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DOC # 20150020093

Restrictive Page 1 of 28
Russell Shirts Washington County Recorder
06/12/2015 09:07:55 AM Fee \$ 64.00
By SOUTHERN UTAH TITLE CO



AFTER RECORDING PLEASE RETURN TO:
Brennan Holdings No. 100, LLC
Robert Brennan
205 East Tabernacle, No. 4
St. George, UT 84770
(435) 668-3641

NOTE TO RECORDER:
RECORD ONLY AGAINST THE PROPERTY
DESCRIBED IN EXHIBIT "A"

704 # W-5-2-1-122
6213-TR

**PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS OF THE RESERVE AT GREEN SPRING**

LOCATED IN WASHINGTON CITY

This DECLARATION OF PROTECTIVE COVENANTS FOR THE RESERVE AT GREEN SPRING ("Declaration") is made and executed by the State of Utah, through the School and Institutional Trust Lands Administration (hereinafter referred to as the "Declarant").

RECITALS

1. This Declaration affects that certain real property located in Washington County, State of Utah described with particularity in Article II set forth below (the "Property").
2. Declarant has contracted with Brennan Holdings No. 100, LLC, a Utah limited liability company (the "Developer") who has constructed a residential subdivision upon the Property with contractual rights to purchase the entire Property from Declarant.
3. All of such construction has been performed in accordance with the plans approved by Washington City and as evidenced by the recorded plat for Phase 1 of the Reserve at Green Spring.
4. The Declarant and Developer desire that the subdivision be known as "The Reserve at Green Spring".
5. The streets in the subdivision have been dedicated to Washington City.
6. The Declarant and Developer desire that the Property shall be subject to the protective covenants herein recited.
7. The Declarant desires, by filing this Declaration of Protective Covenants, to submit the Property and all improvements now or hereafter constructed thereon to the terms, covenants, conditions and restrictions set forth below, which shall constitute equitable servitudes and shall run with the land.

AGREEMENT

NOW, THEREFORE, the Declarant does hereby established the nature of the use and enjoyment of all Lots in the subdivision and does hereby declare that the conveyances of said Lots shall be made subject to the following conditions, restrictions, stipulations, and provisions:

ARTICLE I. DEFINITIONS

When used in this Declaration (including in that portion hereof entitled "Recitals"), each of the following terms shall have the meaning indicated.

1. Assessment shall mean and refer the allocation of Common Expenses among the Lot Owners or maintenance charge which each Lot or Lot Owner, by virtue of his acceptance of a deed or other document of conveyance thereto, is obligated to pay.
2. Association shall mean and refer to the association of all the Lot Owners taken as, or acting as, a group in accordance with this Declaration.
3. Board of Trustees shall mean and refer to the group of neighbors who own Lots in the Subdivision and volunteer and are elected or appointed to (a) administer the Declaration, (b) manage the Common Elements and (c) operate the Association. This term shall also refer to the Developer's appointed persons during the Developer Control Period.
4. Business and Trade are terms which shall be constructed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work, or activity undertaken or an ongoing basis which involves the provisions of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (a) such activity is engaged in full or part-time; (b) such activity is intended to or does generate a profit; or (c) a license is required therefor. Notwithstanding the above, the leasing of a Lot or Dwelling Unit shall not be considered a trade or business within the meaning of this subsection.
5. Common Elements shall mean and refer to all common features and elements on the Property, including by way of illustration but not limitation the any Open Space shown on the Plat, any Entry Monument, the detention basin, and other common improvements of a less significant nature that may exist.
6. Common Expense shall mean and refer to: (a) All sums lawfully assessed against the Lot Owners; (b) Expenses of administration, maintenance, repair, or replacement of the Common Elements; (c) Expenses agreed upon as Common expenses by the Association; and (d) Expenses declared common expenses by the Project Documents.
7. Community shall mean and refer to THE RESERVE AT GREEN SPRING.
8. Declaration shall mean and refer to this DECLARATION OF PROTECTIVE COVENANTS FOR THE RESERVE AT GREEN SPRING.
9. Developer shall mean Brennan Holdings No. 100, LLC and any other party who purchases the entire Property or an entire recorded phase in the Property from Brennan Holdings No. 100, LLC.

10. Developer Control Period shall mean the period of time from the execution of this Declaration until such time as the Developer has sold its last Lot in the Property to a third party purchaser of a residence on the Lot.
11. Lot shall mean and refer to a portion of the Property, other than the Common Elements, intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the Plats or Surveys filed as matter of public record with the Washington County Recorder. Where the context indicates or requires, the term Lot includes any structure constructed or located on the Lot.
12. Lot Owner shall mean and refer to the person who is the owner of record (in the office of the County Recorder of Washington County, Utah) of a fee or an undivided fee interest in a Lot. The term Lot Owner does not mean or include a mortgagee or a beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.
13. Majority shall mean and refer to those eligible person or votes of Owners or other groups as the context may indicate totaling more than fifty (50%) percent of the total eligible number.
14. Map shall mean and refer to record of Survey Map.
15. Member shall mean and refer to each Lot Owner who, by virtue of his acceptance of a deed or other document of conveyance to a Lot, is a member of the Association, unless the context clearly requires otherwise. There shall only be one Member associated with each Lot Owner shall mean and refer to Lot Owner.
16. Open Space shall mean and refer to any parcels of land within the Project and Property that are not a part of a Lot and that are not dedicated to Washington City but which are landscaped or left natural and that may require periodic maintenance and as are more particularity shown on the applicable plat.
17. Project shall mean and refer to THE RESERVE AT GREEN SPRING SUBDIVISION.
18. Project Documents shall mean and refer jointly and severally to this Declaration, By-Laws, Record of Survey Map, Rules and Regulations, and Articles of Incorporation as they may be adopted and/or modified by the Association from time to time.
19. Property shall mean and refer to the Land, real estate, or real property which is submitted to this Declaration. It includes that property described in Exhibit A and shall also include the Expansion Land if such is added as set forth in Article III.1 and described in Exhibit B.
20. Record of Survey Map shall mean and refer to the record of survey map or maps of this subdivision on file with the Washington County Recorder. The Map will show the location of the Lots, Natural Open Space, Entry Monument, if any, detention basin and other Common Elements.
21. Street or Streets shall mean and refer to the roads within THE RESERVE AT GREEN SPRINGS..

22. Survey Map shall mean and refer to the Record of Survey Map.

ARTICLE II. SUBMISSION

The Land described with particularity below is hereby made subject to these protective covenants, conditions and restrictions: See Exhibit "A," attached hereto and incorporated herein by this reference;

SUBJECT TO the described easements and rights of way;

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

ALL OF THE FOREGOING IS SUBJECT TO: All liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Tract or any portion thereof, including, without limitation, any mortgage or deed of trust; all visible and necessary easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Survey Maps or otherwise existing; an easement for each and every Common Elements improvement, necessary utility easements for equipment, pipes, lines, cables, wires, utility systems, or similar facilities which traverse or partially occupy the above-described Tract; and all easements necessary for servicing, repairing, ingress to, egress from, maintenance of, and replacement of all such Common Elements and utility related improvements such as equipment, pipes, lines, cables, wires, utility systems, and similar facilities. There is hereby created a blanket easement upon, across, over and under the Property for public utility purposes. By virtue of this easement, it shall be expressly permissible for all public utilities serving the Property to lay, construct, renew, operate and maintain conduits, cables, pipes, mains, ducts, wires, and other necessary equipment on the Property, provided that all such services shall be placed underground. Notwithstanding anything to the contrary contained in this section, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on the Property in such a way as to unreasonably encroach upon or limit the use of Common Elements or any structure thereon. In the initial exercise of easement rights under this section, a utility shall make reasonable efforts to occupy and use the same physical location or lane as other utilities. After a utility service has initially exercised its easement rights under this section, the utility shall make reasonable efforts to occupy and use the same physical location as its prior installations. Should any utility furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Declarant or the Association shall have the right, power and authority to grant such easement on said property without conflicting with the terms hereof.

ARTICLE III. AREA OF APPLICATION AND EXPANSION OF PROJECT

This Declaration shall apply to all the Property and to any other real estate annexed in the manner set forth below.

1. The Declarant shall have the right to expand the application of this Declaration to other real estate set forth on Exhibit B ("Expansion Land") by written amendment or supplement to this Declaration duly recorded, and without additional Owner approval required. If the Expansion Land is added to this Declaration, it shall be included in the "Property". This may be done from time to time, at different times and in any order, without limitation, although the Declarant is not obligated to expand the Project. Any expansion shall be accomplished by the filing for record by

Declarant in the Office of the County Recorder of Washington County, Utah, a Supplement or Supplements to this Declaration containing a legal description of the site or sites for new Lots, together with a Supplemental Record of Survey Map or Maps containing the same information with respect to the new Lots as was required on the original Record of Survey Map. The expansion may be accomplished in phases by successive supplements or in one supplemental expansion. Upon recording the Supplemental Map and/or Declaration in the Office of the County Recorder of Washington County, the new Lots (and any new Common Elements) shall be considered subject to all protections, terms, covenants, conditions, and restrictions of this Declaration.

ARTICLE IV. RESIDENTIAL AREA COVENANTS

1. Land Use and Building Type. This is a residential subdivision and all Lots must be used exclusively for residential purposes, which includes both the architecture and appearance of the buildings and the nature of their use. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling. The plans for any homes built on the Project by any party other than the Developer must be approved by the Architectural Control Committee in writing prior to the commencement of construction. Any homes built by Developer shall not be subject to review by the Architectural Control Committee during the Developer Control Period.
2. Architectural Control. No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to location with respect to topography and finish grade elevation. The Architectural Control Committee shall ensure that such buildings comply with the requirements in this Declaration. No fence or wall shall be erected, placed or altered on any Lot nearer to any street than the front building setback line unless similarly approved.
3. Dwelling Cost, Quality and Size. Developer shall determine the quality, size and cost of each home constructed upon a Lot. Notwithstanding the foregoing, no home shall be constructed on any Lot that does not meet all relevant set back and code related requirements of Washington City, Utah or the requirements in this Declaration.
4. Location of Dwelling. The Developer (or the Architectural Control Committee following the expiration of the Developer Control Period) shall determine the location of a home upon a Lot, which must be within the Buildable Area designated on the Map or by applicable zoning regulations.
5. Easement. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.
6. Prohibited Activities. No noxious or offensive activity shall be carried on in, on or about any Lot. Nothing shall be done or omitted on a Lot or the Common Elements which may be or may become

an annoyance or nuisance to the neighborhood. The following acts or activities shall be deemed to constitute a nuisance:

- a) The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Lot or the Common Elements, including the Open Space;
- b) The storage of any item, property or thing that will cause any Lot or the Common Elements to appear to be in an unsightly, unclean, unhealthy, or untidy condition or that will be noxious to the senses.
- c) The storage of any substance, toxin, hazardous waste, pollutant, thing or material in, on or about any Lot or the Common Elements that do or are likely to emit any foul, unpleasant or noxious odors, or that do or are likely to cause any unreasonable amount of noise or other condition that does or is likely to disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;
- d) Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, or their guests or invitees, particularly if the local law enforcement agencies must be called to restore order;
- e) The maintenance of any plants, animals, devices or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the neighborhood by other residents, their guests, visitors or invitees; and
- f) The drying of clothes or storage of any articles which are unsightly (in the sole opinion of the Declarant and the Association) will not be permitted unless in enclosed areas designed for such purposes.

7. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently. No mobile Homes, pre-fabricated homes, or homes built off the Property are permitted. Notwithstanding, the Developer shall be permitted to maintain temporary structures on the Property necessary for construction of residences on the Property.

8. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than 4'x4' square feet advertising the property For Sale or For Rent except signs used by Developer to advertise the property during the construction and sales period may be as large as deemed appropriate by the Developer. This provision may not be amended without the express written consent of the Developer

9. Pets, Animals, Livestock and Poultry. No pets, animals, livestock or poultry of any kind shall be bred in, on or about the Project. Up to two (2) domestic pets per Lot are allowed; provided, however, pets must be properly licensed and registered (if required) with the appropriate governmental agencies, owners may be required to pay a deposit to the Board of Trustees, obtain a certificate of registration from the Association, and abide by all local ordinances and pet rules and regulations adopted from time to time. Pets may not create a nuisance. The following acts may constitute a nuisance; (a) causing damage to the property of anyone other than the pet owner; (b)

causing unreasonable fouling of the air by odors; (c) causing unsanitary conditions; (d) defecating on any common area when the feces are not immediately cleaned up by the responsible party; (e) barking, howling, whining or making other disturbing noises in an excessive, continuous or untimely fashion; (f) molesting or harassing passersby by lunging at them or chasing passing vehicles; (g) attacking or threatening to attack people or other domestic animals; (h) otherwise acting so as to bother, annoy or disturb other reasonable residents or interfering with their right to the peaceful and quiet enjoyment of their property; or (i) the mere number of pets maintained creates an offensive or dangerous condition to the health, welfare or safety of other residents. Pets in the Common Elements area must be in a cage or on a leash and under the control of a responsible person.

10. Garbage and Refuse Disposal. No Lots shall be used or maintained as a dumping ground for rubbish, trash, refuse, garbage or other waste, which shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each Lot and its abutting street are to be kept free of rubbish, trash, refuse, garbage, waste, litter, weeds and other similar items by the Lot owner. This shall not prohibit the construction by Developer of any structure upon a Lot and shall not prohibit incidental construction materials and from existing on or being stored on the Property during the construction of any residence on the Property so long as all relevant laws and regulations or complied with. This provision shall not be modified without the express written consent of the Developer.

11. Unsightly Materials and Objects. Subject to Paragraph 10 above, No unsightly materials, items, objects or things which impair the aesthetics or value or use or utility of the Project are to be stored on any Lot in view of the general public. This Paragraph shall not operate to prohibit or curtail all reasonable construction activities of the Developer on any Lot on the Property.

12. Sight Distance at Intersections. No fence, wall hedge, or shrub planting which obstructs sight lines at elevations between two (2') and six (6') feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25') feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

13. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

14. Slope and Drainage Control. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction or flow of drainage channels or obstruct or retard the flow of water through drainage channels or the Natural Swale. The slope control areas of each lot and all improvements in them shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Each Lot Owner shall be responsible to maintain the Natural Swale

abutting or located in front of its Lot by keeping the Natural Swale free of debris, weeds, other growth or plants.

15. Fencing. No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of three and one-half (3.5') feet unless otherwise approved in writing by the Developer.
16. Parking and Storage. All motor vehicles driven on or transported into the Project shall be subject to the following restrictions: No damaged (in excess of \$1,000.00) or inoperative motor vehicle or transportation device of any kind shall be placed or remain on any Lot or adjacent street for more than forty-eight (48) hours. No recreational, oversized, or commercial type vehicles and no tractor-trailer trucks shall be parked on the front yard setback of any Lot, or within the side yard building setback on the street side of a corner Lot, or on the residential street except while loading or unloading (no more than forty-eight (48) hours or more than one (1) time during any seven (7) day period), or engaged in transportation. No pads used for the storage of vehicles or other materials either temporarily or permanently shall be constructed or installed, nor shall any trailers, mobile homes, trucks over three (3) quarter ton capacity, boats and watercraft, campers not on a truck bed, motor homes, buses, tractors, commercial, oversized or recreational vehicles, or maintenance and commercial equipment of any kind be parked or stored in the Project unless it is behind the front yard setback and without the side yard building setback on the street side of a corner Lot. No motor or any other transportation device of any kind may be parked or stationed in a fire lane or in a red zone, in an unsafe or dangerous manner, or so as to obstruct or block access to any Lot, driveway, street, or other transportation device. The storage or accumulation of junk, trash, manure, or other offensive or commercial materials is prohibited. Facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view. Any violations of Washington County ordinances are expressly prohibited.
17. Pools, Spas, Game Courts, and Batting Cages. Pools, spas, game courts, and batting cages shall be located so as to avoid unreasonably impacting adjacent properties with balls, light or sound. Pool heaters and pumps must be screened from view from the street.
18. Unightly Work, Hobbies or Unkempt Condition. The pursuit of hobbies or other activities, including but not limited to the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Project.
19. Firearms, Incendiary Devices and Graffiti. The use of firearms and incendiary devices, or the painting or graffiti, within the Project is prohibited. The term firearms includes but is not limited to all guns, pistols, handguns, rifles, automatic weapons, semi-automatic weapons, BB guns, pellet guns, sling shots, wrist-rockets, blow-dart guns, and other firearms of all types regardless of size.
20. Energy Conservation Equipment. Subject to the requirements of U.C.A., 17-27-901, no solar energy collector panels, other energy conservation equipment or attendant hardware shall be constructed or installed on a Lot without the prior written consent of the Developer and/or Association.
21. Business Use. No commercial trade or business may be conducted in or from any Lot unless: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or

smell from outside the Lot; (b) the business activity conforms to all zoning requirements for the Project; (c) the business activity does not involve persons coming onto the Project who do not reside in the Project or door-to-door solicitation of residents of the Project; and (d) the business activity is consistent with the residential character of the Project and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security of safety of other residents of the Project, as may be determined in the sole discretion of the Developer and/or Association.

- 22. Insurance.** Nothing shall be done or kept in, on or about any Lot or the Common Elements which may have result in the cancellation of or increase the premium (over what the Association would have paid but for such activity) for the insurance on the Property.
- 23. Laws.** Nothing shall be done or kept in, on or about any Lot or the Common Elements, or any part thereof, which would be a violation of any statute, rule, Law, Ordinance, regulation, permit or other validly imposed requirement of any governmental body.
- 24. Damage or Waste.** No damage to or waste of the Common Elements shall be committed by any Lot Owner, his family members, friends, guests, visitors or invitees. Each Lot Owner shall indemnify and hold the Declarant, Developer, Association, Board of Trustees, and other Owners harmless against all loss resulting from any such damage or waste caused by that Lot Owner or his family members, guests, visitors or invitees; provided, however, that any invitee, guest or visitor of the Developer shall not under any circumstances be deemed to be an invitee of any other Owner. This provisions shall not be amended without the written consent of the Developer.
- 25. Maintenance.** The Lots and Common Elements, including without limitation the Open Space and Entry Monument (if any), and detention basin shall be maintained in a usable, clean, functional, aesthetic, attractive and good condition.
- 26. Landscaping.** Each Lot Owner is responsible for the landscaping and maintenance of the landscaping on his Lot. The Association is responsible for the landscaping and maintenance of the Common Elements, including without limitation the Landscaping Easement and Entry Monument, if any. All demolition, clearing, grubbing, stripping of soil, excavation, compaction and grading must be performed within the confines of the Lot. All landscaping in the Project shall be maintained and cared for in a manner consistent with the standards of design and quality typical of well-maintained residential subdivisions. Specific guidelines and restrictions on landscaping may be established by the Board of Trustees from time to time. All landscaping shall be maintained in an aesthetic, tasteful, clean, safe, sanitary, neat and orderly fashion. Any weeds or diseased or dead lawn, trees, ground cover or shrubbery shall be removed and replaced. All lawn areas shall be neatly mowed and trees, shrubs and bushes shall be neatly trimmed. Aesthetic consideration are important and all landscaping shall be tasteful, so as not to affect adversely the value or use of any other Lot or the Common Elements, or to detract from the uniform design and appearance of the Project.
- 27. Default in Fulfillment of Landscaping Obligation.** If any Lot Owner fails to fulfill his landscaping obligations, including without limitations the Natural Swale, and fails to cure the default within thirty (30) days after written notice, the Board of Trustees shall have the right, but not the duty, without further notice or warning to perform the maintenance and the cost thereof shall constitute the Individual Assessment of that Lot Owner.

28. Storage of Commercial Equipment. No Lot shall be used or maintained as a storage area for commercial equipment of any kind for use in a trade or business except as permitted by this Declaration or county codes for a residential area and then it should be stored out of the general view.
29. Subdivision of Lots. No Lot Owner shall at any time be permitted to subdivide or attempt to subdivide his Lot.
30. Vacation Rental of Lots. Notwithstanding any prohibition to the contrary in this Declaration or any amendment thereto, including Paragraph 16 above, unless prohibited by ordinance of Washington City or the act of any other governmental entity with jurisdiction over the Property, any residence Constructed on a Lot within the Property may be utilized and rented by its Owner as a short term vacation rental property for periods of less than 30 days in accordance with the following:
- (a) Any residence so rented shall be continuously managed by a third party professional management company licensed or permitted to manage short-term vacation rental units which shall ensure as a part of such management that all occupants comply with the requirements and provisions of the Declaration and any rules promulgated that govern the Association and its assets;
 - (b) No RV's, boats or non-standard vehicles shall be parked by any occupant of a short term rented residence on any driveways or streets of the Property nor shall the rental occupants of any short term rented residence be permitted to park regular vehicles for any periods longer than one hour on any roads of the Property but instead shall limit the parking of regular vehicles to the driveways or garages at the residence on the Lot;
 - (c) The Declarant, Developer and the Association shall be reasonably empowered to establish additional rules and regulations relating to the maintenance, operation and conduct of occupants of or at any residence that is rented as a short term vacation rental on the Property.

ARTICLE V. ARCHITECTURAL CONTROL COMMITTEE

1. Membership. The Architectural Control Committee (the "ACC") shall consist of the Developer, during the Developer Control Period. Thereafter the Board of Trustees or its designees shall constitute the ACC. No member of the ACC shall be entitled to any compensation for services provided.
2. Procedure. The ACC's approval or disapproval as required in these covenants shall be in writing. In the event the ACC, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, the request shall be deemed to have approved and the related covenants shall be deemed to have been fully complied with.
3. Standards. The following standards shall be applicable to all residences constructed at the Property:
- a. Street facing elevations shall be consistent with the intended architectural style of the residence.

- b. Facades shall be stucco, brick or stone, or such other material as approved by the Architectural Control Committee.
- c. Roof material shall be limited to clay or concrete tiles or slate. Colors shall be subdued earth tones to complement the natural beauty of the area selected from or in harmony with approved samples, or in such other colors as may be allowed by the Architectural Control Committee.
- d. Flashing, vents and pipes must be colored or painted to match the material to which they are attached or from which they project. No reflective exterior surfaces or materials shall be used.
- e. Base building colors shall be in subdued earth tones to complement the natural surroundings and conform to or be in harmony with approved samples or as approved by the Architectural Control Committee. Complementary accent colors can be used on window trim, shutters and doors.
- f. Log homes, Re-located homes, manufactured homes, and Earth or Berm Homes of any type are not allowed.
- g. The minimum total square footage of living area on the ground floor located within the building envelope and foundation for any single-story residential dwelling constructed on any Lot within the subdivision shall be not less than 1,700 square feet, exclusive of porches, balconies, patios, and garages. Two-story homes shall have a minimum of 1,400 square feet, with a total square footage of not less than 2,000 square feet, exclusive of porches, balconies, patios and garages.
- h. Building Height. Maximum building height shall be 25 feet for a one-story residence. No two-story residences shall be allowed as seen from the public street fronting the lot. Height is measured from a base line parallel to the existing Lot grade to a parallel line intersecting the highest point of any roof element. Walkout basements shall be allowed with a maximum height of 35 feet as measured in the same manner as the one-story residence from the Street with the rear lot grade for the walk out being used.

ARTICLE VI. RIGHT OF ENTRY

- 1. Right of Entry. Wherever sanitary sewer connections, water connections, electricity, gas, telephone or drainage facilities are installed within the Property, the owners of any Lot or Lots served by said connections, lines or facilities shall have the right, and are hereby granted an easement to the full extent necessary thereof, to enter upon the Lots owned by others, or to have utility companies enter upon the Lots owned by others, in or upon which said connections, lines or facilities, or any portion thereof lie, to repair, replace and generally maintain said connections as and when the same may be necessary as set forth below. Any premises so entered shall be restored by those entering to as near its original condition as is reasonably possible. Nothing in this section can be construed to grant any new easement without the express written authorization of the Lot Owner.

ARTICLE VII. OWNERSHIP, OPERATION AND MANAGEMENT

- 1. Ownership-Association of Lots Owners. The Lot Owners shall comprise the Association. The Association is created for the maintenance of the Common Elements and enforcement of these protective covenants. Membership in the association is appurtenant to and runs with each Lot. All Common Expenses shall be shared and allocated equally among the Lots and Lot owners. Each

Lot shall be considered to hold one (1) share for all purposes.

2. Maintenance Costs. The cost of maintenance of the Common Elements shall be shared equally between all Lot Owners.
3. By-laws of Property Owners Association. The procedure for the administration and management of the Association and the Property shall be governed by the By-Laws of the Association which are incorporated herein by reference and attached hereto as EXHIBIT C.
4. Payment of Common Expenses. In addition, each Lot Owner hereby agrees to pay to the Board of Trustees promptly his portion of all Common Expenses, including but not limited to the cost of maintaining, repairing and replacing the entryway and street lights, the operation of all machinery and equipment related thereto, the cost of the power and electricity to operate the street lights, and all other related expenses, debts, obligations, and liabilities incurred by the Association hereunder.
5. Purpose of Assessments. The Assessments provided for herein shall be used for the general purpose of operating the Project, promoting the recreation, health, safety, welfare, common benefit and enjoyment of the Lot Owners.
6. Budget. Before the Annual Meeting of the Association each year, the Board of Trustees shall prepare a budget which shall set forth an itemization of the anticipated Common Expenses for twelve (12) month calendar year, commencing with the following January 1. The budget shall be based upon advance estimates of cash requirements by Board of Trustees to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Elements, which estimates shall include but are not limited to expenses of management, grounds maintenance and repair of the entry way and the street lights, premiums for all insurance which the Board of Trustees is required or permitted to maintain, wages for employees, legal and accounting fees, any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus or sinking fund, capital improvement reserve, and other expenses and liabilities which may be incurred by said Association for the benefit of the Owners under and by reason of the Declaration. The Developer, until such time as the Developer sells its last Lot in the Project, may (but is not required to) subsidize the Association. To the extent that the Developer subsidies (if any) negate the need for Assessments, the requirement to provide an annual budgets and hold annual meetings shall be suspended until such time as Assessments are instituted the by the Board of Trustees.
7. Approval of Budget and Assessments. The proposed budget and the Assessments shall become effective unless disapproved at the Annual Meeting by a vote of at least a Majority of the Members of the Association except that during the period of Developer control, the Developer shall have the authority to established Assessments. Notwithstanding, after the period of Developer control, if the Membership disapproves the proposed budget and Assessments or the Board of Trustees fails for any reason to establish the budget and Common Elements Assessments for the succeeding year, then and until such a time as a new budget and a new Assessment schedule shall have been established, the budget and the Common Elements Assessments in affect for the then current year shall continue for the succeeding year.
8. Method of Payment. The Board of Trustees has the sole authority and discretion to determine how and when the Assessments are to be paid.

9. Equitable Changes. If the aggregate of all payments on all of the Lots is too large or too small as a result of unanticipated income or expenses, the Board of Trustees may from time to time effect an equitable change in the amount of said payments. Owners shall be given at least thirty (30) days prior written notice of any proposed change before it becomes effective.
10. Personal Obligation of Owner. Lot Owners are jointly and severally liable to pay all Assessments and Additional Charges; provided, however, no first mortgagee or beneficiary under a first deed of trust, who obtains title to a Lot pursuant to the remedies provided in the mortgage or trust deed shall be liable for unpaid Assessments which accrued prior to the acquisition.
11. Developer's Rights. Developer is not obligated to pay Assessments for any Common Expenses on any Lots it may own until the following events have occurred: (a) a home has been constructed on the Lot, (b) a permanent certificate of occupancy has been issued, and (c) the home has been sold or rented. This provision shall not be amended without Developer's express written consent.
12. Superiority of Assessments. All Assessments and liens created to secure the obligation to pay Assessments are superior to any homestead exemptions to which an Owner may be otherwise entitled under Utah law, and to that extent the Owner, by accepting a deed to the Lot or as a party to any other type of conveyance, waives his right to claim the priority thereof.
13. Individual Assessments. In addition, individual assessments may be levied by the Board of Trustees against a Lot and its Owner to pay or reimburse the Association for: (a) fines (after notice and hearing) levied and cost incurred in enforcing the Project Documents; (b) costs associated with the maintenance, repair or replacement of Common Elements for which the Lot Owner is responsible; (c) any other charge, fee, due, expense, or cost designated as an individual Assessment in the Project Documents; and (d) attorneys fees, interest, and other charges relating thereto as provided in the Declaration.
14. Lien. If any Unit Owner fails or refuses to make any payment of his portion of the Common Expense when due, in whole or in part, that amount constitutes a lien on the interest of the Lot Owner in the property, and upon the recording of a notice of lien upon the Lot Owner's interest in the property prior to all other liens and encumbrances, recorded or unrecorded, except: (1) tax and special assessment liens on the Unit in favor of any assessing unit or special improvement district; and (2) encumbrances on the interest of the unit owner recorded prior to the date such notice is recorded which by law would be a lien prior to subsequently recorded encumbrances.
15. Late Fees and Default Interest. Any Assessment delinquent for a period of more than ten (10) days shall incur a late charge of Twenty Five and No/100th Dollars (\$25.00) of Five percent (5%) of the delinquent amount, whichever is greater. Interest at the rate of One and One-half (1.5%) per month shall accrue on the outstanding balance of all delinquent accounts.
16. Remedies. If any Assessments remain unpaid, the Board of Trustees, may elect to institute a lawsuit to obtain a judgment or foreclose the lien, or both..
17. Duty to Pay Independent. The duty to pay Assessments is independent of the duty of the Association to maintain the Common Elements.

18. Foreclosure of Lien as Mortgage or Trust Deed. The lien for nonpayment of Assessments may be enforced by sale or foreclosure of the Owner's interest therein by the Board of Trustees. The sale of foreclosure shall be conducted in the same manner as foreclosure in deeds of trust or mortgages or in any other manner permitted by law. In any foreclosure or sale, the Owner shall pay the costs and expenses of such proceedings, including but not limited to the cost of a foreclosure report, reasonable attorney's Assessments, and reasonable rental for the Lot during the pendency of the foreclosure action. The Board of Trustees in the foreclosure action may require the appointment of a receiver to collect the rental without regard to the value of the mortgage security. The Association may bid for the Lot at foreclosure or other sale and hold, lease, mortgage, or convey the same. If the Board of trustees elects to foreclose the lien in the same manner as foreclosures in deeds of trust, then the Owner by accepting a deed to the Lot or otherwise accepting conveyance of an interest in the Property, hereby irrevocably appoints the attorney of the Association (provided he is a member of the Utah State Bar) as Trustee, and hereby confers upon said Trustee the power of sale set forth with particularity in Utah Code Annotated, Section 57-1-23 (1953), as amended. In addition, Owner hereby transfers in trust to said Trustee all of the right, title and interest in and to the real property for the purpose of securing his performance of the obligations set forth herein.

19. Indemnity. The Association and each Lot owner, by acceptance of a deed to a Lot or other document of conveyance, agrees to and shall indemnify every officer of the Association and Member of the Board of Trustees against any and all expenses, including but not limited to attorney's fees reasonably incurred by or imposed upon any officer or member of the Board in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then said Board of Directors) to which he may be a party by reason of being or having been an officer of the Association or Member of the said Board. The officers and Members of Board of Trustees shall not be liable for any mistake of judgement, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct of bad faith. The officers of the Association and Members of said Board shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of said Association (except to the extent that such officers or Members of said Board may also be Members of said Association), and said Association shall indemnify and forever hold each such officer and Member of the said Board of Trustees free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall be exclusive of any other rights to which any officer or Member of the said Board, or former officer or Member of the said Board, may be entitled.

ARTICLE VIII. INSURANCE

1. Insurance. The Association shall if reasonably available purchase and maintain adequate property insurance, public liability insurance, directors and officers insurance, and a fidelity bond.
2. Deductible. The deductible on a claim made against the property insurance policy of the Association shall be paid for by the party responsible for the loss covered by the claim. If multiple parties are responsible then each shall pay his proportionate share and if no party or parties are clearly responsible, then the deductible shall be paid by said Association.
3. Individual Insurance. Each Owner and Resident shall purchase and maintain adequate liability and property insurance on his Lot, residence, personal property and contents; provided, however, no

Owner shall be entitled to exercise his right to maintain insurance coverage in such a way as to decrease the amount which the Association maintains.

4. Priority of Coverage. In the event of duplicate coverage of a claim or loss, the Owner's insurance shall be primary and the insurance of the Association shall be secondary.

ARTICLE IX. DURATION, ENFORCEMENT AND AMENDMENT

1. Duration of Restrictions. These covenants are to run with the Land and shall be binding upon all Lot Owners and all persons claiming any right, title or interest in or to the Property by, through or under them for a period of forty (40) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by at least a majority of the then Lot Owners has been recorded, agreeing to change said covenants in whole or in part.
2. Enforcement. A Lot Owner, the Board of Trustees, and/or Declarant shall be entitled to prosecute any proceeding, at law or equity, against any person, firm, entity, partnership, limited liability company, corporation or party violating, attempting or threatening to violate any of the terms, covenants, conditions and restrictions contained herein or interfere with the administration of the Project, and shall be entitled to recover from the defaulting party all reasonable attorney's fees and costs incurred thereby, regardless of whether a lawsuit is filed. Failure by the Board of Trustee or any Lot Owner to enforce any said covenants or restrictions shall in no event be deemed a waiver of the right to do so thereafter. Notwithstanding the foregoing, a Lot Owner, the Board of Trustees, and/or Declarant shall have no obligation to perform such actions.
3. Amendment. These Declarations shall only be amended upon a vote of a majority of the Lot Owners following a meeting duly called and held for such purpose. Notwithstanding, during the Developer Control Period, the Developer and Declarant must both vote in favor of any amendment of these Declarations that affect the Property or any phase within the Property for the same to be effective. The provisions of this Paragraph shall not be amended without the express written consent of the Developer during the Developer Control Period.

ARTICLE X. MISCELLANEOUS

1. Agent for Service of Process. The agent to receive service of process is the Developer, After the Developer Control Period, the President of an Association is the person to receive service of process and the office of the registered agent is the street address of the President of the Association.
2. Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall only continue until twenty-one (21) years after the death of all lives in being on the date this instrument is recorded, at which time they shall automatically terminate or be terminated.
3. Binding Effect of Covenants. All Lot Owners shall, at all times, obey all such rules, covenants,

conditions and restrictions, and see that the same are faithfully observed by those persons over whom they have or exercise control and supervision. It is understood and agreed that such rules, covenants, conditions and restrictions shall run with the land, and shall inure to the benefit of and be binding upon all Lot Owners and their heirs, successors and assigns.

4. Severability. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the above provisions which shall remain in full force and effect.
5. Effective Date. This Declaration shall become effective the date it is recorded in the Office of the County Recorder of Washington County, Utah.

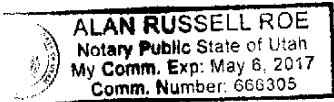
IN WITNESS WHEREOF, the undersigned have executed these covenants and restrictions the 10th day of June, 2015.

Approved as to Form
Sean D. Reyes
ATTORNEY GENERAL
By: [Signature]

DECLARANT:
[Signature]
STATE OF UTAH, SCHOOL AND
INSTITUTIONAL TRUST LANDS
ADMINISTRATION

State of Utah)
: ss.
County of Salt Lake)

On the 10th day of June 2015, personally appeared before me **Rodger Mitchell**, who being by me duly sworn did say that he is the Assistant Director of **State of Utah, School and Institutional Trust Lands Administration**, that the Declaration was signed on behalf of said agency with appropriate authority



Consented to by:
DEVELOPER:
(See Next Page for Signature)
BRENNAN HOLDINGS NO. 100, LLC,
a Utah limited liability company
Robert M. Brennan
Managing Member

State of Utah)
: ss.
County of Washington)

On the ___ day of _____ 20___, personally appeared before me **Robert Brennan**, who being by me duly sworn did say that he is the Manager of **Brennan Holdings No. 100, LLC, a Utah limited liability Company**, that the Declaration was signed on behalf of said Company and said persons acknowledged to me that said Company executed the same by authority of a resolution

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

The Land described in the foregoing document is located in WASHINGTON COUNTY, UTAH and is described more particularly as follows:

BEGINNING AT A POINT N 1°13'49" E 924.05 FEET ALONG THE WEST SECTION LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIAN, FROM THE SOUTHWEST CORNER OF SAID SECTION 3, AND RUNNING THENCE N 37°15'13" W 68.33 FEET TO A POINT ON A 753.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 51°07'11" W; THENCE ALONG THE ARC OF SAID CURVE 581.06 FEET THROUGH A CENTRAL ANGLE OF 44°12'47"; THENCE N 62°46'16" W 68.49 FEET; THENCE N 27°13'44" E 41.10 FEET; THENCE N 35°56'11" W 58.57 FEET; THENCE N 88°44'18" W 96.82 FEET; THENCE N 1°15'42" E 284.89 FEET; THENCE N 70°57'14" E 470.00 FEET; THENCE S 19°02'46" E 115.00 FEET; THENCE N 70°57'14" E 28.43 FEET; THENCE S 19°02'46" E 160.00 FEET; THENCE S 24°42'57" W 56.64 FEET TO A POINT ON A 1102.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, WITH A BEARING WHICH BEARS S 24°42'57" W; THENCE ALONG THE ARC OF SAID CURVE 38.24 FEET THROUGH A CENTRAL ANGLE 1°59'18"; THENCE S 26°42'15" W 163.05 FEET; THENCE S 63°51'27" E 36.21 FEET; THENCE S 58°19'10" E 90.82 FEET; THENCE S 52°46'53" E 90.82 FEET; THENCE S 47°14'37" E 90.82 FEET; THENCE S 41°42'20" E 90.82 FEET; THENCE S 42°59'40" E 80.01 FEET; THENCE S 61°19'37" E 187.17 FEET TO A POINT ON A 620.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 61°19'37" E; THENCE ALONG THE ARC OF SAID CURVE 350.07 FEET THROUGH A CENTRAL ANGLE OF 32°21'04"; THENCE S 86°19'19" W 60.00 FEET; THENCE N 87°19'10" W 34.97 FEET; THENCE N 18°20'27" W 130.86 FEET; THENCE N 26°32'40" W 144.20 FEET; THENCE N 37°15'13" W 78.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: 403,902 SQ FT OR 9.272 ACRES MORE OR LESS

EXHIBIT "B"

LEGAL DESCRIPTION OF EXPANSION LAND

The Land described in the foregoing document is located in WASHINGTON COUNTY, UTAH and is described more particularly as follows:

BEGINNING AT A POINT S 89°02'14" E 406.99 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF NORTHBRIDGE ESTATES PHASES 3 RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH AND RUNNING THENCE N 2°42'34" E 0.27 FEET TO THE POINT OF A 350.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 211.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°39'38" TO THE POINT OF A 650.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE 249.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°57'42"; THENCE N 9°59'22" W 113.07 FEET TO THE POINT OF A 650.00 RADIUS CURVE TO THE RIGHT; THENCE 321.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°19'12"; THENCE N 71°40'10" W 111.28 FEET TO THE POINT OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 154.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°29'06" TO THE POINT OF A 803.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE 31.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°13'08" TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE N 1°13'49" E ALONG SAID WEST LINE 901.50 FEET; THENCE N 70°57'14" E 849.23 FEET TO THE POINT OF A NON-TANGENT 1300.00 FOOT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS N 49°54'47" E; THENCE 489.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°34'38"; THENCE S 61°39'51" E 353.10 FEET TO THE POINT OF A 800.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 292.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'02"; THENCE S 7°22'07" W 72.15 FEET TO THE POINT OF A NON-TANGENT 760.00 FOOT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS S 80°50'44 E; THENCE 238.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°56'54" TO A POINT ON THE BOUNDARY OF THE WASHINGTON CITY GREEN SPRING MINOR SUBDIVISION RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES; (1) N 89°19'59" W 485.57 FEET; (2) S 0°43'38" E 1338.34 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE N 89°02'14" W 923.77 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 2,566,229 SQ. FT. OR 58.913 ACRES

TOGETHER WITH:

BEGINNING AT A POINT N 1°13'49" E 1004.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE ARC OF A 803.00 FOOT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS S 51°35'48" W AND RUNNING THENCE 563.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°13'17" TO THE POINT OF A 150.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE 153.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°45'54"; THENCE N 88°44'18" W 129.16; THENCE N 1°15'42" E 263.69 FEET; THENCE N 70°57'14" E 767.06 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE S 1°13'49" W ALONG SAID EAST LINE 901.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 385,572 SQ. FT. OR 8.852 ACRE

EXHIBIT "C"

**BYLAWS
OF
THE RESERVE AT GREEN SPRING PROPERTY OWNERS ASSOCIATION, INC.**

A Utah Nonprofit Corporation

Pursuant to the provisions of the Utah Nonprofit Corporation and Cooperative Association Act, the Board of Trustees of The Reserve at Green Spring Property Owners Association, Inc., a Utah nonprofit corporation, hereby adopts the following Bylaws for such nonprofit corporation.

**ARTICLE I
NAME AND PRINCIPAL OFFICE**

1.01 **Name.** The name of the nonprofit corporation is The Reserve at Green Spring Property Owners Association, Inc., hereinafter referred to as the "Association".

1.02 **Offices.** The Principal Office of the Association shall be 205 East Tabernacle, No. 4St. George, UT 84770 until such time as the Board of Trustees changes such address.

**ARTICLE II
DEFINITIONS**

2.01 **Definitions.** Except as otherwise provided herein or as may be required by the context, all terms defined in Article I of the Declaration of Protective Covenants for The Reserve and any amendments thereto, hereinafter referred to as the "Declaration", shall have such defined meanings when used in these Bylaws.

**ARTICLE III
MEMBERS**

3.01 **Annual Meetings.** The annual meeting of Members shall be held each year, the specific date, time, and place to be fixed by the Board of Trustees, beginning with the year following the year in which the Articles of Incorporation are filed, for the purpose of electing Trustees and transacting such other business as may come before the meeting. If the election of Trustees shall not be held on the day designated herein for the annual meeting of the Members, or at any adjournment thereof, the Board of Trustees shall cause the election to be held at a special meeting of the Members to be convened as soon thereafter as may be convenient. The Board of Trustees may from time to time by resolution change the date and time for the annual meeting of the Members. Unless otherwise prohibited by Law, the Board of Trustees shall be permitted to dispense altogether with or otherwise limit the frequency of holding an annual meeting of the Members during any period of time where the Association is controlled by the Developer.

3.02 **Special Meetings.** Special meetings of the Members may be called by the Board of Trustees, the President, the Developer, or upon the written request of Members holding not less than fifty percent (50%) of the voting power of the Members of Association, such written request to state the purpose or purposes of the meeting and to be delivered to the Board of Trustees or the President.

3.03 **Place of Meetings.** The Board of Trustees may designate any place in Salt Lake County or Washington County, State of Utah as the place of meeting for any annual meeting or for any special meeting called by the Board. A waiver of notice signed by all of the Members may designate any place, either within or

without the State of Utah, as the place for holding such meeting. If no designation is made, or if a special meeting is otherwise called, the place of the meeting shall be at the principal office of the Association.

3.04 **Notice of Meetings.** The Board of Trustees shall cause written or printed notice of the time, place, and purposes of all meetings of the Members (whether annual or special) to be delivered, not more than sixty (60) nor less than thirty (30) days prior to the meeting, to each Member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. mail addressed to the Member at his registered address, with first-class postage thereon prepaid. Each Member shall register with the Association such Member's current mailing address for purposes of notice hereunder. Such registered address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, a Member's Lot address shall be deemed to be his registered address for purposes of notice hereunder.

3.05 **Members of Record.** Upon purchasing a Lot in the Project, each Owner shall promptly furnish to the Association a certified copy of the recorded instrument by which ownership of such Lot has been vested in such Owner, which copy shall be maintained in the records of the Association. For the purpose of determining Members entitled to notice of or to vote at any meeting of the Members, or any adjournment thereof, the Board of Trustees may designate a record date, which shall not be more than sixty (60) nor less than thirty (30) days prior to the meeting, for determining Members entitled to notice of or to vote at any meeting of the Members. If no record date is designated, the date on which notice of the meeting is mailed shall be deemed to be the record date for determining Members entitled to notice of or to vote at the meeting. The persons or entities appearing in the records of the Association on such record date as the owners of record of Lots in the Project shall be deemed to be the Members of record entitled to notice of and to vote at the meeting of the Members.

3.06 **Quorum.** At any meeting of the Members duly called and noticed, the Members and proxy holders present shall constitute a quorum for the transaction of business unless such other requirement for the constitution of a quorum is set forth in the Declaration.

3.07 **Proxies.** At each meeting of the Members, each Member entitled to vote shall be entitled to vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the Member himself or by his attorney thereunto duly authorized in writing. If a membership is jointly held, the instrument authorizing a proxy to act must have been executed in writing. Such instrument authorizing a proxy to act shall be delivered at the beginning of the meeting to the Secretary of the Association or to such other officer or person who may be acting as secretary of the meeting. The secretary of the meeting shall enter a record of all such proxies in the minutes of the meeting.

3.08 **Votes.** With respect to each matter submitted to a vote of the Members, each Member entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Lot of such Member, as set forth in the Declaration. The affirmative vote of a majority of the votes entitled to be cast by the Members 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 the Members, unless a greater proportion is required by the Articles of Incorporation, these Bylaws, the Declaration, or Utah law. The election of Trustees shall be by ballot. If a membership is jointly held, all or any holders thereof may attend each meeting of the Members, but such holders must act unanimously to cast the votes relating to their joint Membership or as is otherwise set forth in the Declaration.

3.09 **Waiver of Irregularities.** All inaccuracies and irregularities in calls or notices of meetings and in the manner of voting form of proxies, and method of ascertaining Members present shall be deemed waived if no objection thereto is made before or at the meeting.

3.10 **Informal Action by Members.** Any action that is required or permitted to be taken at a meeting of the Members may be taken without a meeting, if a consent in writing, setting forth the action so taken, shall be signed by all of the Members entitled to vote with respect to the subject matter thereof.

**ARTICLE IV
BOARD OF TRUSTEES**

4.01 **General Powers.** The property, affairs, and business of the Association shall be managed by its Board of Trustees. The Board of Trustees may exercise all of the powers of the Association, whether derived from law or the Articles of Incorporation, except such powers as are by law, by the Articles of Incorporation, by these Bylaws, or by the Declaration vested solely in the Members.

4.02 **Number, Tenure and Qualifications.** The number of Trustees of the Association shall be three (3). The initial Board of Trustees specified in the Articles of Incorporation, or their successors appointed by Developer, shall serve until Developer turns over to the Members, as provided in the Declaration, the responsibility for electing Trustees. At the first annual meeting of the Members held thereafter, the Members shall elect three (3) Trustees to serve for the following respective terms: One (1) Trustee to serve for a term of Three (3) years; one (1) Trustee to serve for a term of Two (2) years; and one (1) Trustee to serve for a term of One (1) year. At each annual meeting thereafter, the Members shall elect for a term of Three (3) years one Trustee to fill the vacancy created by the expiring term of a Trustee. Trustees may, but need not be, Members of the Association. Each Trustee shall hold office until his successor shall have been elected or appointed and qualified.

4.03 **Regular Meetings.** The regular annual meeting of the Board of Trustees shall occur annually and the Board of Trustees may provide by the resolutions adopted thereat the time and place for holding of the regular annual meeting without notice other than such resolution.

4.04 **Special Meetings.** Special meetings of the Board of Trustees may be called by or at the request of any Trustee. The person or persons authorized to call special meetings of the Board of Trustees may fix any place, within or without the State of Utah, as the place for holding any special meeting of the Board of Trustees called by such person or persons. Notice of any special meeting shall be given at least five (5) days prior thereto by written notice delivered personally, or mailed to each Trustee at his registered address, or by Telegram. If mailed, such notice shall be deemed to be delivered when deposited in the U. S. mail so addressed, with first-class postage thereon prepaid. If notice is given by telegram, such notice shall be deemed to have been delivered when the telegram is delivered to the telegraph company. Any Trustee may waive notice of a meeting.

4.05 **Quorum and Manner of Acting.** A majority of the then authorized number of Trustees shall constitute a quorum for the transaction of business at any meeting of the Board of Trustees. The act of a majority of the Trustees present at any meeting at which a quorum is present shall be the act of the Board of Trustees. The Trustees shall act only as a Board, and individual Trustees shall have no powers as such.

4.06 **Compensation.** No Trustee shall receive compensation for any services that he may render to the Association as a Trustee; provided, however, that a Trustee may be reimbursed for expenses incurred in performance of his duties as a Trustee to the extent such expenses are approved by the Board of Trustees and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a Trustee.

4.07 **Resignation and Removal.** A Trustee may resign at any time by delivering a written resignation to either the President or the Board of Trustees. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Trustee, except a Trustee appointed by Developer, may be removed at any time, for or without cause, by the affirmative vote of seventy-five percent (75%) of the voting power of the Members of the Association at a special meeting of the Members duly called for such purpose. A Trustee appointed by Developer may not be removed without Developer's written consent unless otherwise required by law.

4.08 **Vacancies and Newly Created Trusteeships.** If vacancies shall occur in the Board of Trustees by reason of the death, resignation or disqualification of a Trustee (other than a Trustee appointed by

Developer), or if the authorized number of Trustees shall be increased, the Trustees then in office shall continue to act, and such vacancies or newly created Trusteeships shall be filled by a vote of the Trustees then in office, though less than a quorum, in any way approved by such Trustees at the meeting. Any vacancy in the Board of Trustees occurring by reason of removal of a Trustee by the Members may be filled by election at the meeting at which such Trustee is removed. If vacancies shall occur in the Board of Trustees by reason of death, resignation or removal of a Trustee appointed by Developer, such vacancies shall be filled by appointments to be made by Developer. Any Trustee elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor or for the term of the newly created Trusteeship, as the case may be. Until such time as Developer transfers to a third party its last Lot in the Project, Developer shall be permitted to, but not obligated to, fill any vacancy that occurs in the Board of Trustees.

4.09 **Informal Action by Trustees.** Any action that is required or permitted to be taken at a meeting of the Board of Trustees, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Trustees.

ARTICLE V OFFICERS

5.01 **Officers.** The officers of the Association shall be a President, Vice President, Secretary, Treasurer and such other officers as may from time to time be appointed by the Board of Trustees.

5.02 **Election, Tenure and Qualifications.** The officers of the Association shall be chosen by the Board of Trustees annually at the regular annual meeting of the Board of Trustees. In the event of failure to choose officers at such regular annual meeting of the Board of Trustees, officers may be chosen at any regular or special meeting of the Board of Trustees. Each such officer (whether chosen at a regular annual meeting of the Board of Trustees or otherwise) shall hold his office until the next ensuing regular annual meeting of the Board of Trustees and until his successor shall have been chosen and qualified, or until his death, or until his resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any one person may hold any two or more of such offices, except that the President may not also be the Secretary. No person holding two or more offices shall act in or execute any instrument in the capacity of more than one office. The President, Secretary and Treasurer shall be and remain Trustees of the Association during the entire term of their respective offices. No other officers need be a Trustee.

5.03 **Subordinate Officers.** The Board of Trustees may from time to time 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 of Trustees may from time to time determine. The Board of Trustees may from time to time delegate to any officer or agent the power to appoint any such subordinate officers or agents and to prescribe their respective titles, terms of office, authorities, and duties. Subordinate officers need not be Members or Trustees of the Association.

5.04 **Resignation and Removal.** Any officer may resign at any time by delivering a written resignation to the President or the Board of Trustees. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed by the Board of Trustees at any time, for or without cause.

5.05 **Vacancies and Newly Created Offices.** If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification, or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Board of Trustees at any regular or special meeting.

5.06 **The President.** The President shall be the chief executive officer of the Association and shall exercise general supervision over its property and affairs. The President shall preside at meetings of the Board of Trustees and at meetings of the Members. He shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things that the Board of Trustees may require

of him. The president shall be invited to attend meetings of each committee, but his attendance at committee meetings shall be optional and within his discretion.

5.07 **The Vice President.** The Vice President shall act in the place and stead of the President in the event of the President's absence or inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Trustees.

5.08 **The Secretary.** The Secretary shall keep the minutes of the Association and shall maintain such books and records as these Bylaws, the Declaration, or any resolution of the Board of Trustees may require him to keep. The Secretary shall also act in the place and stead of the President in the event of the President's and the Vice President's absence or inability or refusal to act. He shall be the custodian of the seal of the Association, if any, and shall affix such seal, if any, to all papers and instruments requiring the same. He shall perform such other duties as the Board of Trustees may require of him.

5.09 **The Treasurer.** The Treasurer shall have the custody and control of the funds of the Association, subject to the action of the Board of Trustees, and shall, when requested by the President to do so, report the state of the finances of the Association at each annual meeting of the Members and at any meeting of the Board of Trustees. He shall perform such other duties as the Board of Trustees may require of him.

5.10 **Compensation.** No officer shall receive compensation for any services that he may render to the Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of his duties as an officer to the extent such expenses are approved by the Board of Trustees and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as an officer.

ARTICLE VI COMMITTEES

6.01 **Designation of Committees.** The Board of Trustees may from time to time by resolution designate such committees as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The Declaration may also designate specific committees to carry out the work of the Association. The membership of each such committee designated hereunder shall include at least one (1) Trustee or shall otherwise be comprised of membership of the Association as set forth in the Declaration. Notwithstanding, a committee with only an advisory role to the Board of Trustees need not have any Trustee as a member in order to function, except that it can take no action to bind the Association. No committee member shall receive compensation for services that he may render to the Association as a committee member unless provided for in the Declaration; provided, however, that a committee member may be reimbursed for expenses incurred in performance of his duties as a committee member to the extent that such expenses are approved by the Board of Trustees and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his capacity as a committee member.

6.02 **Proceedings of Committees.** Each committee designated hereunder by the Board of Trustees 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 or as is set forth in the Declaration. Each such committee shall keep a record of its proceedings and shall regularly report such proceedings to the Board of Trustees.

6.03 **Quorum and Manner of Action.** At each meeting of any committee designated hereunder by the Board of Trustees, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event less than two 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 unless otherwise set forth in the Declaration. The members of any committee designated by

the Board of Trustees hereunder shall act only as a committee, and the individual members thereof shall have no powers as such unless otherwise set forth in the Declaration or these Bylaws.

6.04 Resignation and Removal. Any member of any committee designated hereunder by the Board of Trustees may resign at any time by delivering a written resignation to the President, the Board of Trustees, or the presiding officer of the committee of which he is a member. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board of Trustees may at any time, for or without cause, remove any member of any committee designated by it hereunder.

6.05 Vacancies. If any vacancy shall occur in any committee designated by the Board of Trustees hereunder, due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy, constitute the then total authorized membership of the committee and, provided that two or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board of Trustees.

ARTICLE VII INDEMNIFICATION

7.01 Indemnification: Third Party Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a Trustee or officer of the Association, or is or was serving at the request of the Association as a director, trustee, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit, or proceeding by an adverse judgment, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

7.02 Indemnification: Association Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a Trustee or officer of the Association, or is or was serving at the request of the Association as a director, trustee, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise against expenses (including attorney's fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association and except that no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misconduct in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

7.03 Determinations. To the extent that a person has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Sections 7.01 or 7.02 hereof, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith. Any other indemnification under Sections 7.01 or 7.02 hereof shall be made by the Association only upon a determination that indemnification of the person is proper in the

circumstances because he has met the applicable standard of conduct set forth respectively in Sections 7.01 or 7.02 hereof. Such determination shall be made either (i) by the Board of Trustees by a majority vote of disinterested Trustees or (ii) by independent legal counsel in a written opinion, or (iii) by the Members by the affirmative vote of at least fifty percent (50%) of the voting power of the Members of the Association at any meeting duly called for such purpose.

7.04 **Advances.** Expenses incurred in defending a civil or criminal action, suit, or proceeding as contemplated in this Article may be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon a majority vote of a quorum of the Board of Trustees and upon receipt of an undertaking by or on behalf of the person to repay such amount or amounts unless it ultimately be determined that he is entitled to be indemnified by the Association as authorized by this Article or otherwise.

7.05 **Scope of Indemnification.** The indemnification provided for by this Article shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any provision in the Association's Articles of Incorporation, Bylaws, agreements, vote of disinterested Members or Trustees, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. The indemnification authorized by this Article shall apply to all present and future Trustees, officers, employees, and agents of the Association and shall continue as to such persons who cease to be Trustees, officers, employees, or agents of the Association and shall inure to the benefit of the heirs and personal representatives of all such persons and shall be in addition to all other rights to which such persons may be entitled as a matter of law.

7.06 **Insurance.** The Association may purchase and maintain insurance on behalf of any person who was or is a Trustee, officer, employee, or agent or was or is serving at the request of the Association as a trustee, director, officer, employee, or agent of another corporation, entity, or enterprise (whether for profit or not for profit).

7.07 **Payments and Premiums.** All indemnification payments made, and all insurance premiums for insurance maintained, pursuant to this Article shall constitute expense of the Association and shall be paid with funds from the Assessments referred to in the Declaration.

ARTICLE VIII FISCAL YEAR AND SEAL

8.01 **Fiscal Year.** The fiscal year of the Association shall begin on the first day of January each year and end on the 31st day of December next following, except that the first fiscal year shall be a partial year and shall begin on the date of incorporation.

8.02 **Seal.** The Board of Trustees may by resolution provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, and the words "Corporate Seal".

ARTICLE IX RULES AND REGULATIONS

9.01 **Rules and Regulations.** The Board of Trustees may from time to time adopt, amend, repeal, and enforce reasonable rules and regulations governing the use and operation of the Project, to the extent that such rules and regulations are not inconsistent with the rights and duties set forth in the Articles of Incorporation, the Declaration, or these Bylaws. The Members shall be provided with copies of all rules and regulations adopted by the Board of Trustees, and with copies of all amendments and revisions thereof.

9.02 **Restrictions on Litigation.** The Association shall not be permitted to engage in litigation against any party where such litigation is funded in whole or in part using funds of the Association, unless such litigation is approved by a vote of eighty percent (80%) of the voting power of the Members of the Association entitled to vote.

**ARTICLE X
AMENDMENTS**

10.01 **Amendments.** Except as otherwise provided by law, by the Articles of Incorporation, by the Declaration, or by these Bylaws, these Bylaws may be amended, altered, or repealed and new Bylaws may be made and adopted by the Members upon the affirmative vote of at least fifty-one percent (51%) of the voting power of the Members of the Association; provided, however, that such action shall not be effective unless and until a written instrument setting forth (i) the amended, altered, repealed, or new bylaw, (ii) the number of votes cast in favor of such action, and (iii) the total voting power of the Members of the Association, shall have been executed and verified by the current President of the Association. Notwithstanding the foregoing, the Developer, its successors and assignees shall have the power and absolute right to amend or prohibit the amendment of these Bylaws until such time as it transfers to a third party purchaser its last Lot in the Property governed by the Declaration. Furthermore, the amendment of Article 9.02 of these Bylaws requires a vote of eighty percent (80%) of the voting power of the Members of the Association.