

WHEN RECORDED RETURN TO:
Fairway on the Links
814 S. Fairway Ct.
Orem, UT 84059

**NOTICE OF RESCISSION
OF THE
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SLEEPY RIDGE**

RECITALS

A. This Notice of Rescission of the Declaration of Easements, Covenants, Conditions and Restrictions for Sleepy Ridge (“Notice of Rescission”) affects the real property situated in Utah County, described with particularity on Exhibit A (“Subject Property”), which exhibit is attached hereto and incorporated by reference.

B. The Sleepy Ridge **Property Owners’ Association (the “Association”)** is a Utah non-profit corporation, which **was created to govern certain lots within the Sleepy Ridge development pursuant to the *Declaration of Easements, Covenants, Conditions and Restrictions (Including Owner Association Bylaws) Sleepy Ridge*, which was recorded in the Utah County Recorder’s Office on December 13, 2004 as Entry No. 139465:2004 (“Declaration”)**;

C. The Association **has agreed to permit to the Lots within the Subject Property to withdraw from the Association and to rescind the Declaration from these Lots as evidenced by the *Amendment to the Declaration of Easements, Covenants, Conditions and Restrictions Sleepy Ridge* was recorded in the Utah County Recorder’s Office on July 20, 2020 as Entry No. 103333:2020 (the “Amendment”)**.

D. As consideration for being released from the terms of the Declaration, the Lots within the Subject Property have consented to and agreed to be subject to and bound by the *Declaration of Covenants, Conditions and Restrictions for Fairway on the Links*, which document shall be recorded in the office of the Utah County Recorder.

E. Through the recordation of this Notice of Rescission, the Association confirms that the Lots within the Subject Property are not part of the Association and hereby rescinds, revokes, and otherwise nullifies the Declaration and all other Association documents.

RESCISSION

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, the Association hereby executes this Notice of Rescission, which shall be effective as of its recording date with the Utah County Recorder.

This Notice of Rescission shall have the effect of rescinding and revoking the following listed documents in their entirety as applicable to the Subject Property:

1. The *Declaration of Easements, Covenants, Conditions and Restrictions (Including Owner Association Bylaws) Sleepy Ridge* recorded in the Utah County Recorder's Office on December 13, 2004 as Entry No. 139465:2004.
2. The *First Supplemental Declaration of Easements, Covenants, Conditions and Restrictions (including Owner Association Bylaws) Sleepy Ridge* recorded in the Utah County Recorder's Office on February 7, 2005 as Entry No. 12620:2005.

IN WITNESS WHEREOF, the Association has executed this Notice of Rescission this 25 day of September, 2020.

SLEEPY RIDGE PROPERTY OWNERS' ASSOCIATION
a Utah nonprofit corporation

By: Christie L. Atkinson

Name: Christie L. Atkinson

Its: HOA President

State of Utah)
County of Utah) ss.

On the 25th day of September, 2020, personally appeared before me Jessica IPSON who by me being duly sworn, did say that she/he is an authorized representative of Sleepy Ridge Property Owners' Association, and that the foregoing instrument is signed and executed with all necessary authority.

Notary Public Jessica IPSON

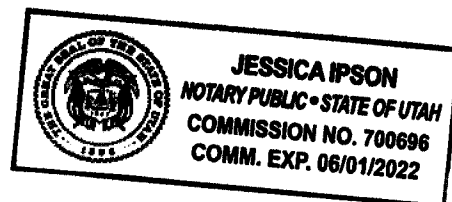
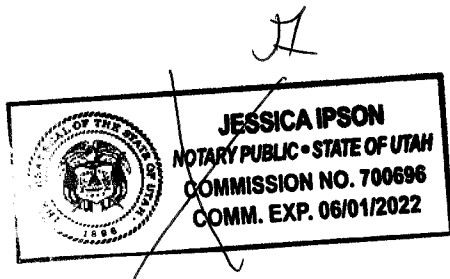


EXHIBIT A

(Legal Description of Subject Property)

All of **FAIRWAY VILLAGE AT SLEEPY RIDGE P.R.D. PHASE 1 AMENDED**, according to the official plat on file in the office of the Utah County Recorder as Entry No. 41810:2006.

Including Lots 1 – 22 and Common Area Parcels

Parcel Numbers: 39:195:0001 through 39:195:0024