

BY-LAWS OF CHATEAU TOWNHOUSE HOA

448 TO 454 NORTH 100 EAST OREM UTAH 84057, UNIT1-4, PLAT A, CHATEAU TOWNHOUSES

I, we the owner(s) : Gary W. Hannig , of GLH Rentals LLC, and Dustin Van Dyke do hereby agree to recognize the Chateau Townhouse HOA as binding to me (us). this agreement is binding upon all future owners and requires the agreement of owners of three out of four units for any changes. Committee meetings are held on an annual basis and are open to all owners with the exception of executive sessions called to discuss matters of a personal nature which might violate the rights of privacy of an individual. The owner(s) is responsible for the reasonable control, operation, management, maintenance, repair of the common areas and facilities. All areas external of the residential buildings are defined as common areas. Common areas are jointly owned and are maintained by the owner(s) under the direction of the committee for the use and enjoyment of all residents. Owners are automatically members of the Chateau Townhouse HOA and are entitled to one vote per unit and are financially obligated to help help maintain the common areas. It also requires an ongoing commitment and willingness from all residents to get along with neighbors. The following community rules are based on the by-laws and may be revised as necessary. Copies of the By-laws are available to each owner from the HOA president. These rules apply equally to both owners and renters with the exception of voting rights limited to owners. And further agree to adhere to all rules and regulations stipulated as follows:

1. Monthly dues will pay for homeowners insurance to cover fire and other damages. Owners and occupants are responsible to buy their own insurance to cover the loss of contents and possessions inside the townhouses.
2. Each owner must maintain the front of their portion of the common area clean and presentable.
3. No junk cars and the like on your property or in front of the townhouses. Owners must comply to city ordinances in regard to this.
4. HOA dues will be payable on the first of each month. Dues are currently established as \$50.00 per month for each unit. This may be revised by the committee as needed.. A special assessment may be may be levied for large expenditures such as roof repair if their is not enough in the dues fund. For example roof replacement, etc.
4. A \$25.00 late fee may be assessed for dues delinquency. After one month a lien will be placed on the property for the amount due plus a \$50.00 fee for bookkeeping and filing expense without notice.
5. HOA will have an open bank account, form a Body and meet annually on September 1st. During the meeting information will be given concerning the association's expenses and account balances to each owner
6. All costs associated with the common areas will be divided equally among the units that are involved.
7. Certain responsibilities such as lawn mowing, snow removal, etc, are the responsibility of each occupant.
8. Signing this document constitutes a vote in favor of forming this HOA. All owners and occupants agree to abide by these by-laws. Notarized signatures are on page 2 of this document. This document will be recorded at the Utah County Recorders Office, Provo, Utah



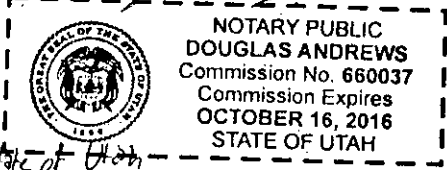
ENT 25451:2014 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Apr 17 4:13 pm FEE 15.00 BY CLS
RECORDED FOR CHATEAU TOWNHOUSE HOA

IN WITNESS WHEREOF, the undersigned, being members of the Chateau Townhouse HOA, have caused this instrument to be executed this 17 day of April, 2014

State of Utah
County of Utah

On the 17 day of April, 2014 personally appeared before me, Gary W Hanning, who being by me duly sworn, did say this he is a member of the Chateau Townhouse, HOA, by authority of the By-Laws of the Chateau Townhouse Association and that the foregoing instrument was signed on behalf of said member, and further acknowledged to me that he, on behalf of the fore mentioned Association, executed the same.

Notarized by: [Signature]

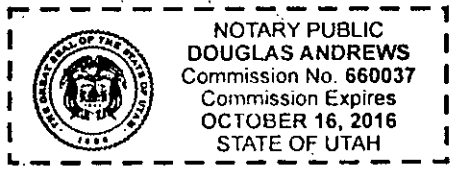


State of Utah
County of Utah

X [Signature]
Gary W. Hanning, Units 4,3 and 1 Chateau Townhouses

On the 17 day of April, 2014 personally appeared before me, Dustin Van Dyke, who being by me duly sworn, did say this he is a member of the Chateau Townhouse, HOA, by authority of the By-Laws of the Chateau Townhouse Association and the the foregoing instrument was signed on behalf of said member, and further acknowledged to me that he, on behalf of the fore mentioned Association, executed the same.

Notarized by: [Signature]



State of Utah
County of Utah

X [Signature]
Dustin Van Dyke
Unit #2 Chateau Townhouse at 452 N 100 E, Orem, UT 84057