

Declaration Page 1 of 52

Russell Shirts Washington County Recorder  
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After Recording Return to:

**DECLARATION OF COVENANTS,  
CONDITIONS & RESTRICTIONS**

For  
Painted Sands Subdivision  
In Washington County, Utah

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PAINTED SANDS SUBDIVISION (this "Declaration") is made and executed as of the last date set forth in the notarized signature below, by MB - Painted Sands Development, LLC, a Utah limited liability company, (hereinafter "Declarant"). The other owners of real property within the Subdivision Victoria Cross, LLC, a Utah limited liability company, and Testarossa Investments, LLC, have provided their written consent to the recording of this Declaration.

**RECITALS:**

(A) This Declaration will take effect on the date recorded at the office of the Washington County Recorder's Office (the "Effective Date").

(B) Declarant is the owner of certain real property located in Washington County, Utah and more particularly set forth in **Exhibit "A"** (the "Property"):

(C) Declarant desires to subject the Property to the terms of this Declaration. Declarant intends to develop a residential subdivision on the Property pursuant to the Community Association Act, Utah Code Sections 57-8a-101, *et. seq.* Declarant will develop and convey all of the Lots within the Subdivision subject to a general plan of development, and subject to certain protective covenants, conditions, restrictions and easements, as set forth in this Declaration, as amended from time to time, which are deemed to be covenants running with the land mutually burdening and benefitting each of the Lots within the Subdivision. Common Areas are those areas that are depicted in the recorded Plat(s), as amended, and as described in this Declaration. Declarant reserves the right to develop additional phases within the Property pursuant to the Community Association Act and this Declaration. The Subdivision does not constitute a cooperative.

(D) Declarant has deemed it desirable, for the efficient preservation of the values and amenities of the Property, to create an entity which possesses the powers to maintain and administer the Common Areas and otherwise administer and enforce the provisions of this Declaration. For such purposes, Declarant will cause to be registered with the Utah Department of Commerce Painted Sands Homeowners' Association, Inc. (the "Association").

(E) The Association is governed by the terms of this Declaration, the Articles of Incorporation for Painted Sands Homeowners' Association, Inc. ("Articles"), and the Bylaws for Painted Sands Homeowner's Association, Inc. ("Bylaws"), which Bylaws are attached hereto as **Exhibit "B"** and shall be recorded in Washington County Recorder's Office contemporaneously with the recording of this Declaration.

(F) Declarant declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved, subject to the following easements, restrictions, covenants, conditions and equitable servitudes, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Property, in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property or any portion thereof. The covenants, conditions, restrictions, reservations, easements and equitable servitudes set forth herein shall run with each Lot located on the Property, including any additions thereto, and shall be binding upon all persons having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of every portion of the Property and any interest therein; and shall inure to the benefit of and be binding upon Declarant, and its successors in interest; and may be enforced by the Association and the Declarant and its successors in interest.

(G) Notwithstanding the foregoing, no provision of this Declaration shall prevent the Declarant from doing any of the following, which shall be deemed to be among Declarant's reserved rights in addition to such rights as may be described elsewhere in this Declaration: (1) installation and completion of the Subdivision Improvements; (2) use of any Lot owned by the Declarant as a model home, or for the placement of a temporary construction or sales office; (3) installation and maintenance of signs incidental to sales or construction which are in compliance with applicable City or County ordinances; and (4) assignment of Declarant's rights under this Declaration in whole or part; and (5) retention of Declarant's rights with respect to subsequent phases of the Subdivision, including annexation or de-annexation. This Declaration shall be binding upon the Declarant, as well as its successors in interest, and may be enforced by the Declarant or the Association. A supplemental declaration, with such modifications or supplemental provisions as may be deemed appropriate by Declarant on a phase-by-phase basis, may be recorded to address differences in the circumstances affecting any Lots to be constructed after the initial phase.

(H) These Recitals are made a part of this Declaration.

## COVENANTS, CONDITIONS AND RESTRICTIONS

### ARTICLE I DEFINITIONS

1.0 Unless the context clearly requires the application of a more general meaning, the following terms, when used in the Declaration, shall have the following meanings:

(A) "Act" means the Community Association Act, Utah Code Ann. Sections 57-8a-101 *et. seq.*

(B) "Architectural Control Committee" or "ACC" shall, if formed, mean the Architectural Control Committee created by this Declaration, the Bylaws, and/or Articles of Incorporation. In the absence of an ACC, such duties shall be carried out by the Board.

(C) "Assessment" shall mean any monetary charge, fine or fee imposed or levied against an Owner by the Association, as provided in the Governing Documents, regardless of whether said assessment is identified as a regular assessment, Special assessment, Individual assessment, Reserve assessment, capital improvement assessment, Lot Type Assessment, fine, late fee or other charge.

(D) "Articles" shall mean the Articles of the Association, as amended from time to time.

(E) "Association" shall mean PAINTED SANDS HOMEOWNER'S ASSOCIATION, INC, and as the context requires, the officers or directors of that Association.

(F) "Building Pad" shall mean and refer to that area of ground in a Lot in which a Dwelling can be located as shown on the Plat. If the Plat does not separately designate a Building Pad, the Building Pad may be co-extensive with the Lot description, excluding, however, setbacks which may be required by the terms of this Declaration or by appropriate governmental agencies.

(G) "Board" or "Board of Directors" shall mean the duly elected and acting Board of Directors of the Association.

(H) "Bylaws" shall mean the Bylaws of the Association, as amended from time to time, a copy of which is attached hereto as **Exhibit "B."**

(I) "City" shall mean Hurricane City, Utah and its appropriate departments, officials and boards.

(J) "County" shall mean Washington County, Utah and its appropriate departments, officials and boards.

(K) "Common Areas" shall mean all property designated on the recorded Plat(s) or described in this Declaration as Common Area, being intended ultimately to be owned by the Association for the common use and enjoyment of all Owners, together with all improvements thereon and all of the easements appurtenant thereto, including, but not limited to: detention basin(s), community signage, and open space, if any. The Association shall maintain the Common Areas.

(L) "Common Expenses" means any and all costs, expenses and liabilities incurred by or on behalf of the Association, including, without limitation, costs, expenses and liabilities for (A) managing, operating, insuring, improving, repairing, replacing and maintaining the Common Areas; (B) providing facilities, services and other benefits to Owners as set forth in this Declaration; (C) administering and enforcing the covenants, conditions, restrictions, reservations and easements created hereby; (D) levying, collecting and enforcing the assessments, charges, fines, penalties and liens imposed pursuant hereto; (E) operating the Association; and (F) creating reserves for any such costs, expenses and liability as required by this Declaration or the Act.

(M) "Declarant" shall mean and refer to MB - Painted Sands Development, LLC, a Utah limited liability company, and its successors and assigns.

(N) "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Painted Sands Subdivision, together with any subsequent amendments or additions through supplemental declarations.

(O) "Dwelling" shall mean the single-family residence built or to be built within the Building Pad on any Lots, including both Patio Homes and Townhomes, together with all Improvements located on or with respect to the Lot concerned that are used in connection with such residence such as appliances, electrical receptacles and outlets, air conditioning compressors and other air conditioning apparatus, furnaces, stoves, fixtures, etc. serving that Dwelling shall be considered part of the Dwelling. All driveways, sidewalks, pipes, wires, conduits, or other public utility lines or installations constituting a part of the Dwelling or serving only the Dwelling shall be part of the Dwelling.

1. "Townhome" or "Townhome Dwelling" shall mean a Dwelling that is attached or shares a Party Wall with another Dwelling.

(P) "Governing Documents" shall mean this Declaration, Bylaws, Articles, Rules, and any other documents or agreements binding upon an Owner.

(Q) "Improvement" shall mean all structures and appurtenances of every type and kind, including but not limited to buildings, dwellings, garages, walkways, retaining walls, driveways, fences, landscaping, decks, stairs, poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior of any building.

(R) "Lot" shall mean any numbered building Lot shown on any official and recorded Plat(s), including the Dwelling and all Improvement located thereon. There shall be two types of Lots and Dwellings in the Project – Patio Lots and Townhome Lots. Townhome Lots shall share a party wall and shall be subject to a Townhome Lots Assessment for such related costs as property insurance provided by the Association.

(S) "Manager" shall mean any entity or person engaged by the Board of Directors to manage the Project.

(T) "Member" shall mean and refer to every person who holds membership in the Association, including an Owner and the Declarant as set forth herein.

(U) "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 simple or an undivided interest in any Lot. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term "Owner" shall not mean or include a mortgagee or a beneficiary of 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.

(V) "Party Wall" shall have the meaning set forth in the Declaration.

(W) "Person" shall mean a natural person or any legal entity with a right to hold title to real property in its own name in the State of Utah.

(X) "Plat(s)" shall mean an official and recorded plat of Painted Sands Subdivision, including all subsequent phases when recorded, as approved by the City and recorded in the office of the Washington Recorder, as it may be amended from time to time.

(Y) "Property" shall have the meaning set forth in the recitals.

(Z) "Rules" mean any instrument adopted by the Board for the regulation and management of the Association as provided in the Governing Documents.

(AA) "Subdivision" or "Project" shall mean all phases of Painted Sands Subdivision and all Lots, and other property within the Subdivision, as shown on the Plat(s) and any future Plat(s) covering the Property.

(BB) "Subdivision Improvements" shall mean all improvements to be installed outside the boundaries of Lots or within easements as identified on the Plats that are necessary to provide public road access and/or private road access and utility service to the Lots, and including other construction work required to comply with any conditions of City or County or other governmental agencies to the approval of the Subdivision or any Plat(s) thereof.

(CC) "Undeveloped Land" shall, at any point in time, mean all of the land more particularly described in Exhibit "C" attached hereto and made a part hereof. Declarant's determination as to when any of the land described in Exhibit "C" ceases to be Undeveloped Land shall be conclusive.

**ARTICLE II**  
**EASEMENTS**

2.1 **Easement Concerning Common Area.** Each Owner shall have a nonexclusive right and easement of use and enjoyment in and to the Common Area. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom, or encumbered, pledged, assigned or otherwise alienated by an Owner. Any Owner may temporarily delegate the right and easement of use and enjoyment described herein to any family member, household guest, tenant, lessee, contract purchaser, or other person who resides on such Owner's Lot. Notwithstanding the foregoing, no Owner shall have any right or interest in any easements forming a portion of the Common Area except for the necessary parking, access, and utility easements for use in common with others.

2.2 **Limitation on Easement.** An Owner's right and easement of use and enjoyment concerning the Common Area shall be subject to the following:

(a) The right of the Association to govern by Rules the use of the Common Area for the Owners so as to provide for the enjoyment of said Common Areas by every Owner in a manner consistent with the preservation of quiet enjoyment of the Lots by every Owner, including the right of the Association to impose reasonable limitations on the number of guests per Owner who at any given time are permitted to use the Common Area;

(b) The right of the Association to suspend an Owner's right to the use of the Common Areas, or any amenities included therein, for any period during which an Owner is in violation of the terms and conditions of the Governing Documents or delinquent in the payment of a levied assessment or fee.

(c) The right of the City, County, and any other governmental or quasi-governmental body having jurisdiction over the Property, to enjoy access and rights of ingress and egress over and across any street, parking area, walkway, or open area contained within the Common Areas for the purpose of providing police and fire protection, utility access/installation, and providing any other governmental or municipal service.

2.3 **Reservation of Access and Utility Easements.** Declarant hereby reserves an easement for access and utilities (including but not limited to: electrical, gas, communication, phone, internet, cable, sewer, drainage and water facilities) over, under, along, across and through the Property, together with the right to grant to a City and County, or any other appropriate governmental agency, public utility or other utility corporation or association, easements for such purposes over, under, across, along and through the Property upon the usual terms and conditions required by the grantee thereof for such easement rights, provided, however, that such easement rights must be exercised in such manner as not to interfere unreasonably with the use of the Property by the Owners and the Association and those claiming by, through or under the Owners

or the Association; and in connection with the installation, maintenance or repair of any facilities as provided for in any of such easements, the Property shall be promptly restored by and at the expense of the person owning and exercising such easement rights to the approximate condition of the Property immediately prior to the exercise thereof. Each Owner in accepting the deed to a Lot expressly consents to such easements and rights-of-way and authorizes and appoints the Association as attorney-in-fact for such Owner to execute any and all instruments conveying or creating such easements or rights-of-way.

2.4 Easements for Encroachments. If any part of the Common Areas as improved by Declarant now or hereafter encroaches upon any Lot or if any structure constructed by Declarant on any Lot now or hereafter encroaches upon any other Lot or upon any portion of the Common Area, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. If any structure on any Lot shall be partially or totally destroyed and then rebuilt in a manner intended to duplicate the structure so destroyed, minor encroachments of such structure upon any other Lot or upon any portion of the Common Area due to such reconstruction shall be permitted, and valid easements for such encroachments and the maintenance thereof, so long as they continue, shall exist.

2.5 Easements for Construction and Development Activities. Declarant reserves easements and rights of ingress and egress over, under, along, across and through the Property and the right to make such noise, dust and other disturbance as may be reasonably incident to or necessary for the (a) construction of Dwellings on Lots, (b) to maintain sales or leasing offices, management offices and models throughout the Project and to maintain one or more advertising signs on the Common Area with respect to the sales of Lots, or other property in the Project, (c) improvement of the Common Area, and construction, installation and maintenance thereon of roadways, walkways, buildings, structures, landscaping, and other facilities designed for the use and enjoyment of some or all of the Owners, and (d) construction, installation and maintenance on lands within, adjacent to, or serving the Property of roadways, walkways, and other facilities, planned for dedication to appropriate governmental authorities.

2.6 Easement in Favor of Association. The Lots and Common Area are hereby made subject to the following easements in favor of the Association and its directors, officers, agents, employees and independent contractors:

(a) For inspection during reasonable hours of the Lots and Common Area in order to verify the performance by Owners or other persons of all items of maintenance and repair for which they are responsible;

(b) For inspection, maintenance, repair and replacement of portions of the Common Area;

(c) For correction of emergency conditions on one or more Lots or on portions of the Common Area;

(d) For the purpose of enabling the Association, the Architectural Control Committee or any other committees appointed by the Association to exercise and discharge during reasonable hours their respective rights, powers and duties;

(e) For inspection during reasonable hours of the Lots and Common Area in order to verify that the Owners and occupants, and their guests, tenants and invitees are complying with the provisions of the Governing Documents.

2.7 Income Generated from Service Providers. Declarant, as owner of the real property at the time it is annexed into the Subdivision through recordation of a plat, which includes the dedication of certain utility easements to the City or County, may negotiate terms with service providers that desire to install infrastructure to provide services to owners in the Subdivision. During the Declarant Control Period, any income gained from these negotiations with service providers by Declarant may be retained by the Declarant.

### ARTICLE III COMMON AREAS, PARTY WALLS & MAINTENANCE

3.1 The Common Areas consist of areas designated as Common Areas on the recorded Plat(s) or described in this Declaration, including any structures related to the operation or maintenance of the Common Areas, together with any rights of way and utilities, as shown on the recorded Plat(s).

3.2 Notwithstanding anything contained in this Declaration to the contrary, all Common Areas appurtenant to each recorded Plat of the Project shall be conveyed to the Association upon recordation of a Plat depicting such Common Areas, reserving all easements as set forth in this Declaration.

3.3 Except as otherwise provided in this Declaration, the Association, or its duly designated agent, shall maintain all Common Areas, including, without limitation, the improvements and landscaping located thereon in good order and repair and shall otherwise manage and operate all Common Areas as it deems necessary and appropriate. The Association shall have the authority to assess its members for the costs of said maintenance in accordance with the terms of this Declaration.

3.4 Landscaping. The Association shall perform general landscaping maintenance within the Common Areas. The Association may adopt Rules to add further detail with regard specific landscape maintenance services.



3.5 General Rules of Law to Apply to Party Walls. Each wall which is built as a part of the original construction of a Townhome Dwelling within the Project and placed on the dividing line between two Townhome Dwellings shall constitute a Party Wall, and, to the extent not inconsistent with the provisions of the Act, the general rules of law regarding Party Walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

3.6 Party Wall Repair and Maintenance. Each Dwelling that shares one or more Party Wall(s), will also share elements of a common roof, a common exterior wall, or other common exterior elements with adjacent Dwelling(s). The Owners acknowledge that certain repairs or maintenance to Dwellings with a Party Wall(s) may become necessary, which repairs or maintenance may not be able to be performed on one Dwelling only. Accordingly, Owners that have party wall should cooperate with the adjoining owner in undertaking repairs that will impact the adjoining Townhome. Notwithstanding, the presence of party walls, Owners shall be solely responsible for the maintenance, repair, and replacement of their Dwellings.

3.7 Party Wall Insurance. The existence of Party Walls within the Project will require blanket property insurance coverage, as required by the Governing Documents and/or Act on all attached Townhome Dwellings.

#### ARTICLE IV OWNERS' MAINTENANCE OBLIGATIONS

4.1 Duty to Maintain. It is the obligation of each Owner to maintain his Lot, Dwelling and Improvements located thereon in a clean and sanitary condition, free of pests and rodents, and uncluttered at all times in order to preserve and enhance the enjoyment of the Project.

4.2 Repairs by Association. In the event that an Owner permits his Lot or Improvements to fall into a state of disrepair that is dangerous, unsafe, unsanitary or unsightly condition or fails to comply with any other covenant or restriction in violation of this Declaration, the Association may give written notice to the Owner describing the condition complained of and demand that the Owner correct the condition within 30 days. If the Owner fails to take corrective action, the Association shall have the right, but not the obligation, to enter upon the offending Owner's Lot and take corrective action to abate the condition. All costs of abatement shall be charged to the Owner, who agrees to promptly pay the reasonable costs of any work performed under this provision, plus 15%. In addition, each Owner hereby grants to the Association a lien on the Lot and any improvements to secure repayment of any sums advanced pursuant to this section, which lien may be foreclosed at any time by the Association in the manner prescribed in Utah for the foreclosure of mortgages. Alternatively, without requiring foreclosure, the Association may seek collection of sums advanced directly from the Owner of the Lot in question. Unpaid amounts will bear interest from the date advanced at the lawful judgment rate under applicable state law.

4.3 Alterations of Exterior Appearance. The Owners will maintain their Lots and Improvements in substantially the same condition and appearance as that approved by the Board.

No subsequent exterior alterations, improvements or remodeling, whether structural or changes in landscaping, paint color or materials will be made without the advance consent of the Board.

4.4 Repair Following Damage. In the event of casualty loss or damage to the improvements, the Owner will be entitled to reconstruct the Improvements as they existed prior to the damage or loss without review by the Board, provided however that alterations or deviations from the original approved plans will require review. Nothing in this Declaration is intended to prevent an Owner who has suffered property damage or loss from taking temporary measures to secure the property and prevent injury or dangerous conditions following loss or damage, before re-construction begins. Such temporary measures may be taken without the consent or approval of the Board, provided that any such measure must be of a temporary nature, and repair or reconstruction must begin as soon as circumstances will permit. Unless delayed by City/County approval or insurance carrier approval, no damaged structure will be permitted to remain on any Lot for more than 90 days without repairs commencing and any damaged structure which does remain unrepaired after 90 days following the occurrence of damage is deemed a nuisance which may be abated by the Association.

#### ARTICLE V MEMBERSHIP

5.1 Membership in the Association shall at all times consist exclusively of the Owners. Each Owner shall be a member of the Association so long as such Owner has an ownership interest in a Lot and such membership shall automatically terminate when the Owner cease to have an ownership interest in the Lot. Upon the transfer of an ownership interest in a Lot the new Owner succeeding to such ownership interest shall likewise succeed to such membership in the Association. If titled ownership to a Lot is held by more than one Person, the membership appurtenant to that Lot shall be shared by all such Person in the same proportional interest and by the same type of tenancy in which title to the Lot is held. Notwithstanding the foregoing, the Declarant shall also be granted voting rights as a Class "B" Member, as defined below.

#### ARTICLE VI VOTING

6.1 The Association shall have two (2) classes of voting membership, Class "A" and Class "B" as follows:

(a) Class "A". Class "A" Members shall be all Owners with the exception of Class "B" membership, if any. Class "A" membership shall be entitled to one (1) equal vote for each Lot in which they are an Owner. Since an Owner may be more than one Person, if only one of such Person(s) is present at the meeting of the Association that Person shall be entitled to cast all votes appertaining to that Lot. But if more than one of such Person(s) is present, the votes appertaining to that Lot shall be cast only in accordance with the agreement of a majority of them, and such consent shall be conclusively presumed if

any one of them purports to cast the votes appertaining to that Lot without protest being made forthwith by any of the others to the person presiding over the meeting. The votes appurtenant to any one Lot may not be divided between Owners of such Lot or with respect to matters before the Association, and all such votes appurtenant to any one Lot shall be voted in one block. If the vote of a majority of the owners of a Lot cannot be determined, no vote shall be cast in relation to such Lot.

(b) Class "B" The Class "B" Member shall be Declarant. In all matters requiring a vote, the Class "B" membership shall receive one hundred (100) votes for each recorded Lot owned by Declarant and each acre of undeveloped land within the Property. The Class "B" membership shall also be entitled to appoint the members of the Board and Association during the Class "B" Control Period.

#### ARTICLE VII CONTROL PERIOD

7.1 The Class "B" Control Period runs until ninety (90) days after the first to occur of the following:

- (a) When the total number of votes for the Class B Member is less than the total number of votes for the Class A Members; or
- (b) When, at its discretion, the Class B Member so determines.

7.2 Notwithstanding anything to the contrary in this Declaration, Declarant may exercise its discretionary termination of control in whole or in part as to any portion of the Subdivision at its sole election and determination. In doing so as to a portion of the Subdivision, it does not waive any reversionary or remaining control as to all other portions of the Subdivision the control of which is not expressly terminated by Declarant.

#### ARTICLE VIII HOMEOWNER ASSOCIATION

8.1 Organization. The Association has been created to effectively enforce the Governing Documents and shall operate as a non-profit corporation. The Association shall be comprised of the Owners within the Project, and is established for the benefit of the Owners and the enforcement of the Governing Documents. Membership in the Association is deemed an appurtenance to the Lot, and is transferable only in conjunction with the transfer of the title to the Lot. The Association shall serve as the organizational body for all Owners.

8.2 Enforcement Powers. The Association shall have all powers granted to it by the Governing Documents and the Act to enforce these covenants and restrictions by actions in law or equity brought in the name of the Association, and the power to retain professional services needed

to the enforcement of the Governing Documents and to incur expenses for that purpose, including but not limited to: (1) record, lien, foreclose and other enforcement and collection actions against an Owner and their Lot; (2) initiate legal or similar proceedings; (3) impose fines; (4) collect any rents directly from tenant for past due assessments; (5) terminate an Owners' right to receive utility service paid as a common expense; (6) terminate an Owner's right to utilize Common Area and/or amenities; and (7) any other action or remedy allowed by the Governing Documents or Utah law.

(a) The Association shall have the exclusive right to initiate enforcement actions in the name of the Association. The Association may appear and represent the interest of the Project at all public meetings concerning zoning, variances, or other matters of general application and interest to the Owners.

(b) The Association shall have the authority to initiate and compromise claims and litigation on behalf of the Association resulting from the enforcement of the Governing Documents. In the event that the Association initiates legal action against a specific Owner or Owners to enforce these Governing Document, whether or not such action results in the commencement of a formal legal proceeding, the Association shall have the right to assess the costs of such litigation, dispute, or enforcement action, including reasonable attorney fees, against the Owner(s) or Lot(s) in question and collect those assessment in any manner authorized in the Governing Documents or Utah law.

(c) The Board shall be afforded discretion to utilize its reasonable judgment to determine whether and how to: impose fines, record liens, pursue legal action; otherwise enforce the Governing Documents; or when and how to settle or compromise claims.

**8.3 Assessments.** Assessments will be made to meet the anticipated and recurring costs, expenses and Common Expenses of the Association. The Association has the power to levy assessments against each Lot as necessary to carry out its functions. Assessments shall be levied against all Lots in the Property, whether vacant or improved. Each Owner shall by acquiring or in any way becoming vested with his/her interest in a Lot, be deemed to covenant and agree to pay to the Association the assessments described in these covenants, together with late payment fees, interest and costs of collection (including reasonable attorney fees), if and when applicable.

(a) All such amounts shall be, constitute and remain: (a) a charge and continuing lien upon the Lot with respect to which such assessment is made until fully paid; and (b) the personal, joint and several obligations of the Owner or Owners of such Lot at the time the assessment fails due. No Owner may exempt himself or his Lot from liability for payment of assessments by waiver of his rights in 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 unpaid assessments, late payment fees, interest and costs of collection (including reasonable attorney 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 therefor.

(b) **Special Assessment.** The Association may levy special assessments for the purpose of defraying, in whole or in part: (a) any expense or expenses not reasonably capable of being fully paid with funds generated by monthly assessments; or (b) the cost of any construction, reconstruction, or unexpectedly required repairs or replacement of the Common Areas.

(c) **Individual Assessment.** The Association may levy individual assessments on every Lot, Owner or occupant that shall cause any damage to the Project or otherwise causes the Association to incur any individual expense for maintenance, repairs, or enforcement action taken under the provisions of the Governing Documents. The amount of any such individual assessments shall be determined by the cost of such repairs, maintenance or enforcement action, including all overhead and administrative costs (including reasonable attorney fees), and shall be allocated among the affected Owner(s) of Lot(s) according to the cause of damage, maintenance, repair work or enforcement action, as the case may be, which individual assessment may be levied in advance of the performance of work.

(d) **Lot Type Assessment.** The Association may levy a Lot Type Assessment to pay for costs related to specific lot types, such as property insurance for Townhome Dwelling Lots.

(e) **Reserve Fund.** The Association may levy a reserve fund assessment, as set forth in this article.

(f) The Association may levy other assessments or fees, as authorized by the Governing Documents.

**8.4 Budget.** The Board is authorized and required to adopt a budget annually, which shall be presented to the Owners at a meeting of members.

(a) The Board may revise the approved budget from time to time as necessary to accurately reflect actual and/or anticipated expenses that are materially greater than previously budget.

(b) The budget shall estimate and include the total amount for the Common Expenses, shall contain an appropriate amount for reserves, and may include an amount for other contingencies. The budget shall also be broken down into reasonably detailed expense and income categories.

(c) Unless otherwise established by the Board, regular Assessments shall be paid in equal monthly installments.

8.5 Reserve Fund Analysis. Following the Class B Period, the Board shall cause a reserve analysis to be conducted no less frequently than every six (6) years to analyze the cost of repairing, replacing or restoring Common Area that have a useful life of three years or more and a remaining useful life of less than 30 years. This reserve analysis should be reviewed no less frequently than every three (3) years and updated if necessary. The Board may conduct a reserve analysis itself or may engage a reliable person or organization, as determined by the Board, to conduct the reserve analysis.

8.6 Reserve Fund Account Creation. The Board shall create a reserve fund account that is separate and distinct from the Association's general account, which account shall be funded from the reserve fund assessments. The amount of the reserve fund assessment shall be a separate line item in the approved budget. The Board shall cause an assessment to be made against all Owners in an amount sufficient, within the Board's discretion, to fund the reserve account.

8.7 Reinvestment Fee. The Board shall have power to levy a one-time reinvestment fee when a change in ownership of a Lot occurs in the amount of one half of one percent (1/2%) of the sales price, unless a lesser amount is determined by the Board.

8.8 Date of Commencement of Assessments. Assessments provided for herein shall commence as to each Lot on the first day of the first month following the effective date of the first budget. Assessments shall be due and payable in a manner and on a schedule, as the Board may provide. Notwithstanding, Assessments for those Lots owned by Declarant or its assigns, successors, subsidiaries, related construction entities, or other entities established by Declarant, or Declarant's members, for the purpose of constructing Dwellings on the Lot (collectively "Declarant Related Entities") shall not commence until the completed Dwelling is conveyed to an Owner that is not the Declarant or a Declarant Related Entity. No amendment of this Declaration changing the allocation assessments with regard to Declarant or Declarant Related Entities shall be valid without the consent of the Declarant.

8.9 Fines. Following notice as required by the Act, the Association shall have the power to assess a fine against an Owner (or their Lot) for a violation of the terms and conditions of the Governing Documents in an amount set by the Board.

8.10 Hearing Process. The Board shall have authority to create a reasonable hearing process, consistent with the Act, applicable when the Association takes an adverse action related to any particular Owner(s).

8.11 Association Rules. The Board from time to time and subject to the provisions of the Governing Documents, may adopt, amend, repeal and enforce Rules governing: (a) the use of the Common Areas; (b) the use of any facilities owned by the Association; (c) the collection and disposal of refuse; (d) the maintenance of animals in the Project; (e) collection policies and procedures; and (f) other matters concerning the use and enjoyment of the Property and the conduct of residents, as deemed necessary by the Board. The Rules may supplement, clarify and add detail

to issues addressed in Governing Documents. However, the Rules may not contradict the Governing Documents.

- (a) During the Class B Period, Declarant shall be exempt from the rule making procedure required by Utah Code § 57-8a- 217.

8.12 Statement of Account & Payoff Information. Upon a written request from an Owner that the Association provide the Owner with a statement of his/her account, the Association may charge a fee, not to exceed \$10.00, for providing such statements. In addition, when a request is made to the Association to provide payoff information needed in connection with the financing, refinancing, or closing of a Lot Owner's sale of his/her Lot, the Association may charge a fee not to exceed \$50.00.

8.13 Availability of Documents. The Association shall make appropriate documents available to Owners (and their lenders, insurers and/or authorized agents) consistent with the Act and the Utah Revised Non-Profit Act. The Board may adopt a record retention policy to govern its record retention procedures.

8.14 Indemnity of Association Board and Officers. The Association will indemnify the officers, agents and Board of the Association against any and all claims arising against them personally which are a result of the good faith exercise of the powers, duties and responsibilities of their office under the Governing Documents.

8.15 Election, Notice of Election, Notice of Meeting and Special Meetings. Election procedures and notice of any meeting shall be conducted as set forth in the Articles of Incorporation and Bylaws of the Association.

8.16 Number of Board, Term of Office. The appointment, election and term of the Members of the Board are set forth in the Bylaws and Articles. Members of the Board of Directors may serve consecutive terms, and may also serve as officers of the Association.

8.17 Independent Accountant/Bookkeeper. The Association may retain the services of an independent accountant or bookkeeper to assist the Board of Directors and officers to maintain accurate financial records of the Association.

#### ARTICLE IX NONPAYMENT OF ASSESSMENTS & THE APPOINTMENT OF TRUSTEE

9.1 Delinquent Assessment. Any assessment not timely paid shall be delinquent, and the Association may invoke any and all remedies to recover said delinquent assessments including by: suit, judgment, lien, foreclosure, or other remedy authorized by the Governing Documents or the Act.

9.2 **Due Date, Charges & Interest.** Unless otherwise established by the Board, monthly assessments shall be due and payable on the first of each month and late if not received by the 10<sup>th</sup> of each month. The Board may charge a late fee in an amount set by the Board, but not to exceed \$50, for each unpaid or late assessment. In addition to late fees, interest shall accrue on all unpaid balances, including prior, unpaid interest and attorney fees (resulting in compounding interest), late fees, and assessments at 18% per annum or 1.5% per month. The Board may also impose other reasonable charges imposed by a Manager related to collections.

9.3 **Lien.** Upon recording of a notice of lien on any Lot, there shall exist a perfected lien for unpaid assessments prior to all other liens, except (1) all taxes, bonds, assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first or second mortgage of record made in good faith and for value recorded prior to a recorded notice of lien by the Association.

9.4 **Foreclosure.** The Association shall have the power to bid for the Lot at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. During the period in which a Lot is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be charged or levied on it; and (c) each other Lot shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged had such Lot not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid assessments and attorney fees shall be maintainable without foreclosing or waiving the lien securing the same.

9.5 **Other Remedies.** All rights and remedies of the Association shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right or remedy. The "One Action Rule" shall not be a defense to the enforcement of all rights and remedies of the Association. The Association may elect to bring an action to recover for a delinquent Assessment against the Owner or other obligee personally. Any attorney fees or costs incurred in these efforts shall also be assessed against the Owner(s), their Lot(s), and/or other obligees jointly and severally.

9.6 **Payment by Tenant.** The Association shall be entitled to demand and collect from a tenant of any Lot, the amount of any assessment that is more than sixty (60) days past due.

9.7 **Attorney Fees.** In addition to the recovery of costs and attorney fees as provided herein, the Association shall be entitled to recover all reasonable attorney fees and costs incurred as a result of an Owner breach of the Governing Documents, including meetings, research, memoranda, monitoring and other legal work incurred in response to an Owner breach or violation of the Governing Documents. These fees may be collected by special or individual assessment against the subject Owner(s) or Lot(s).



9.8 Appointment of Trustee. The Declarant hereby conveys and warrants pursuant to U.C.A. Sections 57-1-20 and 57-8a-402 to Burt R. Willie, Esq., a licensed member of the Utah State Bar, with power of sale, the Lot and all Improvements to the lot for the purpose of securing payment of assessments under the terms of this Declaration.

**ARTICLE X**  
**SUBORDINATION OF LIEN TO INSTITUTIONAL**  
**FIRST AND SECOND MORTGAGES**

10.1 The lien of assessments, including interest, late charges (subject to the limitations of Utah law), and costs (including attorney fees) provided for herein, shall be subordinate to the lien of any institutional first or second mortgage of record made in good faith and for value, recorded prior to a recorded notice of lien by the Association. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure of a prior, recorded institutional first or second mortgage shall extinguish the lien of such assessments as to payments that became due prior to such sale or transfer; provided, that to the extent there are any proceeds of the sale on foreclosure of such mortgage or by exercise of such power of sale in excess of all amounts necessary to satisfy all indebtedness secured by and owed to the holder of such mortgage, the lien shall apply to such excess. No sale or transfer shall relieve such Lot from lien rights for any assessments thereafter becoming due. Where the mortgagee holding an institutional first or second mortgage of record or other purchaser of a Lot obtains title pursuant to remedies under the mortgage, its successors and assigns shall not be liable for the share of the assessments by the Association chargeable to such Lot that became due prior to the acquisition of title to such Lot by such acquirer. No foreclosure, sale or transfer shall relieve any Owner who was the Owner prior to such foreclosure, sale or transfer from personal liability for any assessments due and owing prior to such foreclosure, sale or transfer.

**ARTICLE XI**  
**USE LIMITATIONS & RESTRICTIONS**

11.1 Single Family. All Lots shall be used only for single-family residential purposes. "Single Family" shall mean one household of persons related to each other by blood, marriage, or adoption, or one group of not more than two unrelated persons per bedroom.

11.2 Zoning Regulations. The lawfully enacted zoning regulations of the City and/or County, and any building, fire, and health codes are in full force and effect in the Project. No Lot may be occupied in a manner that is in violation of any statute, law or ordinance.

11.3 Acceptable Business Uses. No portion of the Subdivision may be used for any commercial business use. Notwithstanding, nothing in this provision is intended to prevent (a) the Declarant, or other builders, from using one or more Lots for purposes of a construction office or sales office during the actual period of construction of the Subdivision Improvements or until 100% of the Lots are sold in the Subdivision, whichever occurs later; or (b) the use by any Owner

of his Lot for a home occupation pursuant to City or County ordinance. Businesses, professions or trades may not: require heavy equipment, create a nuisance within the Project, or unreasonably increase the traffic flow to the Project.

11.4 No Noxious or Offensive Activity. No noxious or offensive activity shall be carried out on any Lot or the Project, including the creation of loud or offensive noises or odors that detract from the reasonable enjoyment of nearby Lots. No Owner or occupant shall engage in activity within the Project in violation of any law, ordinance, statute, rule or regulation of any local, county, state or federal body.

11.5 No Hazardous Activity. No activity may be conducted on any Lot that is, or would be considered by a reasonable person to be unreasonably dangerous or hazardous, which would cause the cancellation of conventional homeowners' insurance policy. This includes, without limitation, the storage of caustic, toxic, flammable, explosive or hazardous materials in excess of those reasonable and customary for household uses, the discharge of firearms or fireworks, and setting open fires (other than property supervised and contained).

11.6 No Unsightliness. No unsightliness is permitted on any Lot. This shall include, without limitation, the open storage of any building materials (except during construction of an Improvement); open storage or parking of construction equipment; open storage or parking of vehicles, trailers or other pieces of equipment that are unusable, in poor condition or unsightly; accumulations of lawn or tree clippings or trimmings; accumulations of construction debris or waste; and the storage or accumulation of any other material that is unsightly.

11.7 No Annoying Lights. No outdoor lighting shall be permitted except for lighting that is designed to aim downward and reasonably limit the field of light to the confines of the Lot on which it is installed. This shall not apply to street lighting maintained by the City and/or County. Holiday or seasonal decorative lights, that otherwise comply with the terms of the Governing Documents, are permitted.

11.8 No Annoying Sounds. No speakers, wind bells, windchimes, or other noise making devices may be used or maintained on any Lot which creates noise that might reasonably be expected to be unreasonably or annoyingly loud to adjoining Lots, except for security or fire alarms.

11.9 Signs. No signs whatsoever shall be erected or maintained on any Lot, except:

- a. Such signs as may be required by legal proceedings or Utah law;
- b. Construction identification signs 2 feet by 3 feet or less for each Dwelling;
- c. A "For Sale" or "For Rent" sign, not more than 2 feet by 2 feet, and consistent with other requirements adopted by the Board.

11.10 **Trash Containers and Collection.** All garbage, trash and recycling shall be placed and kept in covered containers as provided by the local collection agencies. Insofar as possible, such containers shall be maintained as not to be visible from neighboring Lots. The Board may adopt further rules and policies governing trash containers and collection.

11.11 **Animals.** No animals other than household pets shall be kept or allowed on any Lot, in any Dwelling, or within any part of the Common Areas. Whenever a pet is allowed to leave a Lot, it shall be kept on a leash or in a cage. No animals may be bred for commercial purposes. There shall be no exterior structure for the care, housing or confinement of such pets. It is prohibited to leave unattended pet food outside of the Dwelling because this attracts insects, mice, rats and other undesirable creatures. All pets shall be kept on a leash or within an approved fenced area on the Owner's Lot. Pet owners will pick up any droppings by their pets and dispose of them in their trash cans. Anyone wishing to report a violation of the above rules should attempt to photograph or find a witness to observe the violation and to identify the animal. For repeated violations, the owner will be required to remove the pet from Project. If a pet damages or destroys the property of another, the pet owner will be required to repair or replace the damaged property. If a pet bites or otherwise injures anyone in Project, the pet owner will be liable for all medical, hospital and other costs AND will be required to remove the pet permanently from the Project. Any Owner or other resident within the Project who violates this provision shall be subject to such penalties, fines, and/or legal action. The Association may adopt further rules and policies for management of pets in the Project, including procedures for approval of service/assistance animals.

11.12 **Vehicles, Trailers & Recreational Equipment.** That Association may adopt rules governing the parking and storage of vehicles, trailers, recreational and other types of equipment in the community.

11.13 **Firearms, Incendiary Devices and Graffiti.** The use of firearms, incendiary devices, or graffiti within the Project is prohibited. The term firearms include, but is not limited to: all guns, pistols, handguns, rifles, automatic weapons, semi-automatic weapons, BB guns, air-soft guns, pellet guns, sling shots, wrist-rockets, blow-dart guns, and other firearms of all types, regardless of size. Notwithstanding, this provision is not intended to regulate the ownership of firearms, or the carrying of a firearm to and from an Owner's Dwelling, as otherwise authorized by Utah law.

11.14 **Machinery and Equipment.** No machinery or equipment of any kind shall be placed, used, operated or maintained in 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 Dwelling.

**ARTICLE XII**  
**RENTAL/LEASE RESTRICTIONS**

12.1 Rental/Lease Restrictions. The leasing or renting of Dwellings must be consistent with all City ordinances and requirements

**ARTICLE XIII**  
**GENERAL ARCHITECTURAL RESTRICTIONS ON IMPROVEMENTS**

13.1 Building Features and Materials - Building Location. Each building shall be located such that:

(a) The building shall be oriented on a Lot within the Building Pad, as shown on the Plat, and in accordance with the provisions of this Article and all applicable city and county setback requirements and zoning ordinances.

(b) For the purposes of this covenant, steps and open porches shall be considered as a part of a building, but eaves may extend beyond the setbacks (building pad) if permitted by applicable building codes.

(c) Dwellings with identical elevations may not be constructed next to each other, except for Townhomes.

(d) Garages. Garages must be fully enclosed and located within the setbacks, accommodate a minimum of two (2) cars. Carports are not permitted within the Subdivision.

(e) Exterior Building Wall Materials. Engineered siding, stucco, brick, stone or hardie board shall be required for the exteriors of Dwellings. Front exterior walls shall be composed of no less than 25% brick or stone. The use of any other materials subsequently added to the exterior of such buildings shall require the prior approval of the Architectural Control Committee.

(f) Roof, Soffit and Facia. Roof material shall be restricted to Bartile, clay tile, or other materials approved by the Architectural Control Committee.

(g) Exterior Colors. All exterior colors must be approved by the Architectural Control Committee.

(h) Windows. Reflective material, tape, tint or unsightly covering of windows is expressly prohibited

(i) Chimneys. Chimneys of approved exterior materials may not exceed the height required by appropriate governmental agencies.

(j) Fences and Walls. Subject to the exceptions set forth below and except as to fences installed by Declarant, no fencing shall be permitted within the Subdivision unless approved by the Architectural Control Committee. Any fence on the subdivision perimeter shall be installed by the declarant and maintained by the Association. The homeowner shall be responsible for any damaged fencing on the homeowner's property. Side and interior fencing shall be installed and maintained by the homeowner. Side and interior fencing will need approval by the Architectural Control Committee and installation by an approved vendor. Notwithstanding the foregoing, Declarant shall be permitted to install a perimeter fence as part of the Project and privacy enclosures of Dwellings. Any additional privacy enclosures must be approved by the Architectural Control Committee prior to installation. Project, perimeter fences, if any, are to be maintained by the Association. All privacy enclosures on a Lot shall be maintained by the Owners in the condition originally installed by Declarant or as approved by the Architectural Control Committee.

(k) Paving. Driveway and other flat paved areas may be concrete, exposed aggregate concrete, stamped concrete, or other materials approved by the Architectural Control Committee.

(l) Antennas & Satellite Dishes. All antennas are restricted to the attic or interior of the Dwelling. Satellite dish and antennas (of not more than three feet in diameter) shall be allowed upon prior approval of the Board, as to its location, consistent with applicable federal law. Except for minimal length connecting to exterior equipment, no visible cables and/or wiring on the exterior of a Dwelling shall be allowed.

(m) Sheet Metal, Flashing and Vents. All sheet metal, flashing, vents and pipes must be colored to match the material to which they are attached or from which they project, with the exception of copper.

(n) Mechanical Equipment. Air conditioning units are not permitted on roofs or through windows unless screened from view and approved by the Architectural Control Committee. Swamp coolers are expressly prohibited.

(o) Solar. Solar panels and related equipment are allowed in the Subdivision upon the written approval of the Board. Owners shall first submit a plan from a licensed and insured provider, which contains the requisite detail such as: size, color, style, location, etc. The Board may, consistent with the Utah Community Association Act, require certain styles, colors, and locations to promote harmony and aesthetics in the Subdivision. The Board may adopt further rules and policies with regard to the submission, consideration and approval of solar equipment.

For those Dwelling that share a party wall, resulting in the Dwelling structure being insured by the Association, may be subject to further restrictions, requirements and procedures including, but not limited to,

required agreements to indemnify, maintain, and/or remove such equipment installed on a commonly insured element.

(p) Free-Standing Structures. All free-standing exterior structures are strictly prohibited, unless approved by the Architectural Control Committee.

(q) Site Grading and Drainage. No Lot Owner shall modify site grading or storm drainage facilities without the prior written consent of the Architectural Control Committee.

(r) City, County and Other Approval. Approval of any improvements by the Architectural Control Committee does not waive the requirement for any other required public agency review or permit approval process. By approving plans, the Architectural Control Committee takes no responsibility for plan conformity to any other criteria other than the requirements of this Declaration and any Architectural Guidelines, which may adopted by the Board.

(s) Awnings. Installation of any awning or exterior window covering must receive the prior, written approval from the Board, which approval shall be in the sole discretion of the Board. The Board may adopt further rules and policies with regard to the submission, consideration and approval of awnings and exterior window coverings.

13.2 Licensed Contractor. Unless the Architectural Control Committee gives a written waiver of approval to an Owner, no Improvement may be constructed, remodeled or altered on any Lot except by a licensed contractor, duly qualified and licensed by the appropriate governmental authorities.

13.3 Approved Builder. During the Class B Control Period, only contractors approved in advance by Declarant, in its sole discretion, may construct Improvement(s) upon the Lots.

13.4 Completion Required Before Occupancy. No Dwelling may be occupied prior to its completion and the issuance of a certificate of occupancy by the City and/or County.

13.5 Dwelling to be Constructed First. No garage, out building or other Improvement may be constructed prior to the construction of Dwelling on the Lot.

13.6 Underground Utilities. All gas, electrical, telephone, television, and any other utility lines in the Project are to be underground, including lines within any Lot which service installations entirely within that Lot. No above ground propane tanks, with the exception of small tanks related to barbeque grills, shall be allowed.

13.7 Sewer Connection Required. All Lots are served by sanitary sewer service, and no cesspools, septic tanks, or other types of waste disposal systems are permitted on any Lot. All Dwelling must be connected to the sanitary sewer system.

13.8 Drainage. No Owner shall alter the direction of natural drainage from his Lot, nor shall any Owner permit accelerated storm run-off to leave his Lot without first using reasonable means to dissipate the flow energy.

13.9 No Re-Subdivision. No Lot may be re-subdivided.

13.10 Combination of Lots. No Lot may be combined with another Lot without the consent of the Architectural Control Committee.

13.11 Landscaping. The initial builder shall install the front yard (midpoint of the depth of the home coming forward to the curb) upon completion of the Dwelling. Thereafter, the remaining sides of the yard and back yard shall be completed within 12 months from receipt of the certificate of occupancy.

i. Landscape plans shall be submitted to the Board and approved in writing prior to commencement of construction. Landscaping plans may be approved in the discretion of the Board and may include elements of xeriscaping and other approved designs.

13.12 Exception for Declarant. Declarant shall be exempt from the provisions of this Article. Notwithstanding, the restrictions contained in this Article, Declarant shall have the right to use any Lot or Dwelling owned by it, and any part of the Common Areas reasonably necessary or appropriate, in furtherance of any construction, marketing, sales, management, promotional, or other activities designed to accomplish or facilitate improvement of the Common Areas or improvement and/or sale of all Lots owned by the Declarant.

13.13 Supplementation by Rule. The Association may adopt rules and policies adding further details regarding the requirements of this Article.

#### ARTICLE XIV DESIGN REVIEW

14.1 Purpose. It is the intention and purpose of this Declaration to impose architectural standards on the improvements and landscaping on any Lot of a type and nature that result in buildings and yards which are architecturally and aesthetically compatible in terms of lot coverage, proportion, materials, colors and general appearance. To accomplish this goal, the Declarant, during the Class B Control Period, and Board thereafter are empowered to oversee and enforce the Design Guidelines, which are contained within a separate document maintained by the Board.

14.2 Approval by Board Required. No Improvements of any kind will be made on any Lot without the prior written approval of the Board. Approval of the Board will be sought in the following manner:

(a) Plans Submitted. Two complete sets of the plans for the construction of any new Dwelling or Improvements must be submitted to the Board for review. In the case of an addition or modification of an existing Dwelling, the Board may waive in writing any of the foregoing it feels are unnecessary to its review of the remodel or addition.

(b) Review. Within 30 days from receipt of a complete submission, the Board will review the plans and make an initial determination whether or not the plans comply with the conditions imposed by the Declaration. If they do not, the plans will be rejected. If they are in compliance, the Board will approve the plans. The Board may also approve the plans subject to specific modifications or conditions. Owners may desire to submit preliminary plans for review. The Board will review preliminary plans, and make its comments known to the Owner provided; however, that no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission. Upon approval, the Board will sign a copy of the plans, one of which shall be left with the Board. No construction that is not in compliance with the approved plans will be permitted.

(c) Failure to Act. If the Board has not approved or rejected any submission within 45 days after submission of complete plans, the submission is deemed to have been disapproved. If the plans are disapproved as a result of the Board's failure to act, then the applicant may send, by certified mail, return receipt requested, notice to any member of the Board that if the plans are not either approved or disapproved, as submitted, within 15 days from the date the notice is MAILED, then the plans will be deemed to be approved. If within such 15 day period, the Board fails to respond to the notice by either approving or disapproving the plans, then the plans will be deemed to have been approved; provided, however, that the submission and Improvements do not, in fact, violate any conditions imposed by this Declaration.

14.3 Variances. Variances to the Design Guidelines may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot; provided, however, that any variance granted is consistent with the intent of this Declaration and the Design Guidelines. The Board cannot grant any variance that has the effect of modifying applicable zoning or building code regulations. The burden of obtaining a variance is entirely on the applicant.

14.4 General Design Review. The Board will use its best efforts to provide a consistent pattern of development, and consistent application of standards of this Declaration and the Design Guidelines. These standards are, of necessity, general in nature, and it is the Board's responsibility to apply them in a manner that results in a high quality, attractive and well-designed community.

14.5 Architectural Review Fee. An architectural review fee may be charged in an amount determined by the Board that reflects the actual cost incurred by the Board.



14.6 Declarant, Board and Committee not Liable. The Declarant, the Board, and the Board and its members shall not be liable to the applicant for any damages, or to the Owners of any Lots within the Subdivision for their actions, inactions, or approval or disapproval of any set of plans submitted to the Board for review. The Owners' shall have no claim against the Declarant or Board as a result of the performance or failure to perform the duties created by this Declaration. Each Owner has an equal duty and right to enforce these covenants against every other Owner, and may seek independent redress if it believes the Board has acted improperly.

14.7 Limitations on Review. The Board's review is limited to those matters expressly granted in this Declaration. The Board shall have no authority over the enforcement of building codes, zoning ordinances, or other statutes, laws or ordinances affecting the development or improvement of real property and shall have no liability to any Owner whose plans were approved in a manner that included any such violation. Corrections or changes in plans to bring them into conformity with applicable codes must be approved by the Board prior to construction.

14.8 Exemption of Declarant. At any time during the Class B Control Period, Declarant need not submit or receive any approval from the Board.

#### ARTICLE XV ANNEXATION & DE-ANNEXATION

15.1 Annexation. Additional phases of Subdivision may be added to the Property pursuant to the following procedures, and subject to the limitations as follows:

15.2 Annexation by Declarant. Declarant may from time to time expand the Property subject to this Declaration by the annexation of additional property, including all or part of the lands initially constituting the Undeveloped Land. The annexation of any such land shall become effective upon the recordation in the office of the County Recorder of Washington County, Utah, of a subdivision plat covering the land to be annexed. If applicable, Declarant may record a supplemental declaration when additional limitations, restrictions, covenants and conditions as are applicable to the annexed land. When any such annexation becomes effective, the annexed land shall become part of the Subdivision and subject to this Declaration.

15.3 Annexation by the Association. Following the Class B Control Period, the Association may annex land to the Subdivision by obtaining approval of such annexation from (a) the owner or owners of the land to be annexed and (b) 67% of the Owners. Nothing in this paragraph shall be construed to require any prior approval for, or to limit or present, any annexation performed by Declarant, so long as such annexation satisfies the limitations set forth herein.

15.4 No Obligation to Annex or Develop. Declarant has no obligation hereunder to annex any additional land to the Subdivision or to develop or preserve any portion of the Undeveloped Land in any particular way or according to any particular time schedule. No land other than the Property as defined on the date hereof and land annexed thereto in accordance with

the terms of this Declaration shall be deemed to be subject to this Declaration, whether or not shown on any subdivision plat or map filed by Declarant or described or referred to in any documents executed or recorded by Declarant.

15.5 De-annexation. Declarant shall not have the right to delete all or a portion of the Undeveloped Property from being subject to the Declaration with an appropriate amendment to this Declaration.

## ARTICLE XVI INSURANCE

16.1 Insurance Requirement. The Association shall obtain insurance as required in this Declaration and as required by the Act. The 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.

As used in this Article:

- (1) "Covered Loss" means a loss, resulting from a single event or occurrence that is covered by the Association's property insurance policy.
- (2) "Townhome Dwelling Damage" means damage to a Townhome Dwelling.
- (3) "Townhome Dwelling Damage Percentage" means the percentage of total damage resulting in covered loss that is attributable to the Townhome Dwelling Damage.

16.2 Property Insurance.

(a) Hazard Insurance.

(i) Blanket Policy of Property Insurance. The Association shall maintain a blanket policy of property insurance covering all Common Areas and attached Dwellings, which include the Townhome Dwellings. The Association shall not provide property insurance coverage for free-standing Dwellings that are not attached to other Dwellings. In such instances, the individual owners are responsible for their property insurance coverage.

(1) Any 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.

(b) Flood Insurance. If the property insured by the Association is not situated in a Special Flood Hazard Area, the Association may nonetheless, if approved by a majority

of Owners, purchase flood insurance to cover water and flooding perils not otherwise covered by blanket property insurance.

(c) Earthquake Insurance. The Association may nonetheless, if approved by a majority of Owners, purchase earthquake insurance to cover earthquakes not otherwise covered by blanket property insurance.

(d) Associations Obligation to Segregate Property Insurance Deductible. The Association shall keep an amount equal to the Association's property insurance policy deductible or \$10,000, whichever is less. This requirement shall not apply to any earthquake or flood insurance deductible.

(e) Association's Right to Not Tender Claims that are Under the Deductible. If, in the exercise of its business judgment, the Board of Directors determines that a claim is likely not to exceed the Association's property insurance policy deductible the Association need not tender the claim to the Association's insurer.

16.3 Comprehensive General Liability (CGL) Insurance. The Association shall obtain CGL Insurance insuring the Association, the agents and employees of the Association, and the Owner, against liability incident to the use, ownership or maintenance of the Common Area or membership in the Association. The coverage limits under such policy shall not be less than One Million Dollars (\$1,000,000) covering all claims for death of or injury to any one person or property damage in any single occurrence.

16.4 Director's and Officer's Insurance. The Association shall obtain Directors' and Officers' liability insurance protecting the Board of Directors, the officers, and the Association against claims of wrongful acts, mismanagement, failure to maintain adequate reserves, failure to maintain books and records, failure to enforce the Governing Documents, and breach of contract (if available). The policy shall:

- (a) Include coverage for volunteers and employees;
- (b) Include coverage for monetary and non-monetary claims;
- (c) Provide for the coverage of claims made under any fair housing act or similar statute or that are based on any form of discrimination or civil rights claims; and
- (d) Provide coverage for defamation. In the discretion of the Board of Directors, the policy may also include coverage for any manager and any employees of the manager and may provide that such coverage is secondary to any other policy that covers the manager or any employees of the manager.

16.5 Insurance Coverage for Theft and Embezzlement of Association Funds. The Association may obtain insurance covering the theft or embezzlement of funds that shall:

(a) Provide coverage for an amount of not less than the sum of three months regular assessment in addition to the prior calendar year's highest monthly balance on all operating and reserve funds; and

(b) Provide coverage for theft or embezzlement of funds by:

- (i) Officers and Board of Directors member of the Association;
- (ii) Employees and volunteers of the Association;
- (iii) Any manager of the Association; and
- (iv) Officers, directors and employees of any manager of the Association.

**16.6 Association's Right to Negotiate All Claims and Losses and Receive Proceeds.**

Insurance proceeds for a loss under the Association's property insurance policy shall be payable to the Association; and shall not be payable to a holder of a security interest. 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 Association. If the property is not to be repaired or restored, then any proceeds remaining after such action as is necessary related to the property has been paid for, shall be distributed to the Owners and lien holders, as their interests remain with regard to the Dwellings. Each Owner hereby appoints the Association, as attorney-in-fact for the purpose of negotiating all losses related thereto, including: the collection, receipt of, and 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 representative, successors or assigns of an Owner.

**16.7 Owner Act Cannot Void Coverage under Any Policy.** An Owner's act or omission may not void an insurance policy or be a condition to recovery under a policy.

**16.8 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 Association and the Owners and their respective agents and employees.

**16.9 Owners' Individual Coverage. EACH OWNER SHOULD PURCHASE INDIVIDUAL INSURANCE COVERAGE IN THE AMOUNT RECOMMENDED BY THE OWNER'S INSURANCE AGENT.**

**ARTICLE XVII**  
**DAMAGE & DESTRUCTION**

17.1 Immediately after damage or destruction by fire or other casualty to all or any part of the Common Areas covered by insurance written in the name of the Association, the Board, or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Common Areas. Repair or reconstruction, as used in this paragraph means repairing or restoring the Common Areas to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

17.2 Any damage or destruction to the Common Areas shall be repaired or reconstructed unless Owners representing at least seventy-five (75%) percent of the total vote of the Association, shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the costs of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) additional days. No mortgagee shall have the right to participate in the determination of whether the damage or destruction to Common Areas shall be repaired or reconstructed; provided, however, this provision shall not apply to construction mortgagees providing construction financing for such damaged property.

17.3 In the event, that it should be determined in the manner described above that the damage or destruction to the Common Areas shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of the Common Areas shall be restored to their natural state and maintained by the Association, in a neat and attractive condition.

**ARTICLE XVIII**  
**DISBURSEMENT OF PROCEEDS**

18.1 If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repair or reconstruction to the Common Areas shall be retained by and for the benefit of the Association and placed in a capital improvements and/or reserve account. In the event no repair or reconstruction is made, any proceeds remaining after making such settlement as is necessary and appropriate with the affected Owner(s) shall be retained by and for the benefit of the Association and placed in a capital improvements and/or reserve account.

**ARTICLE XIX**  
**REPAIR AND RECONSTRUCTION**

19.1 If the damage or destruction to the Common Areas for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board shall, without the necessity of a vote of the members, levy a special assessment against all Owners as provided in the Governing Documents.

**ARTICLE XX**  
**CONDEMNATION**

20.1 Whenever all or any part of the Common Areas shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of members representing at least sixty-seven percent (67%) of the total Association vote by any authority having the power of condemnation or eminent domain), each Owner shall be entitled to notice thereof. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows: if the taking involves a portion of the Common Areas on which improvements have been constructed, then, unless within sixty (60) days after such taking the Owners representing at least sixty-seven percent (67%) of the total vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Areas to the extent lands are available therefor, in accordance with plans approved by the Board of Directors of the Association. If the taking does not involve any improvements of the Common Areas, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board shall determine.

**ARTICLE XXI**  
**MISCELLANEOUS PROVISIONS**

21.1 Violation Deemed a Nuisance. Any violation of these covenants that is permitted to remain on the Property is deemed a nuisance, and is subject to abatement by the Declarant or Association.

(a) Any single or continuing violation of the covenants contained in this Declaration may be enjoined in an action brought by an Owner or by the Association. In any action brought to enforce these covenants, the prevailing party shall be entitled to recover as part of its judgment the reasonable costs of enforcement, including reasonable attorney fees and court costs.

(b) Nothing in this Declaration shall be construed as limiting the rights and remedies that may exist at common law or under applicable federal, state or local laws and

ordinances for the abatement of nuisances, health and safety, or other matters. This Declaration is to be construed as being in addition to those remedies available at law.

(c) The remedies available under this Declaration and at law or equity generally are not to be considered as exclusive, but rather as cumulative.

(d) The failure to take enforcement action shall not be construed as a waiver of the contents contained in this Declaration in the future or against other similar violations.

#### 21.2 Association Litigation.

(a) In recognition of the expenses and disruption associated with litigation, the Association shall not commence a judicial or administrative proceeding without the approval of the Declarant for so long as the Members govern the Association and thereafter only upon the approval of Owners representing at least 80% of the total vote of the Association.

(b) Neither the Association nor any Owner shall institute an action against any person which arises out of an alleged defect in the development of the Subdivision until:  
(i) Declarant and the person(s) who physically constructed the portion of the subdivision in which the alleged defect exists have been notified and given a reasonable time and opportunity in which to inspect, assess, correct, or redesign any alleged defect or other portions of the Subdivision (provided, however, that the terms of this Section shall not create an obligation of any person to effect a repair of an alleged defect); (ii) the Association or Owner(s) have pursued their remedies under any express warranty covering all or any portion of the alleged defect; (iii) the Declarant and the affected contractor(s) have been given the opportunity to be heard at a meeting of the Association regarding the alleged defect; and (iv) all proposed parties to the action have been given a reasonable opportunity to mediate any dispute or disagreement relating to the alleged defect, and have either participated or refused to participate in such mediation.

(c) Notwithstanding any other provision to the contrary in this Declaration, the Association shall not file, commence or maintain any lawsuits, actions or legal proceedings against Declarant, the individual managers, owners, members or officers of Declarant, Declarant' contractors, or any other person or entity involved in the construction of the Dwellings unless and until all of the following requirements have been satisfied:

(i) The Association has obtained a legal opinion from an attorney licensed to practice law in Utah having at least ten (10) years of experience in litigation practice, with the legal opinion providing in substance the following: (i) a description of the factual allegations and legal claims to be asserted in the action; (ii) an analysis of the facts and legal claims explaining why it would be in the best interests of the Association to file and pursue such action, taking into account the

anticipated costs and expenses of litigation, the likelihood of success on the merits of the claims, and the likelihood of recovery if a favorable judgment is obtained by the Association; and (iii) providing a budget of the estimated amounts of legal fees, costs, expert witness fees and other expenses likely to be incurred in connection with such action (the "Litigation Budget"); and

(ii) The Association has collected funds from the Owners, by special assessment or otherwise, equal to at least one-half (1/2) of the Litigation Budget.

(d) If any claims or actions falling within the scope of this Section are filed without satisfying all of the requirements set forth above, such claims/action shall be dismissed without prejudice and shall not be re-filed unless and until all such requirements have been satisfied. In any action to enforce the requirements of this Section, the prevailing party shall be entitled to an award of reasonable attorney fees and costs. Individual Owners, however, shall not be allowed to file or pursue any actions or claims belonging to other Owners or to the Association.

(e) No action affected by this Section shall be conducted utilizing legal counsel who are compensated on a contingency fee or similar means of compensation in which litigation costs and attorney's fees are not paid on a current basis or are paid out of the settlement or judgment amount recovered by the Association in such action.

(f) This Section shall not apply to: (i) actions brought by the Association to enforce the Governing Documents (including, without limitation, the foreclosure of liens); (ii) the collection of assessments; (iii) proceedings involving challenges to ad valorem taxation; (iv) counterclaims brought by the Association in proceedings instituted against it; or, (v) actions brought by the Association against any contractor, vendor, or supplier of goods or services arising out of an express contract with the Association or its manager for services or supplies. This Section shall not be amended unless such amendment is approved by the percentage of votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

**21.3 Repurchase Option for Construction Defect Claims.** In the event any Owner shall commence action against Declarant or Declarant' Related Entities for the purpose of constructing Dwellings on the Lot (collectively "Declarant") in connection with any alleged construction defects in such Owner's Dwelling, Declarant shall have the option, but not the obligation, to purchase such Dwelling on the following terms and conditions:

(a) The purchase price shall be an amount equal to the sum of the following, less any sums paid to such Owner under any homeowner's warranty, in connection with the alleged defect:



- (i) The purchase price paid by the original Owner of the Dwelling & Lot when originally purchased from Declarant;
  - (ii) The agreed upon value of any improvements made to the Dwelling by anyone other than Declarant; and
  - (iii) The Owner's reasonable moving costs.
- (b) Close of escrow shall occur not later than forty-five (45) days after written notice from Declarant to the Owner of Declarant's intent to exercise the option herein.
- (c) Title shall be conveyed to Declarant free and clear of all monetary liens and other encumbrances other than non-delinquent real estate taxes.
- (d) Exercise of the repurchase option as provided for herein above shall constitute full and final satisfaction of all claims relating to the subject Dwelling and Lot. The Owner shall promptly execute and deliver any notice of dismissal or other document necessary or appropriate to evidence such satisfaction.
- (e) Declarant's option to repurchase granted herein with respect to any particular Dwelling and Lot shall automatically terminate upon the expiration of the last applicable statute of limitations applicable to any construction or warranty claim governing such Dwelling and Lot including all applicable tolling periods.

**21.4 Amendment Requires Consent of Declarant.** Notwithstanding any other provision of this Declaration, this Article and its subsections may not be amended except with the prior written consent of the Declarant during the Class B Control Period.

**21.5 Severability.** Each of the covenants contained in this Declaration shall be independent of the others, and in the event that any one is found to be invalid, unenforceable, or illegal by a court of competent jurisdiction, the remaining covenants shall remain in full force and effect.

**21.6 Consent, Power of Attorney, Waiver.** By acceptance of a deed, lease, or other conveyance of an interest in Dwelling, each Owner or Occupant consents to the rights reserved to the Association in this Declaration, including but not limited to, the right to prepare, execute, file, process, and record necessary and appropriated documents and other items to establish and grant easements and to make necessary and appropriate amendments of this Declaration, the Plat and Bylaws. By such acceptance, each Owner or Occupant agrees to execute all documents and to do all other things as may be necessary or convenient to effect the same; and such acceptance shall be deemed an appointment of the Association, with full right of substitution, as the attorney-in-fact of such Owner or Occupant to execute such documents and to do such things on Owner's or Occupant's behalf; and such appointment, being coupled with an interest, shall be irrevocable for

the specific period of the Association's reserved rights as set forth in this Declaration and shall not be affected by the disability of any such Owner or Occupant.

21.7 No Representations and Warranties. Each Owner and occupant understands, agrees, and acknowledges through taking title or residing in the Project that the Declarant, Association and the Board have not made any representations or warranties of any kind related to the Project and that each Owner or occupant has not relied upon any reorientations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose relative to the Project.

21.8 Amendment. At any time while this Declaration is in effect, the covenants herein contained can be modified by the Declarant or Declarant's successors and assigns during the Class B Control Period at the sole discretion of the Declarant. Thereafter, the covenants herein contained can only be modified by the affirmative vote of the Owners representing not less than sixty-seven (67%) percent of the total votes of the Association. No meeting or voting shall be required for an amendment, if the required, written consent is obtained from the requisite number of Owners.

21.9 Constructive Notice. Every person who owns, occupies or acquires any right, title or interest in any Lot in the Project is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the provisions of this Declaration against his/her Lot, whether or not there is any reference to this Declaration in the instrument by which he/she acquires interest in any Lot.

21.10 Notices. All notices under this Declaration are provided as set forth in the Bylaws.

21.11 Liberal Interpretation. The provisions of this Declaration shall be interpreted liberally to further the goal of creating a uniform plan for the development of the Project. Headings are inserted for convenience only and shall not be considered in interpretation of the provisions. Singular will include plural, and gender is intended to include masculine, feminine and neuter as well.

21.12 Right to Modify Lot Boundaries and Interior Boundary Lines. Declarant reserve the unilateral right to modify Lot boundaries and interior boundary lines and/or combine Lots or Dwellings so long as it owns the Lots; provided, however, such changes may not extensively alter the boundaries of the Common Area and Facilities nor change the percentages of ownership interest.

MB - Painted Sands Development, LLC, the Declarant

*Scott Heagy*

By: Scott Heagy  
Its: Authorized Member

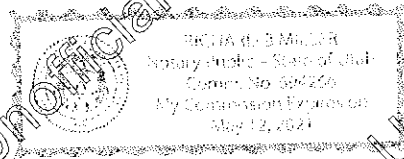
STATE OF UTAH )

COUNTY OF SALT LAKE ) SS

On this 15<sup>TH</sup> day of July, 2020, personally appeared before me Scott Heagy, who being by me duly sworn, did say that he is a Member of MB - Painted Sands Development, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority and said member duly acknowledged to me that said limited liability company approved the same.

*Robert B. M...*

Notary Public  
Residing at: SALT LAKE  
My Commission Expires: 5/12/2021



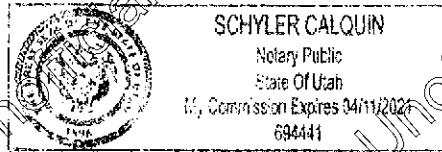
VICTORIA CROSS, LLC, a Utah limited liability company  
& owner of certain real property described in Exhibit A.

[Signature]  
By: EVAN WILSON  
Its: Authorized Member

STATE OF UT  
COUNTY OF DAV : ss

On this 22 day of August, 2020, personally appeared before me Evans Wilson, who being by me duly sworn, did say that he is a Member of Victoria Cross, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority and said member duly acknowledged to me that said limited liability company approved the same.

Notary Public  
Residing at: [Address]  
My Commission Expires: 04/11/2021



TESTAROSSA INVESTMENTS, LLC,  
a [Address] limited liability company  
& owner of certain real property described in Exhibit A.

By: [Signature]  
Its: Authorized Member

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ : ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is a Member of Testarossa Investments, LLC, a \_\_\_\_\_ limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority and said member duly acknowledged to me that said limited liability company approved the same.

Notary Public  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

VICTORIA CROSS, LLC, a Utah limited liability company  
& owner of certain real property described in Exhibit A.

By: \_\_\_\_\_  
Its: Authorized Member

STATE OF \_\_\_\_\_ )  
: ss  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is a Member of Victoria Cross, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority and said member duly acknowledged to me that said limited liability company approved the same.

Notary Public  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

TESTAROSSA INVESTMENTS, LLC,  
a California limited liability company  
& owner of certain real property described in Exhibit A.

Hayley M. George  
By: Manager  
Its: Authorized Member

STATE OF \_\_\_\_\_ )  
: ss  
COUNTY OF \_\_\_\_\_ )

On this 2 day of July, 2020, personally appeared before me Hayley George - Notary Public, who being by me duly sworn, did say that he is a Member of Testarossa Investments, LLC, a \_\_\_\_\_ limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority and said member duly acknowledged to me that said limited liability company approved the same.

Notary Public  
Residing at: Washington County  
My Commission Expires: July 8, 2021

See Attached  
Certificate

JUL 02 2020

Declaration of Covenants, Conditions & Restrictions for  
Painted Sands Subdivision

Acknowledgment  
 Jurat  
 Copy Certificate

# JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 2 day of July

20 20 by Andrew Martin King

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Hayley George King  
Signature

(Seal)



## OPTIONAL INFORMATION

## INSTRUCTIONS

### DESCRIPTION OF THE ATTACHED DOCUMENT

Declaration of  
(Title or description of attached document)

Covenants Conditions  
(Title or description of attached document continued)

Number of Pages 43 Document Date 5/22/20

Additional Information

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

**Exhibit "A"****PARCEL 1**

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 965.50 FEET AND S01°01'53"W 123.24 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°55'52"E 199.76 FEET; THENCE N86°17'51"E 11.18 FEET; THENCE S01°01'15"W 39.60 FEET; THENCE N88°46'01"W 94.00 FEET; THENCE S01°01'15"W 108.00 FEET; THENCE S88°46'01"E 98.06 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 363.00 FEET, AN ARC LENGTH OF 201.57 FEET, A DELTA ANGLE OF 31°48'58", A CHORD BEARING OF S23°27'43"E, AND A CHORD LENGTH OF 198.99 FEET; THENCE S43°45'25"W 96.84 FEET; THENCE S46°27'19"E 118.36 FEET; THENCE S56°41'51"E 108.92 FEET; THENCE N33°30'53"E 97.57 FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 303.00 FEET, AN ARC LENGTH OF 44.11 FEET, A DELTA ANGLE OF 08°20'31", A CHORD BEARING OF S43°08'28"E, AND A CHORD LENGTH OF 44.08 FEET; THENCE S38°58'12"E 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 81.37 FEET, A DELTA ANGLE OF 46°37'10", A CHORD BEARING OF S15°39'38"E, AND A CHORD LENGTH OF 79.14 FEET; THENCE N63°03'14"W 169.03 FEET; THENCE S05°35'46"W 206.00 FEET; THENCE S16°39'14"E 279.00 FEET; THENCE S41°18'04"E 316.24 FEET; THENCE S08°31'59"E 234.56 FEET; THENCE N39°32'28"W 288.46 FEET; THENCE 80°40'46"W 10.54 FEET; THENCE N42°02'28"W 396.60 FEET; THENCE N14°51'44"E 254.18 FEET; THENCE N38°43'04"W 303.83 FEET; THENCE N14°06'19"W 517.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,522 SQUARE FEET OR 5.338 ACRES MORE OR LESS.

**PARCEL 2**

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 754.61 FEET AND S01°01'53"W 122.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S01°01'15"W 39.60 FEET; THENCE N88°46'01"W 94.00 FEET; THENCE S01°01'15"W 108.00 FEET; THENCE S88°46'01"E 98.06 FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 363.00 FEET, AN ARC LENGTH OF 201.57 FEET, A DELTA ANGLE OF 31°48'58", A CHORD BEARING OF S23°27'43"E, AND A CHORD LENGTH OF 198.99 FEET; THENCE S43°45'25"W 96.84 FEET; THENCE S46°27'19"E 118.36 FEET; THENCE S56°41'51"E 108.92

FEET; THENCE N33°30'53"E 97.57 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 303.00 FEET, AN ARC LENGTH OF 44.11 FEET, A DELTA ANGLE OF 08°20'31", A CHORD BEARING OF S43°08'28"E, AND A CHORD LENGTH OF 44.08 FEET; THENCE S38°58'12"E 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 81.37 FEET, A DELTA ANGLE OF 46°37'10", A CHORD BEARING OF S15°39'38"E, AND A CHORD LENGTH OF 79.14 FEET; THENCE S63°03'13"E 1.06 FEET; THENCE S40°15'53"E 81.80 FEET; THENCE S57°48'19"E 1.16 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 515.67 FEET, AN ARC LENGTH OF 55.20 FEET, A DELTA ANGLE OF 06°07'59", A CHORD BEARING OF N04°46'52"E, AND A CHORD LENGTH OF 55.17 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 64.83 FEET, A DELTA ANGLE OF 23°12'59", A CHORD BEARING OF N03°45'38"W, AND A CHORD LENGTH OF 64.39 FEET; THENCE N53°11'43"E 8.22 FEET; THENCE S41°36'02"E 318.57 FEET; THENCE N45°23'22"E 85.60 FEET; THENCE N48°57'42"E 45.10 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 302.50 FEET, AN ARC LENGTH OF 22.05 FEET, A DELTA ANGLE OF 04°10'36", A CHORD BEARING OF S47°13'52"E, AND A CHORD LENGTH OF 22.05 FEET; THENCE N40°40'49"E 102.79 FEET; THENCE S57°52'44"E 79.25 FEET; THENCE S86°03'53"E 89.42 FEET; THENCE N82°28'57"E 333.78 FEET; THENCE N75°28'02"E 92.09 FEET; THENCE N65°26'50"E 132.22 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 232.61 FEET, A DELTA ANGLE OF 40°23'13", A CHORD BEARING OF N03°48'34"W, AND A CHORD LENGTH OF 227.83 FEET; THENCE S82°43'35"W 153.11 FEET; THENCE S71°47'40"W 211.69 FEET; THENCE S83°41'30"W 108.04 FEET; THENCE S86°14'00"W 88.68 FEET; THENCE N41°37'43"W 201.56 FEET; THENCE N06°38'36"E 79.27 FEET; THENCE N01°43'48"E 218.85 FEET; THENCE N88°03'34"W 229.40 FEET; THENCE N88°52'28"W 314.18 FEET; THENCE S10°17'05"E 10.25 FEET; THENCE S64°45'34"W 226.24 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 302.99 FEET, AN ARC LENGTH OF 8.20 FEET, A DELTA ANGLE OF 01°32'59", A CHORD BEARING OF N00°14'45"E, AND A CHORD LENGTH OF 8.19 FEET; THENCE N01°01'15"E 98.45 FEET; THENCE S86°17'51"W 60.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 655,706 SQUARE FEET OR 15.053 ACRES MORE OR LESS.

**PARCEL 3**

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 965.50 FEET AND S01°01'53"W 123.24 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE N86°17'51"E 46.10 FEET; THENCE S88°52'28"E 155.04 FEET; THENCE S10°17'05"E 10.25 FEET; THENCE S64°45'34"W 226.24



FEET; THENCE ALONG A NONTANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 302.99 FEET, AN ARC LENGTH OF 8.20 FEET, A DELTA ANGLE OF 01°32'59", A CHORD BEARING OF N00°14'45"E, AND A CHORD LENGTH OF 8.19 FEET; THENCE N01°01'15"E 98.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

**PARCEL 4**

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING N88°58'07"W ALONG THE SECTION LINE, 335.83 FEET AND S01°01'53"W 685.84 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S41°36'02"E 335.52 FEET; THENCE S52°06'02"E 99.36 FEET; THENCE S67°45'56"E 130.63 FEET; THENCE S86°05'47"E 110.26 FEET; THENCE N82°15'36"E 173.61 FEET; THENCE N71°22'43"E 52.95 FEET; THENCE N82°15'31"E 227.13 FEET; THENCE N67°58'46"E 216.41 FEET; THENCE S24°35'14"E 49.05 FEET; THENCE S67°58'46"W 232.54 FEET; THENCE S82°23'46"W 220.00 FEET; THENCE S66°50'46"W 123.63 FEET; THENCE N88°45'37"W 360.52 FEET; THENCE N47°36'12"W 16.50 FEET; THENCE N38°57'14"W 268.00 FEET; THENCE N57°48'19"W 141.68 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1708.75 FEET, AN ARC LENGTH OF 54.65 FEET, A DELTA ANGLE OF 01°49'57", A CHORD BEARING OF N05°51'39"E, AND A CHORD LENGTH OF 54.65 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 64.83 FEET, A DELTA ANGLE OF 23°12'59", A CHORD BEARING OF N03°45'38"W, AND A CHORD LENGTH OF 64.39 FEET; THENCE N53°11'43"E 8.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,593 SQUARE FEET OR 1.873 ACRES MORE OR LESS.

**PARCEL 5**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 49.92 FEET AND S01°01'44"W 118.09 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°03'34"E 140.13 FEET; THENCE S03°38'42"W 114.77 FEET; THENCE S16°33'00"E 110.59 FEET; THENCE S58°16'05"E 114.61 FEET; THENCE N84°04'50"E 455.68 FEET; THENCE S20°54'46"W 87.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 26.08 FEET, A DELTA ANGLE OF 04°31'44", A CHORD BEARING OF S18°38'55"W, AND A CHORD LENGTH OF 26.08 FEET; THENCE S82°43'35"W 153.11 FEET; THENCE S71°47'40"W 211.69 FEET; THENCE S83°41'30"W 108.04 FEET; THENCE

S86°14'00"W 88.68 FEET; THENCE N41°37'43"W 201.56 FEET; THENCE N00°38'36"E 79.27 FEET; THENCE N01°43'48"E 218.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 131,926 SQUARE FEET OR 3.029 ACRES MORE OR LESS.

**PARCEL 6**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 90.03 FEET AND S01°01'44"W 120.32 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°03'34"E 305.25 FEET; THENCE S05°55'58"E 95.14 FEET; THENCE S06°57'43"E 45.01 FEET; THENCE S05°55'58"E 110.00 FEET; THENCE S84°04'50"W 211.17 FEET; THENCE N58°16'05"W 114.61 FEET; THENCE N16°33'00"W 110.59 FEET; THENCE N03°38'42"E 114.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,834 SQUARE FEET OR 1.856 ACRES MORE OR LESS.

**PARCEL 7**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 920.48 FEET AND S01°01'44"W 60.33 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE N84°23'04"E 109.52 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1512.50 FEET, AN ARC LENGTH OF 88.24 FEET, A DELTA ANGLE OF 03°20'33", A CHORD BEARING OF N86°03'21"E AND A CHORD LENGTH OF 88.22 FEET; THENCE S88°58'14"E 202.32 FEET; THENCE S00°52'54"W 463.40 FEET; THENCE N88°58'16"W 82.31 FEET; THENCE N85°16'33"W 101.01 FEET; THENCE N88°14'35"W 354.10 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 47.11 FEET, A DELTA ANGLE OF 09°59'52", A CHORD BEARING OF N15°54'50"E, AND A CHORD LENGTH OF 47.05 FEET; THENCE N20°54'46"E 310.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 329.85 FEET, AN ARC LENGTH OF 96.56 FEET, A DELTA ANGLE OF 16°46'24", A CHORD BEARING OF N12°31'48"E, AND A CHORD LENGTH OF 96.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 209,154 SQUARE FEET OR 4.802 ACRES MORE OR LESS.

**PARCEL 8**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 783.49 FEET AND S01°01'44"W 492.40 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°14'35"E 354.10 FEET; THENCE S85°16'33"E 101.01 FEET; THENCE S00°50'46"W 85.96 FEET; THENCE N89°09'14"W 301.44 FEET; THENCE S65°26'50"W 146.45 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 165.17 FEET, A DELTA ANGLE OF 35°03'02", A CHORD BEARING OF N06°36'36"W AND A CHORD LENGTH OF 162.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,000 SQUARE FEET OR 1.102 ACRES MORE OR LESS.

**PARCEL 9**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 1238.36 FEET AND S01°01'44"W 503.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S88°58'16"E 316.01 FEET; THENCE S00°31'45"W 401.92 FEET; THENCE S02°32'13"W 243.43 FEET; THENCE N88°56'24"W 2.00 FEET; THENCE N02°32'13"E 80.01 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N42°27'47"W, AND A CHORD LENGTH OF 28.28 FEET; THENCE N87°27'47"W 64.58 FEET; THENCE S01°03'36"W 102.16 FEET; THENCE N88°56'24"W 145.16 FEET; THENCE N00°52'54"E 180.38 FEET; THENCE S89°28'15"E 74.55 FEET; THENCE N00°31'45"E 133.64 FEET; THENCE N89°09'14"W 170.00 FEET; THENCE N00°31'45"E 100.00 FEET; THENCE N29°43'40"W 52.27 FEET; THENCE N00°50'46"E 100.00 FEET; THENCE S89°09'14"E 41.31 FEET; THENCE N00°50'46"E 85.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 166,802 SQUARE FEET OR 3.829 ACRES MORE OR LESS.

**PARCEL 10**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 904.66 FEET AND S01°01'44"W 861.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE N81°43'31"E 162.72 FEET; THENCE S89°09'14"E 330.01 FEET; THENCE S00°31'45"W 133.64 FEET; THENCE N89°28'15"W 74.55 FEET; THENCE N00°52'54"E 84.05 FEET; THENCE N89°09'14"W 250.12 FEET; THENCE S81°50'46"W 147.25 FEET; THENCE N23°28'55"W 51.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,360 SQUARE FEET OR 0.697 ACRES MORE OR LESS.

**PARCEL 11**

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S88°58'16"E ALONG THE SECTION LINE, 1467.54 FEET AND S01°01'44"W 1046.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S87°27'47"E 64.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A DELTA ANGLE OF 90°00'00" A CHORD BEARING OF S42°27'47"E, AND A CHORD LENGTH OF 28.28 FEET; THENCE S02°32'13"W 80.01 FEET; THENCE N88°56'24"W 81.98 FEET; THENCE N01°03'36"E 102.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,331 SQUARE FEET OR 0.191 ACRES MORE OR LESS.

**Exhibit "B"**  
**Bylaws**

**BYLAWS  
OF PAINTED SANDS HOMEOWNERS'  
ASSOCIATION, INC.**

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The following are the Bylaws of Painted Sands Homeowners' Association, Inc. ("Bylaws"), a Utah nonprofit corporation ("Association"). Upon recordation of these Bylaws, they are binding upon the Association and all present and future Owners and/or occupants.

**ARTICLE I - DEFINITIONS**

**Section 1.1 Definitions.** All terms used but not defined herein shall have the meanings given them under that certain Declaration of Covenants, Conditions & Restrictions for Painted Sands Subdivision, of even date and recorded in the Official Records of the Washington County Recorder's Office (hereinafter the "Declaration"), and as the same may be amended from time to time.

**ARTICLE II - MEETINGS OF OWNERS**

**Section 2.1 Annual Meetings.** An annual meeting of the Owners shall be held no less than once each calendar year at a location and time designated by the Board of Directors ("Board"). The Board may set the date, time and location of the annual meeting in accordance with Section 2.3 below.

**Section 2.2 Special Meetings.** Special meetings of the Owners may be called at the request of the Board, or upon written request of the Owners holding at least fifty-one percent (51%) of the total eligible votes of the membership. Notwithstanding, the Board remains the only authorized body to act for and in behalf of the Association.

**Section 2.3 Notice of Meetings.** Unless an Owner requests in writing that all notices be provided to said Owner by U.S. mail, all notices shall be given by, or at the direction of, the Board via email or other electronic communication. Notice shall be provided at least ten (10) days before a meeting, but no more than sixty (60) days, to each Owner at the email or electronic address provided by the Owner. Said notice is effective upon sending the email or electronic communication. Notices provided by U.S. mail shall be sent via U.S. First Class Mail and effective upon deposit in the mail. Such notice shall specify the location, day and time of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Upon becoming an Owner of the Association, or upon the written request by the Association, Owners shall provide a valid email address or other requested electronic information for purpose of notification related to the Association unless the Owner has opted out by providing a written request for notice by U.S. Mail.

**Section 2.4 Quorum.** Unless otherwise specifically set forth in the Declaration, at any meeting of Owners, a quorum shall be established by those Owners present, in person or by proxy, at a properly noticed meeting. Notwithstanding, the Board remains the only authorized body to act for and in behalf of the Association. Further, a majority of those Owners present in person or proxy at such meeting may vote to reschedule the meeting based upon low attendance. Otherwise, the meeting shall proceed as scheduled.

**Section 2.5 Proxies.** At all meetings of Owners, each Owner may vote in person or by proxy. All proxies shall be in writing, signed by the Owner, and filed with the Board at or before said meeting. Notwithstanding, any proxy delivered to the Board at the meeting must be provided no later than any point in the meeting announced as the final time to deliver proxies. The proxy form provided with any notice of meeting may also provide an additional requirements and a deadline to return proxies. Every proxy shall be revocable and shall automatically terminate upon conveyance by the Owner of his Lot. If conflicting proxy votes for an Owner or Lot exist, said proxy votes will not be counted.

**Section 2.6 Conduct of Meetings.** The Board, or its authorized representatives, shall preside over all meetings. The Secretary or other authorized person shall keep and maintain minutes of all meetings. The Board may adopt further policies and procedures with regard to conduct at an Association meeting.

- (a) **Recording.** No person, whether an Owner, occupant, owner representative, or other third party is permitted to record (whether audio, video, transcription or combination) any Association or Board meeting, work session, event, get-together, or similar event regardless of the location of such event.

**Section 2.7 Action Taken Without a Meeting.** Under the direction of the Board, any action that may be taken at any annual or special meeting of Owners may be taken without a meeting and without prior notice, if one or more consents in writing, setting forth the action taken, are signed by the Owners having not less than the minimum voting power that would be necessary to authorize or take the action at a meeting at which all Owners eligible to vote on the action were present and voted, unless a different approval percentage for the action is specifically set forth in the Declaration. The Board may obtain such approvals and conduct business through mail or email/electronic ballots.

Ballots shall set forth each proposed action and provide the option of voting for or against each proposed action. The ballot must specify the period of time, up to 90 days, during which the Association shall accept written ballots. Following this period, the Association shall provide notice if such action was approved.

**Section 2.8 Voting.** Only an Owner that is current on all assessments and charges due and owing shall be deemed in good standing and entitled to vote at any annual or special meeting. The Association shall have two (2) classes of voting membership, Class "A" and Class "B," as set forth in the Declaration.

The votes appurtenant to any one Lot may not be divided between Owners of such Lot and all such votes appurtenant to any one Lot shall be voted in one block. If the vote of a majority of the Owners of a Lot cannot be determined, no vote shall be cast in relation to such Lot. The Association shall honor the vote of: a duly authorized trustee or successor trustee of a trust that is an Owner; the duly authorized representative of a legal entity that is an Owner; and shall honor the vote of an individual that is a holder of a Limited or General Durable Power of Attorney with respect to an Owner as though such vote were the vote of the Owner.

### **ARTICLE III - BOARD, SELECTION AND TERM OF OFFICE**

**Section 3.1 Number & Tenure.** Except for the Initial Board selected by Declarant, which consists of three members and their successors, that may hold office during the Class B Control Period, the affairs of the Association shall be managed by a Board of Directors composed of three (3) individuals. At the first meeting of the Owners at which the election of Directors will take place following the Class B Control Period, the candidate who receives the most votes shall serve as a Director for three (3) years. The candidate that receives the second highest number of votes shall serve as a Director for two (2) years, and the third candidate who receives the third highest number of votes shall serve as Director for one (1) year. At each annual election, the successor to the Director whose term shall expire in that year shall be elected to hold office for the term of (3) years. Any change in the number of Directors may be made only by amendment of these Bylaws. The members of the Board of Directors shall serve until their respective successors are elected, or until their death, resignation or removal.

**Section 3.2 Advisory Board Member.** During the Class B Control Period and prior to turnover of the Association to Owner control, the Declarant and/or Board may identify an owner(s) to be an advisory member of the Board and participate in Board meetings and activities. This advisory member(s) shall not vote.

**Section 3.3 Eligibility.** Following the Class B Control Period, all members of the Board shall be Owners or an Owners' spouse or legal partner that resides with Owner in the Dwelling. Notwithstanding, only one member of a single household can be a member of the Board at any one time.

**Section 3.4 Resignation & Removal.** A Director may resign at any time by delivering a written resignation to either the President or the Board. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Director, except during Class B Control Period, may be removed from the Board, with or without cause, by a vote of at least (51%) of the Owners of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Directors and shall serve for the unexpired term of his predecessor.

**Section 3.5 Compensation.** No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for actual and approved expenses incurred in the performance of his duties.



**Section 3.6 No Estoppel or Reliance.** No one may rely upon any authorization (from the Board or otherwise) contrary to the terms and conditions of the Governing Documents regardless of circumstances. No claim of estoppel, waiver or similar equitable claims or defense may be raised by anyone related to any alleged reliance.

**Section 3.7 Records Retention.** The Board shall take appropriate action to develop, implement and update procedures for record retention. The Board should maintain documents in a manner to be easily accessible and copied. The Board may budget specifically for this expense and may seek the advice of consultants in developing retention procedures.

#### **ARTICLE IV - NOMINATION AND ELECTION OF DIRECTORS**

**Section 4.1 Nomination.** Following the Class B Control Period, nomination for election to the Board may be made by the Board or by Owners from the floor at the annual meeting.

**Section 4.2 Election.** Following the Class B Control Period, the election of Directors shall be by vote or written ballot, as determined at the discretion of the Board. The persons receiving the largest number of votes shall be elected. Cumulative voting is not authorized.

#### **ARTICLE V - MEETINGS OF THE BOARD**

**Section 5.1 Regular Meetings.** Regular meetings of the Board shall be held at least annually, or more frequently as determined by the Board. All notices shall be provided by email or other electronic means. Directors are required to provide an email or electronic address for purposes of notice of Board meetings. Notice shall be provided at least five (5) days before a meeting, but no more than thirty (30) days.

Owners, and Owner representatives (if designated in writing in advance) may attend Board meetings and may be present for all discussions, deliberations, and decisions except when the Board is in executive session. Owners shall comply with all reasonable rules established by the presiding officer for their attendance. The Board may limit Owners' comments and/or questions to a specific period of time within the meeting. The Board shall provide email notice in accordance with the Act to Owners that have requested, in writing, to be notified of Board Meetings and have provided a valid email address.

**Section 5.2 Special Meetings.** When, in the discretion of the President or two members of the Board, circumstances require that a meeting be held sooner than the required five (5) five' notice for a regular meeting, a special meeting may be called by the President or by any two (2) Directors, after not less than twenty-four (24) hours' notice to each Director.

**Section 5.3 Quorum.** A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

**Section 5.4 Conduct of Meetings.** The Board, or its authorized representatives, shall preside over all meetings. The Secretary or other authorized person shall keep and maintain minutes of all meetings. The Board may adopt further policies and procedures with regard to conduct at a Board meeting.

- (a) **Recording.** No person, whether an Owner, occupant, owner representative, or other third party is permitted to record (whether audio, video, transcription or combination) any Association or Board meeting, work session, event, get together, or similar event regardless of the location of such event.

**Section 5.5 Action Taken Without a Meeting.** The Directors may take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of a majority of the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Board.

#### **ARTICLE VI - POWERS AND DUTIES OF THE BOARD**

**Section 6.1 Powers and Duties.** The Board shall have all of the powers and duties necessary for the administration of the affairs of the Association in accordance with the provisions of the Governing Documents and Utah law. The Board may delegate its authority to manager(s), subject to any limitations or provisions contained in the Governing Documents.

#### **ARTICLE VII - OFFICERS AND THEIR DUTIES**

**Section 7.1 Enumeration of Officers.** The officers of this Association shall be a president, secretary, and treasurer, as designated by the Board.

**Section 7.2 Election of Officers.** The election/appointment of officers shall take place at the first Board meeting following the annual meeting of the Owners. Officers shall serve in their office for a period of one (1) year. Notwithstanding, nothing in these Bylaws prevent an officer or directors from being re-elected to their respective positions.

**Section 7.3 Special Appointments.** The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine. Appointed Officers may be removed by the Board with or without cause.

**Section 7.4 Resignation and Removal.** Any officer may resign at any time by delivering a written resignation to any Director or to any Manager. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced by a majority of the Board of Directors at any time, with or without cause. In the event of death, resignation or removal of an officer, his successor shall be selected by the Board and shall serve for the unexpired term of his predecessor.

**Section 7.5 Duties.** The Board may adopt policies and resolutions to define the respective duties of Directors and Officers.

### **ARTICLE VIII - CONTRACTS, LOANS & INVESTMENT**

**Section 8.1. Contracts.** The Board may authorize any officer(s), agent(s), to enter into any contract or execute and deliver any instrument in the name of or on behalf of the Association, and such authority may be general or confined to specific instances.

**Section 8.2 Loans.** Any loan entered into by the Association must be in accordance with the Declaration.

**Section 8.3 Deposits & Investments.** Association funds may only be deposited into institutions that are federally insured. The Board may deposit Association funds into savings accounts, money market accounts, or purchase certificates of deposits. Other investment options that may pose additional risks must be approved by at least 51% of the total eligible votes of the membership prior to the investment.

### **ARTICLE IX - COMMITTEES**

**Section 9.1 Committees.** The Board may appoint such committees as deemed appropriate in carrying out its purposes. A committee shall not have any powers, duties, or responsibilities beyond those specifically assigned by the Board. The Board may terminate any committee at any time.

### **ARTICLE X - MISCELLANEOUS**

**Section 10.1 Waiver of Procedural Irregularities.** All inaccuracies and irregularities in calls or notices of meetings, in the manner of voting, in the form of proxies, in the method of asserting persons present, in the method of making decisions, or in the method of accepting or counting votes shall be deemed waived under the following circumstances:

- (a) If the objecting person was in attendance at the meeting and the issue upon which the objection was based was perceptible and no objection to the particular procedural issue was made at the meeting.
- (b) If the objecting person was not in attendance at the meeting but had proper notice of the meeting.
- (c) If the objecting person was not in attendance at a meeting and had actual notice of the meeting before it occurred.
- (d) If the objecting person who was not in attendance at the meeting and did not have proper or actual notice fails to assert the objection within 30 days of receiving notice of the circumstances giving rise to their objection.

**Section 10.2 Requirements for Objections.** All objections except those made at a meeting shall be in writing. Whenever made, objections must specifically describe the circumstances giving rise to the objection and reference the specific provision of the

Governing Documents or law that is alleged to have been violated, with a brief statement of the facts supporting the claimed violation.

**Section 10.3 Irregularities that Cannot Be Waived.** Any irregularity that is the result of fraud or that was done knowingly and intentionally in violation the Governing Documents or Utah law.

**Section 10.4 Fiscal Year.** The fiscal year of the Association shall begin on the first day of January and end on the 31<sup>st</sup> day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

**Section 10.5 Amendment.** During the Class B Control Period, these Bylaws may be amended at any time by the Declarant. Following the Class B Control Period, these Bylaws may be amended by Owners holding at least fifty-one percent (51%) of the total eligible votes of the membership. An amendment to these Bylaws shall be effective immediately upon recordation in the Office of the Washington County Recorder, State of Utah.

The foregoing Bylaws were adopted by the Board and made effective upon recordation in the Office of the Washington County Recorder, State of Utah.

PAINTED SANDS HOMEOWNER'S ASSOCIATION, INC.  
A Utah nonprofit corporation

By:

  
\_\_\_\_\_  
Scott Heagy  
Board Member