consultant fees, testing fees, contractor fees, and insurance deductibles. If any claims or actions falling within the scope of this Article are filed

without satisfying all of the requirements set forth above, such claims or actions shall be dismissed without prejudice and shall not be re-filed unless and until all such requirements have been satisfied.

14.6. **Owner Warranties**. The Declarant may provide certain warranties to the Owners related to a Lot purchased. The first Owner of a Lot to whom any warranty is issued, or with whom a legal warranty arises, and only that Owner, shall have the right to directly enforce and seek performance from the Declarant of any terms of the warranty, and only consistent with the warranty itself. The VFM Association shall have no right to seek the performance of or take assignment of any rights in any warranties against the Declarant, and the Owner shall have no right to assign any rights of any kind to the VFM Association related to pursuing litigation against the Declarant.

14.7. Unless specifically set forth in this Declaration, no action may be brought by the VFM Association, its Board of Directors, or its Officers on behalf of an Owner, as its respective interest may appear, with respect to any cause of action relating to the Common Areas and facilities.

14.8. ALL PARTIES HEREBY AGREE TO RESOLVE ANY CLAIM ACCORDING TO THE PROVISIONS OF THIS ARTICLE AND SUCH PARTIES WAIVE THEIR RESPECTIVE RIGHTS TO PURSUE THE CLAIM IN ANY MANNER OTHER THAN AS PROVIDED IN THIS ARTICLE.

14.9. The dispute resolution restrictions contained in this Article shall not be amended, altered, or eliminated from the Declaration without the written consent of the Declarant for a period of ten (10) years after the expiration of the Period of Declarant Control.

ARTICLE XV. MISCELLANEOUS

15.1. **Notices**. Any notice required or permitted to be given to any Owner according to the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, texted, or if mailed, postage prepaid, to the Person who appears as an Owner, at the latest email or mailing address for such Person appearing in the records of the VFM Association at the time notice is sent. If no email, phone number, or mailing address has been provided, the physical address of the Lot owned by said Owner shall be used for notice purposes. The use of the term "written notice" in this Declaration or other Governing Document shall include notices sent via email, text, facsimile, or other electronic communication; or notices printed on paper and sent by hand-delivery, regular mail, or any notice otherwise physically received by an Owner.

Unless an Owner notifies the VFM Association in writing that they desire to receive notices via USPS mail, each Owner shall provide to the Board, or the VFM Association's Manager, an email address that the VFM Association may use to affect notice as described herein, along with a telephone number that can receive texts. Any notice sent via email or text shall be deemed to be delivered once the notice has been sent to the email address or phone number on file with the VFM Association. Any notice sent by mail shall be deemed delivered when deposited in the United States mail. In the case of co-Owners, any such notice may be delivered or sent to any one of the co-Owners on behalf of all co-Owners and shall be deemed delivered to all such co-Owners. The declaration of an officer or authorized agent of the VFM Association declaring

under penalty of perjury that a notice has been sent to any Owner or Owners, in any manner that this Section allows, shall be deemed conclusive proof of such delivery.

Notice to the VFM Association shall be delivered by registered or certified United States mail postage prepaid, addressed to the office of the Manager of the VFM Association (if any); or if there is no Manager, the Registered Agent with the Utah Department of Commerce (if any); or if there is none, to the President of the VFM Association. The VFM Association shall have the right to designate an email or USPS mailing address for receipt of notices hereunder by Rule.

15.2. **Consent in Lieu of Voting.** In any case in which this Declaration requires authorization or approval of a transaction the assent or affirmative vote of a stated percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast the required percentage of membership votes. The VFM Association may also use any method allowed under Utah law and the Utah Revised Nonprofit Corporation Act.

15.3. **Dissolution.** The VFM Association may be dissolved by the affirmative assent in writing from ninety percent (90%) of the Owners. Upon dissolution of the VFM Association, all of its agency or authority to be used for purposes similar to those provided for in the Articles or this Declaration. In the event such dedication or transfer is not made or is not accepted, the VFM Association's assets shall be transferred to a nonprofit corporation, trust, or other entity to be used for such similar purposes, and each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters, and sidewalks on a pro rata basis which conforms substantially with the assessments procedure, terms and conditions set forth herein.

15.4. **Interpretation and Severability.** The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is constructed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include the other. The invalidity or unenforceability of any portion of the Declaration shall not affect the validity or enforceability of the remainder hereof. Except for judicial construction, the Board, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the VFM Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all Persons and property benefitted or bound by the covenants and provisions hereof.

15.5. **Covenants to Run with Land.** This Declaration and all provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of the VFM Association and all parties who hereafter acquire any interest in a Lot or in the Common Areas shall be subject to the terms of this Declaration and the provisions of any Rules, agreements, instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the VFM Association or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

15.6. **Fair Housing Accommodations.** Notwithstanding anything to the contrary in this Declaration, the VFM Association, upon receipt of a written opinion from its counsel that such action is required, may make or permit reasonable accommodations or modifications to the Project that are otherwise prohibited by the Governing Documents, as required under State or Federal Fair Housing Acts, to accommodate a Person with a disability (as defined by State or

Federal law at the time the accommodation is requested). Reasonable accommodations or modifications may include modifications to a Lot, the Common Area facilities and buildings, or deviations from provision of the Governing Documents. Any such modification and accommodation made under this Section shall not act as a waiver of the provisions of the Governing Documents with regard to any other Person or Owner.

15.7. **No Waiver.** Failure by the VFM Association or by any Owner to enforce any Restriction or provision herein contained, or contained in the Bylaws or the Rules, in any certain instance or on any particular occasion shall not be deemed a waiver of such right of enforcement as to any such future breach of the same or any other Restriction or provision.

15.8. **Condemnation.** If a portion of the Common Area is taken by eminent domain, or sold under threat thereof, and the taking does not include any Lot, the Board shall cause the award to be utilized for repairing or restoring that area adjacent to the taking, and the portion of the award not used for restoration shall be added to the general funds of the VFM Association. If a Lot is taken by eminent domain, or sold under threat thereof, leaving the Owner with a remnant that may not be practically or lawfully used for any purpose permitted by this Declaration, then that Lot's interest in the Common Areas shall be reallocated to the remaining Lots in proportion to their respective interests immediately before the taking.

15.9. **Attorney Fees.** If the VFM Association utilizes legal counsel to enforce any Restriction, or after an Owner communicates or demonstrates an intent not to comply with a Restriction, the VFM Association may assess all reasonable attorney fees and costs associated with such enforcement to the Owner as an Individual Assessment, regardless of whether a lawsuit is initiated or not. The term "costs" as used in this Section shall include all costs including but not limited to copying costs, deposition costs, expert witness fees, investigative costs, service costs, and filing fees paid to courts. "Costs" is specifically defined in this Section to be broader and to include costs that are not included in costs as the term is used in the Utah Rules of Civil Procedure

15.10. **Security.** The VFM Association shall in no way be considered an insurer or guarantor of security within or relating to the Project, including any Common Area in which the VFM Association may have an obligation to maintain, and the VFM Association shall not be held liable for any loss or damage by reason of any failure to provide adequate security or any ineffectiveness of security measures undertaken. Owner(s) agree by purchasing a Lot in this Association that the VFM Association and Board are not insurers of the safety or well-being of Owners or Occupants or of their personal property, and that each Owner or Occupant assumes all risks for loss or damage to persons, the Lots, the Common Areas, and to the contents of improvements located thereon to the extent not insured by the VFM Association. EACH OWNER AND OCCUPANT UNDERSTANDS AND ACKNOWLEDGES THAT THE VFM ASSOCIATION, AND BOARD HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE SECURITY OF THE PROJECT.

15.11. **Effective Date.** The Declaration and any amendment hereof shall take effect upon its filing in the office of the Cache County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Covenants, Conditions and Restrictions for Village at Fox Meadows this 30 day of September, 2022.

DECLARANT
VISIONARY HOMES 2020, LLC
a Utah limited liability company

By: Reed Scow

Name: Reed Scow

Its: Director of Communities

STATE OF UTAH)
COUNTY OF Cache) ss.

On the 30th day of September, 2022, personally appeared before me Reed Scow who by me being duly sworn, did say that she/he is an authorized representative of Visionary Homes 2020, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shama Kacie Heaps

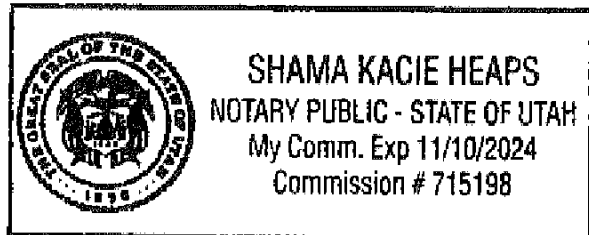


EXHIBIT A**LEGAL DESCRIPTION**

ALL OF THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 1, INCLUDING LOTS 1-12 AS RECORDED IN THE CACHE COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS: Parcel Nos. 08-223-001 through 08-223-0012

A portion of the SW1/4 of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at the northwest corner of FOX MEADOWS Subdivision, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder located N0°16'37"W along the Section line 218.00 feet and East 102.18 feet from the Southwest Corner of Section 21, T13N, R1 E, S.L.B.&M. (Basis of Bearing: S0°17'11 "E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence N3°16'02"W 66.50 feet; thence N1°11 '43"E 9.43 feet; thence Southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: S88°48'17"E) to the left 19.84 feet through a central angle of 87°26'13" (chord: S42°31'23"E 17 .97 feet); thence S86° 14'30"E 22.17 feet; thence N3°45'30"E 98.00 feet; thence S87°30'46"E 335.85 feet; thence S89°31 '51 "E 336.00 feet; thence S0°28'10"W 164.00 feet; thence N89°31'51"W 75.88 feet to the northeast corner of said FOX MEADOWS Subdivision, Phase 4; thence along said Plat the following 3 (three) courses and distances: N89°31'51"W 278.92 feet; thence along the arc of a 4,033.00 foot radius curve to the right 75.96 feet through a central angle of 1°04'45" (chord: N88°59'29"W 75.95 feet); thence N86°14'30"W 277.16 feet to the point of beginning.

Contains: 2.59+/- acres.

ALL OF THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 2, INCLUDING LOTS 13 -58 AS RECORDED IN THE CACHE COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS: Parcel Nos. 08-223-0013 through 08-223-0058

A portion of the SW1/4 of Section 21, & the NW1/4 of Section 28, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows: Beginning at a point located N0°16'37"W along the Section line 195.59 feet and East 809.35 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence N0°28'10"E 66.00 feet; thence S89°31'51"E 221.26 feet; thence S88°47'47"E 153.28 feet; thence N0°06'32"E 85.96 feet; thence S89°31'50"E 70.06 feet; thence N0°08'50"E 71.51 feet; thence N19°40'34"W 37.35 feet; thence N87°30'49"W 54.69 feet; thence S87°28'06"W 25.02 feet; thence S79°04'45"W 128.65 feet; thence S85°51'56"W 77.25 feet; thence N83°01'14"W 82.67 feet; thence N72°24'16"W 75.01 feet; thence N69°16'20"W 63.04 feet; thence N19°18'27"E 152.31 feet; thence Southeasterly along the arc of a 1,414.00 foot radius non-tangent curve (radius bears: S19°18'22"W) to the right 7.71 feet through a central angle of 0°18'44"

(chord: S70°32'16"E 7.71 feet) to a point of reverse curvature; thence along the arc of a 13.00 foot radius curve to the left 19.84 feet through a central angle of 87°26'14" (chord: N65°54'04"E 17.97 feet); thence S69°38'31"E 50.02 feet; thence N22°10'57"E 160.67 feet; thence along the arc of a 175.00 foot radius curve to the right 207.14 feet through a central angle of 67°49'01" (chord: N56°05'28"E 195.25 feet); thence N89°59'58"E 358.98 feet; thence N77°05'00"E 80.86 feet; thence N89°38'45"E 345.00 feet; thence S0°21'15"E 698.88 feet; thence N89°32'27"W 168.10 feet; thence N89°03'37"W 311.45 feet; thence S0°35'12"W 108.37 feet; thence along the arc of a 2,967.00 foot radius curve to the left 129.18 feet through a central angle of 2°29'38" (chord: S0°39'37"E 129.17 feet); thence S1°54'26"E 90.09 feet to the north line of FOX MEADOWS Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat and the extension thereof the following 2 (two) courses and distances: N68°00'00"W 54.67 feet; thence S89°41'30"W 16.03 feet; thence N1°54'26"W 67.49 feet; thence along the arc of a 3,033.00 foot radius curve to the right 132.06 feet through a central angle of 2°29'38" (chord: N0°39'37"W 132.05 feet); thence N0°35'12"E 108.78 feet; thence N89°03'37"W 70.52 feet; thence S5°15'02"W 1.96 feet; thence N89°31'51"W 451.91 feet to the point of beginning.

Contains: 14.89+/- acres

ALL OF THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 3, INCLUDING LOTS 59-92 AS RECORDED IN THE CACHE COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS:

A portion of the SW1/4 of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at a point on the westerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located N0°16'37"W along the Section line 293.82 feet and East 98.96 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence N1°11'43"E 616.98 feet; thence along the arc of a 167.00 foot radius curve to the right 71.99 feet through a central angle of 24°42'01" (chord: N13°32'44"E 71.44 feet) to a point of compound curvature; thence along the arc of an 87.00 foot radius curve to the left 63.40 feet through a central angle of 41°45'04" (chord: N46°46'16"E 62.00 feet); thence N67°38'48"E 18.36 feet; thence along the arc of a 133.00 foot radius curve to the left 34.12 feet through a central angle of 14°41'48" (chord: N60°17'54"E 34.02 feet); thence S74°30'22"E 98.89 feet; thence N29°58'10"E 15.82 feet; thence S56°38'48"E 100.79 feet; thence N28°51'59"E 10.44 feet; thence S61°06'17"E 50.00 feet; thence S58°30'41"E 94.16 feet; thence S55°30'13"E 30.29 feet; thence S63°23'49"E 92.45 feet; thence N26°36'14"E 25.86 feet; thence S63°23'46"E 50.00 feet; thence S67°49'01"E 249.65 feet; thence Southwesterly along the arc of a 175.00 foot radius non-tangent curve (radius bears: S65°16'08"E) to the left 7.78 feet through a central angle of 2°32'55" (chord: S23°27'25"W 7.78 feet); thence S22°10'57"W 160.67 feet; thence N69°38'31"W 50.02 feet; thence Southwesterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: N67°49'03"W) to the right 19.84 feet through a central angle of 87°26'14" (chord: S65°54'04"W 17.97 feet) to a point of reverse curvature; thence along

the arc of a 1,414.00 foot radius curve to the left 7.71 feet through a central angle of $0^{\circ}18'44''$ (chord: $N70^{\circ}32'16''W$ 7.71 feet); thence $S19^{\circ}18'27''W$ 152.31 feet; thence $S69^{\circ}16'20''E$ 63.04 feet; thence $S72^{\circ}24'16''E$ 75.01 feet; thence $S83^{\circ}01'14''E$ 82.67 feet; thence $N85^{\circ}51'56''E$ 77.25 feet; thence $N79^{\circ}04'45''E$ 128.65 feet; thence $N87^{\circ}28'06''E$ 25.02 feet; thence $S87^{\circ}30'49''E$ 54.69 feet; thence $S19^{\circ}40'34''E$ 37.35 feet; thence $S0^{\circ}08'50''W$ 71.51 feet; thence $N89^{\circ}31'50''W$ 70.06 feet; thence $S0^{\circ}06'32''W$ 75.96 feet; thence $N88^{\circ}47'47''W$ 153.15 feet; thence $N89^{\circ}31'51''W$ 221.32 feet to the easterly line of Lot 12 of said P.U.D.; thence along said Plat the following 6 (six) courses and distances: $N0^{\circ}28'10''E$ 88.00 feet; thence $N89^{\circ}31'51''W$ 336.00 feet; thence $N87^{\circ}30'46''W$ 335.85 feet; thence $S3^{\circ}45'30''W$ 98.00 feet; thence $N86^{\circ}14'30''W$ 22.17 feet; thence along the arc of a 13.00 foot radius curve to the right 19.84 feet through a central angle of $87^{\circ}26'13''$ (chord: $N42^{\circ}31'23''W$ 17.97 feet) to the point of beginning.

Contains: 11.22 +/- acres

ALL OF THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 4, INCLUDING LOTS 93-117 AS RECORDED IN THE CACHE COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS:

A portion of the SW1/4 of Section 21, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows: Beginning at a point on the northwesterly corner of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 3, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located $N0^{\circ}16'37''W$ along the Section line 1046.43 feet and East 223.92 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: $S0^{\circ}17'11''E$ along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence northeasterly along the arc of a 133.00 foot radius non-tangent curve (radius bears: $N37^{\circ}03'00''W$) to the left 97.26 feet through a central angle of $41^{\circ}54'00''$ (chord: $N32^{\circ}00'00''E$ 95.11 feet) to a point of compound curvature; thence along the arc of an 233.00 foot radius curve to the left 49.05 feet through a central angle of $12^{\circ}03'45''$ (chord: $N5^{\circ}01'08''E$ 48.96 feet); thence $N1^{\circ}00'45''W$ 264.07 feet; thence $N88^{\circ}59'15''E$ 5.14 feet; thence southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: $N88^{\circ}59'15''E$) to the left 20.42 feet through a central angle $90^{\circ}00'00''$ (chord: $S46^{\circ}00'45''E$ 18.38 feet); thence $N88^{\circ}59'15''E$ 83.52 feet; thence along the arc of a 330.00 foot radius curve to the right 206.65 feet through a central angle of $35^{\circ}52'47''$ (chord: $S73^{\circ}04'21''E$ 203.29 feet); thence $S55^{\circ}07'58''E$ 14.73 feet; thence along the arc of a 9.00 foot radius curve to the left 12.63 feet through a central angle $80^{\circ}24'09''$ (chord: $N85^{\circ}14'05''E$ 11.62 feet); thence $S53^{\circ}02'40''E$ 50.00 feet; thence southeasterly along the arc of a 9.00 foot radius non-tangent curve (radius bears: $S44^{\circ}57'39''E$) to the left 15.82 feet through a central angle $100^{\circ}44'30''$ (chord: $S5^{\circ}19'54''E$ 13.86 feet); thence $S55^{\circ}07'58''E$ 58.85 feet; thence along the arc of an 525.00 foot radius curve to the right 184.13 feet through a central angle $20^{\circ}05'42''$ (chord: $S45^{\circ}05'07''E$ 183.19 feet); thence $S35^{\circ}02'16''E$ 39.66 feet; thence along the arc of an 9.00 foot radius curve to the left 12.86 feet through a central angle $81^{\circ}50'17''$ (chord: $S75^{\circ}57'24''E$ 11.79 feet); thence $S38^{\circ}17'37''E$ 51.22 feet; thence southwesterly along the arc of an 9.00 foot radius non-tangent curve (radius bears: $S24^{\circ}35'50''E$) to the left 15.78 feet through the central angle $100^{\circ}26'26''$ (chord: $S15^{\circ}10'57''W$ 13.83 feet); thence $S35^{\circ}02'16''E$ 205.45 feet; thence along the arc of an 9.00 foot radius curve to the left 12.33 feet through the central angle

78°29'18" (chord: S74°20'49"E 11.39 feet); thence S26°20'11"E 50.08 feet to the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat southwesterly along the arc of an 175.00 foot radius non-tangent curve to the left 129.74 feet through the central angle 42°28'35" (chord: S45°58'07"W 126.79 feet) to the northerly line of THE VILLAGE AT FOX MEADOWS P.U.D., Phase 3; thence along said Plat the following 11 (eleven) courses and distances: N67°49'01"W 249.65 feet; thence N63°23'46"W 50.00 feet; thence S26°36'14"W 25.86 feet; thence N63°23'49"W 92.45 feet; thence N55°30'13"W 30.29 feet; thence N58°30'41"W 94.16 feet; thence N61°06'17"W 50.00 feet; thence S28°51'59"W 10.44 feet; thence N56°38'48"W 100.79 feet; thence S29°58'10"W 15.82 feet; thence N74°30'22"W 98.89 feet to the point of beginning.

Contains: 6.38 +/- acres

EXHIBIT B
BYLAWS
OF
THE VILLAGE AT FOX MEADOWS
HOMEOWNERS ASSOCIATION

These BYLAWS OF THE VILLAGE AT FOX MEADOWS HOMEOWNERS ASSOCIATION are effective upon recording in the Cache County Recorder's Office pursuant to the Utah Community Association Act and the Utah Revised Nonprofit Corporation Act (referred collectively herein as the "Acts").

RECITALS

A. The VFM Association is organized for any and all lawful purposes for which a nonprofit corporation may be organized under the Utah Revised Nonprofit Corporation Act, as amended, subject to the terms and conditions contained in the Declaration and Articles of Incorporation.

B. These Bylaws are adopted to complement the Declaration, to further define the rights of the VFM Association and the Owners, to provide for the ability to effectively govern and operate the VFM Association and the Project known as the Village at Fox Meadows Planned Unit Development, and to further the VFM Association's efforts to safely, efficiently, and economically provide a quality living environment.

ARTICLE I
DEFINITIONS

1.1 Except as otherwise provided herein or as may be required by the context, all capitalized terms used herein shall have the same meaning and effect as used and defined in the Restated Declaration of Covenants, Conditions and Restrictions for Village at Fox Meadows.

ARTICLE II
APPLICATION

2.1 All present and future Owners, Mortgagees, Occupants, and their invitees and guests, and any other persons who may use the facilities of the Project in any manner are subject to these Bylaws, the Declaration, and Rules. The mere acquisition or rental of any of the Residences or the mere act of occupancy or use of any said Residences or the Common Areas will signify that these Bylaws, the Declaration, and the Rules are accepted, ratified, and will be complied with by said persons.

ARTICLE III
OWNERS

3.1 **Annual Meetings.** The Annual Meeting of the Owners shall be held each year on a day and time established by the Board. The purposes of the Annual Meeting will include the election of Board Members, the distribution of financial reports and budget, a review of any revisions to the Rules, distributing the most recent reserve study, and to transact such other business as may come before the meeting. If the election of Board Members cannot be held during the Annual Meeting, or at any adjournment thereof, the Board shall cause the election to be held either at a Special Meeting of the Owners to be convened as soon thereafter as may be convenient or at the next Annual Meeting. The Board may, from time to time, by resolution

change the month, date, and time for the Annual Meeting. Annual Meetings shall not be required during the Period of Declarant Control, but the Declarant may hold Annual at its discretion.

3.2 **Special Meetings.** Special Meetings of the Owners may be called by a majority of the Board, the Declarant, the President, or upon the written request of Owners holding not less than forty percent (40%) of the voting interests of the VFM Association. Any written request for a Special Meeting presented by the Owners shall be delivered to the President and shall include the original signature of each Owner affirmatively supporting such request along with a complete statement of the purpose of the meeting on each page containing signatures. The President shall then call, provide notice of, and conduct a Special Meeting within forty-five (45) days of receipt of the Owner request. During the Period of Declarant Control, Special Meetings may only be called by the Declarant.

3.3 **Place of Meetings.** The Board may designate any place in Cache County that is reasonably convenient for the Owners as the place of any Owner Meeting.

3.4 **Notice of Meetings.** The Board shall cause written or printed notice of the date, time, and place (and in the case of a Special Meeting, the purpose or purposes) for all Owner meetings. Such written or printed notice shall be delivered to each Owner of record entitled to vote at such meeting not more than sixty (60) nor less than ten (10) days prior to the meeting. Such notice may be sent via email, text, hand-delivery, or regular mail. If sent by email or text, such notice shall be deemed delivered and effective on the date transmitted to the Owner's email address or telephone number registered with the VFM Association. If mailed, such notice shall be deemed to be delivered and effective on the date deposited in the U.S. mail if addressed to the Owner's address registered with the VFM Association. Each Owner shall register with the VFM Association such Owner's current email address, phone number, and mailing address for purposes of notice hereunder. Such registered email, phone number, and mailing address may be changed from time to time by notice in writing to the VFM Association. If no address is registered with the VFM Association, an Owner's Residence shall be deemed to be the Owner's registered address and notice to the Residence address may be made by first-class mail or by posting the meeting notice on the front door. An Owner may opt out of receiving notices from the VFM Association via email or text by giving written notice to the Board stating that the Owner will not accept notices by way of email or text.

3.5 **Qualified Voters.** An Owner shall be deemed to be in "good standing" and "entitled to vote" at any meeting of the VFM Association if he or she has fully paid his Assessment account (together with interest or other fees) at least forty-eight (48) hours prior to the commencement of the meeting and is not in violation of any provision of the Governing Documents.

3.6 **Record Date for Notice Purposes.** The Board may designate a record date, which shall not be more than sixty (60) nor less than ten (10) days prior to the meeting, for the purpose of determining Owners entitled to notice of any meeting of the Owners. If no record date is designated, the last date on which a notice of the meeting is mailed or delivered shall be deemed to be the record date for determining Owners entitled to notice. The persons or entities appearing in the records of the VFM Association on such record date as the Owner(s) of record of Lots in the Project shall be deemed to be the Owners of record entitled to notice of the Owner meeting.

3.7 **Quorum.** Those Owners present in person or by proxy at any meeting duly called and held in compliance with the requirements of these Bylaws, shall constitute a quorum for the transaction of business and adoption of decisions.

3.8 **Proxies.** Owners shall be entitled to vote in person or by proxy at each meeting provided, however, that the right to vote by proxy shall exist only where the instrument

authorizing such proxy to act shall have been signed by the Owner or by the Owner's attorney. A proxy may be written on paper or received via email, facsimile, text, or any other electronic or physical means. A signature as required herein shall mean any indication that the document is from and consented to by the person who is purported to have sent it. If a Lot is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Owner of such Lot or the Owner's attorney when duly authorized in writing. A proxy given by an Owner to any person who represents the Owner at meetings of the VFM Association shall be in writing, dated, and signed by such Owner. Such instrument may allow the proxy to vote on any issue arising at any particular meeting or meetings, or may set forth the specific matters or issues upon which the proxy is authorized to act. Proxies shall be filed with the Secretary (or with such other officer or person who may be acting as Secretary of the meeting) before the meeting is called to order. The Secretary shall record all proxies in the meeting minutes.

3.9 **Votes**. Owners shall be entitled to vote on each matter submitted to Owner voting, in person or by proxy, the number of votes appertaining to the Lot of such Owner, as shown in the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by Owners, unless a greater proportion is required by the Articles of Incorporation, these Bylaws, or the Declaration. When a Lot is jointly owned, any Owner may exercise the vote for such Lot on behalf of all Co-Owners of the Lot. In the event of two (2) conflicting votes by Co-Owners of a Lot, no vote shall be counted for that Lot. In no event shall fractional or cumulative votes be exercised with respect to any Lot. Only those Owners whose accounts with the VFM Association are not more than thirty (30) days delinquent shall be entitled to vote.

3.10 **Waiver of Irregularities**. All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting, in the form of proxies and the method of ascertaining Owners present, and in the decision and votes of the Board or of the Owners shall be deemed waived by those Members in attendance if no objection is made at the meeting. For those Members who are not in attendance at the meeting, the right to challenge inaccuracies and irregularities in calls, notices, voting, and decisions shall be waived if no objection is made within thirty (30) days of the date of the meeting.

3.11 **Action Taken Without a Meeting**. Owners have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of Owners through ballot, written consent, or otherwise. The VFM Association may also use any method permitted for actions without a meeting in accordance with the requirements of Utah Code § 16-6a-707 or § 16-6a-709 and any other applicable section of the Acts. Any action so approved shall have the same effect as though taken at an Owner meeting. Ballots or written consents may be obtained via any electronic or physical means including but not limited to email, facsimile, text, or paper document.

3.12 **Minutes of Meetings**. The Secretary, or the Manager, shall take minutes of all Owner meetings. The minutes shall include, at a minimum, (1) the identification of the Persons present in person and by proxy, (2) the meeting date, (3) the identification of any issue that is voted on or decided in the meeting, (4) the number of votes cast for and against any issue decided upon, and (5) the exact wording of any resolution passed at the meeting. The failure to take appropriate minutes or otherwise comply with this section does not invalidate any action taken at a meeting. Draft meeting minutes for each Owner meeting shall be made available to requesting Owners within sixty (60) days of the meeting.

ARTICLE IV BOARD OF DIRECTORS

4.1 **Powers**. The Project and the business and affairs of the VFM Association shall be governed and managed by the Board of Directors. The Board may exercise business judgment and all of the powers of the VFM Association, whether derived from the Declaration, these Bylaws, the Articles, or the Acts except such powers that the Declaration, these Bylaws, the Articles, and the Acts vest solely in the Owners.

4.2 **Number and Qualifications**. The Board of Directors shall be composed of three (3) persons. Board Members must be at least 18 years old and must be an Owner or the spouse of an Owner of a Lot in the Project. No two (2) Board Members may reside in the same Residence or be business partners if the business is related to their ownership of a Lot. If an Owner is a corporation, partnership, limited liability company, or trust, an officer, partner, member, manager, agent, trustee, or beneficiary of such Owner may be a Board Member. If a Board Member ceases to meet any required qualifications during the Board Member's term, such person's membership on the Board shall automatically terminate. During the Period of Declarant Control, the Qualification requirements of these Bylaws shall not apply and the Declarant may exercise all powers of the Board as permitted by law.

4.3 **Election**. During the Period of Declarant Control, Board Members shall be appointed by Declarant. Following the Period of Declarant Control, the election of Board Members shall be made by the Owners. At such election, the Owners or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The VFM Association may accept written ballots for Board Member election voting purposes from those Members unable to attend a meeting in which an election is held. The persons receiving the largest number of votes shall be elected. The election of Board Members may be conducted through open voting or by secret ballot. Cumulative voting is not permitted.

4.4 **Term of Office**. During the Period of Declarant Control, Board Member terms shall be determined exclusively by Declarant. Following the Period of Declarant Control, the Owners shall elect Board Members for two (2) year terms. However, at the first election following the Period of Declarant Control, the Board Members receiving the highest votes will hold two (2) year terms and the remaining will hold one (1) year terms to establish staggered terms. The terms shall overlap so that elections for Board Member positions are held each year at the Annual Meeting. Board Members may serve consecutive terms if elected.

4.5 **Regular Meetings**. The Board shall hold meetings at least quarterly or more often at the discretion of the Board. During the Period of Declarant Control, Board Meetings shall be held at the discretion of the Declarant so long as at least one Board Meeting is held each year and a Board Meeting is held each time the VFM Association increases a fee or raises an Assessment.

4.6 **Special Meetings**. Special meetings of the Board may be called by the President or a majority of Board Members on at least two (2) business days' prior notice to each Board Member and those Owners who have requested notice.

4.7 **Meeting Notice**. Notice shall be given to Board Members and Owners who have requested notice personally, by email, or by telephone, including text message at least two (2) business days in advance of the meeting. By unanimous consent of the Board, Board meetings may be held without call or notice to the Board Members, but notice shall always be provided to those Owners who have requested notice of Board meetings.

4.8 **Quorum and Manner of Action**. A majority of Board Members shall constitute a quorum for the transaction of business at any Board meeting. The act of a majority of the Board Members present at any meeting at which a quorum is present and for which proper notice was

provided shall be the act of the Board. The Board Members shall act only as the Board of Directors, and individual Board Members shall have no powers as such.

4.9 **Owner Attendance**. Any Owner may request notice of Board meetings by requesting such notice from a Board Member and providing a valid email address at which the Owner will receive notice. Owners who have requested notice of Board meetings shall be given notice along with the Board Members and shall be provided any call-in number or other means of attendance by electronic communication that is provided to Board Members. If Owners attend a Board meeting, the Board may select a specific period of time during the meeting and limit Owner comments to such time period. The Board in its sole discretion may set a reasonable length of time that each Owner may speak.

4.10 **Open Meetings**. Except as provided below in (a) through (f), following the Period of Declarant Control, Board meetings shall be open to Owners. The Board may hold a closed executive session during a meeting of the Board if the purpose of the closed executive session is to:

- (a) Consult with legal counsel to obtain legal advice and discuss legal matters;
- (b) Discuss existing or potential litigation, mediation, arbitration, or an administrative proceeding;
- (c) Discuss a labor or personnel matter;
- (d) Discuss a matter relating to the initial contract negotiations, including the review of a bid or proposal;
- (e) Discuss a matter involving a Person, if the Board determines that public knowledge of the matter would violate the Person's privacy; or
- (f) Discuss a delinquent assessment.

During the Period of Declarant Control, Board meetings may be closed to Owners, unless the Board, in its sole discretion and without obligation, determines to open the meeting (or a portion thereof) to the Owners. Notwithstanding the foregoing, the Board meetings required under Utah Code § 57-8a-226(6)(b) shall be open to all Owners.

4.11 **Board Meetings Generally**. The Board may designate any place in Cache County as the place of meeting for any regular or special Board meeting. The Board may allow attendance and participation at any Board meeting by telephone or any other electronic means that allows for Board Members or Owners to communicate orally in real time. Following the Period of Declarant Control, if a Board meeting is held by telephone, the VFM Association shall provide the call-in information such that Owners may call-in to access the meeting.

4.12 **Board Action**. Notwithstanding noncompliance with any provision within these Bylaws, Board action is binding and valid unless set aside by a court of law. A person challenging the validity of a Board action for failure to comply with these Bylaws may not bring the challenge more than sixty (60) days after the Board has taken the action in dispute.

4.13 **Compensation**. No Board Member shall receive compensation for any services that such member may render to the VFM Association as a Board Member; provided, however, that a Board Member may be reimbursed for expenses incurred in performance of such duties as a Board Member to the extent such expenses are approved by a majority of the other Board Members. Nothing herein contained shall be construed to preclude any Board Member from serving the Project in any other capacity and receiving compensation therefore, so long as approved in advance by a majority of disinterested Board Members.

4.14 **Resignation and Removal**. Board Members may resign at any time by delivering a written resignation to another Board Member. Unless otherwise specified therein, such

resignation shall take effect upon delivery. Any Board Member who is appointed by the Declarant may only be removed by the Declarant. The Declarant may remove a Board Member it appoints at any time. A Board Member elected by the Owners after the Period of Declarant Control may be removed at any time, with or without cause, at a Special Meeting of the Owners duly called for such purpose upon the affirmative vote of more than fifty percent (50%) of the entire voting interests of the VFM Association. At such a meeting, the Owners shall vote for a new Board Member to fill the remaining term of the removed Board Member. Board Members may also be removed by the majority vote of the other active Board Members upon the occurrence of any of the following: failure to attend three (3) consecutive Board meetings, failure to remain current on Assessments, or a violation of the Governing Documents. If removal occurs based on the preceding sentence, then the remaining Board Members may appoint a replacement to serve the remaining term of the removed Board Member.

4.15 **Vacancies**. If vacancies occur during the Period of Declarant Control, the Declarant shall appoint a Board Member to fill the vacancy. Following the Period of Declarant Control, if vacancies occur for any reason (including death, resignation, or disqualification) except removal by the Owners, the Board Members then in office shall continue to act, and such vacancies shall be filled by a majority vote of the Board Members then in office, though less than a quorum. Vacancies occurring by reason of removal by the Owners may be filled by election of the Owners at the meeting at which such Board Member is removed. Board Members elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor. Except by reason of death, resignation, disqualification, or removal, Board Members shall continue to serve until their successors are elected.

4.16 **Action Without a Meeting**. Board Members have the right to take any action in the absence of a meeting which they could take at a Board meeting if a majority of the Board Members consent to the action in writing. The term "in writing" shall specifically include email and text messaging. Board Members may also take action without a meeting if the Board complies with any applicable provisions of the Acts. Any action so approved shall have the same effect as though taken at a Board meeting.

4.17 **Waiver of Notice**. Before or at any meeting of the Board, any Board Member or Owner may waive notice of such meeting and such waiver shall be deemed the equivalent of proper notice. Attendance by a Board Member or Owner at any meeting thereof shall be a waiver of notice by that Board Member or Owner of the time, place, and purpose thereof.

4.18 **Adjournment**. The Board may adjourn any meeting from day to day for such other time as may be prudent or necessary, provided that no meeting may be adjourned for longer than thirty (30) days.

4.19 **Meeting**. A Board meeting does not include a gathering of Board Members at which the Board does not conduct or vote on Association business.

ARTICLE V OFFICERS

5.1 **Officers**. The officers of the VFM Association shall be a President, Secretary, Treasurer, and such other officers as may be appointed by the Board. Officers shall not be required during the Period of Declarant Control.

5.2 **Election, Tenure, and Qualifications**. Officers shall be elected by the Board at the first Board meeting following each Annual Meeting of the Owners. Each officer shall hold such office until the next ensuing meeting of the Board following the Annual Meeting of the Owners and until a successor has been elected and qualified, or until such officer's death, resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first

occurs. Any person may hold any two (2) or more of such offices, except that the President may not also be the Secretary. No person holding two (2) or more offices shall act in or execute any instrument in the capacity of more than one (1) office.

5.3 **Subordinate Officers**. The Board may appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board may from time to time determine.

5.4 **Resignation and Removal**. Officers may resign at any time by delivering a written resignation to any Board Member. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced upon the affirmative vote of a majority of the Board Members at any time, with or without cause.

5.5 **Vacancies**. If a vacancy occurs in an office for any reason, or if a new office is created, such vacancies or newly created offices may be filled by majority vote of the Board at any regular or special Board meeting.

5.6 **President**. The President shall be the chief executive of the VFM Association. The President shall preside at meetings of the Board of Directors and at meetings of the Owners. At the meetings, the President shall have all authority typically granted to the person presiding over the meeting including but not limited to: (1) the right to control the order of the meeting, (2) the right to arrange for the removal of any disruptive Owner or person, (3) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order." The President shall sign on behalf of the VFM Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Board.

5.7 **Secretary**. The Secretary shall keep the minutes of the VFM Association and shall maintain such books and records as these Bylaws, the Declaration, Rules, or any resolution the Board may require. The Secretary shall also act in the place of the President in the event of the President's absence or inability or refusal to act. The duties of the Secretary may be delegated to the Manager.

5.8 **Treasurer**. The Treasurer shall have the custody and control of the funds and financial accounts of the VFM Association, subject to the action of the Board, and when requested by the President, shall report the state of the finances of the VFM Association at each meeting of the Owners and at any meeting of the Board. The Treasurer shall perform such other duties as required by the Board. The duties of the Treasurer may be delegated to the Manager.

5.9 **Compensation**. No officer shall receive compensation for any services rendered to the VFM Association as an officer, provided, however, that an officer may be reimbursed for expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Board.

ARTICLE VI COMMITTEES

6.1 **Designation of Committees**. The Board may designate committees as it deems appropriate in carrying out its duties, responsibilities, functions, and powers. No committee members shall receive compensation for services rendered to the VFM Association as a member of a committee; provided, however, that a committee member may be reimbursed for expenses incurred in performance of such duties as a committee member to the extent that such expenses are approved by the Board. A committee shall not have powers, duties, or responsibilities beyond those specifically assigned by the Board in a written resolution. The Board may terminate a committee at any time.

6.2 **Proceeding of Committees**. A committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may from time to time determine. Committees shall keep records of its proceedings and shall regularly report such records to the Board.

6.3 **Quorum and Manner of Acting**. At each committee meeting, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event fewer than two (2) members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The members of any committee designated by the Board hereunder shall act only as a committee, and the individual members thereof shall have no powers as such. A committee may exercise the authority granted by the Board.

6.4 **Resignation and Removal**. A committee member may resign at any time by delivering a written resignation to the President, the Board, or the presiding officer of such committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board may at any time, with or without cause, remove any committee member.

6.5 **Vacancies**. If a vacancy occurs in a committee for any reason, the remaining members shall, until the filling of such vacancy by the Board, constitute the then total authorized membership of the committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board.

ARTICLE VII INDEMNIFICATION

7.1 **Indemnification**. No Board Member, officer, or committee member shall be personally liable for any obligations of the VFM Association or for any duties or obligations arising out of any acts or conduct said Board Member, officer, or committee member performed for or on behalf of the VFM Association. The VFM Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Board Member, officer, or committee member of the VFM Association, as well as such person's heirs and administrators, from and against any and all claims, judgments and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Board Member, officer, or committee member of the VFM Association or by reason of any action alleged to have been heretofore or hereafter taken or omitted. to have been taken by him as such Board Member, officer, or committee member and shall reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's willful or intentional misconduct. The rights accruing to any person under the foregoing provisions of this Section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the VFM Association to defend, indemnify, or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted. The VFM Association, its Board Members, officers, committee members, employees, and agents shall be fully protected in taking any action or making any payment or in refusing so to do in reliance upon the advice of counsel.

7.2 **Other Indemnification**. The defense and indemnification provided herein shall not be deemed exclusive of any other right to defense and indemnification to which any person seeking indemnification may be entitled under the Acts or under any agreement, vote of disinterested Board Members or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. It is the intent that all Board Members, officers, and committee members be and hereby are defended and indemnified to the

fullest extent permitted by the laws of the State of Utah and these Bylaws. The defense and indemnification herein provided shall continue as to any person who has ceased to be a Board Member, officer, committee member, or employee and shall inure to the benefit of the heirs, executors and administrators of any such person.

7.3 **Insurance**. The Board, in its discretion, may direct that the VFM Association purchase and maintain Directors and Officers insurance on behalf of any person who is or was a Board Member, officer, committee member, Manager or employee of the VFM Association or is or was serving at the request of the VFM Association as a Board Member, officer, committee member, Manager, employee, or agent of another association, corporation, partnership, joint venture, trust or other enterprise against any liability asserted against, and incurred by, such person in any such capacity or arising out of such person's status as such, whether or not the VFM Association would have the power to defend or indemnify such person against liability under the provisions of this Article.

7.4 **Settlement by Association**. The right of any person to be defended and/or indemnified shall be subject always to the right of the VFM Association through the Board, in lieu of such defense and/or indemnity, to settle any such claim, action, suit or proceeding at the expense of the VFM Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE VIII RULES AND PROCEDURES

8.1 **Rules**. The Board shall have the authority to adopt Association Rules as it deems necessary for the maintenance, operation, management, and control of the Project. The Board may from time to time, by resolution, alter, amend, and repeal such Rules and use their best efforts to see that they are strictly observed by all Owners and Occupants. Owners are responsible to ensure that their lessees, invitees, and guests strictly observe the Rules then in effect as well as the covenants and restrictions of the Declaration and shall be jointly and severally liable for their violations and resulting fines. Copies of all Rules adopted by the Board shall be sent to all Owners at least ten (10) days prior to the effective date thereof.

ARTICLE IX AMENDMENTS

9.1 **Amendments by Declarant**. So long as the Declarant owns one or more Lots in the Project or any Additional Land, the Declarant acting alone may amend the Bylaws for any reason, without Owner approval. Declarant's unilateral amendment right as designated herein may continue past the expiration of the Period of Declarant Control. No other amendment shall be valid or enforceable during the period Declarant owns at least one Lot or any Additional Land unless the Declarant has given written consent to such amendment. Any amendment during the period Declarant owns at least one Lot or any Additional Land shall be executed by Declarant on behalf of the VFM Association and shall become effective upon recordation with the County Recorder.

9.2 **Amendments by Association**. After the Declarant has sold all of the Lots and Additional Land to third parties, and the Period of Declarant Control has expired, the Bylaws may be amended by the Owners upon the affirmative vote of more than sixty-seven percent (67%) of the voting interest of the VFM Association. Any amendment(s) shall be effective upon recordation in the office of the Cache County Recorder. In such instrument the President shall

execute the amendment and certify that the vote required by this Section has occurred. If a Lot is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No amendment shall restrict, limit, or impair any Special Declarant rights without the express written consent of the Declarant.

ARTICLE X MISCELLANEOUS PROVISIONS

10.1 **Waiver**. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.2 **Invalidity; Number; Captions**. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws. As used in these Bylaws, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

10.3 **Conflicts**. These Bylaws are intended to comply with the Declaration. In case of any irreconcilable conflict, the Declaration shall control over these Bylaws.

IN WITNESS WHEREOF, the Board of Directors has executed these Bylaws of the Village at Fox Meadows Homeowners Association as of the day and year written below.

DATED as of the 30th day of September, 2022.

DECLARANT
VISIONARY HOMES 2020, LLC
a Utah limited liability company

By: Reed Scow

Name: Reed Scow

Its: Director of committees

STATE OF UTAH)
COUNTY OF Cache) ss.

On the 30th day of September, 2022, personally appeared before me Reed Scow who by me being duly sworn, did say that she/he is an authorized representative of the Village at Fox Meadows Homeowners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shama Kacie Heaps

