



W2725876

After Recording Return to:
Burt R. Willie
Smith Knowles, P.C.
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401

E# 2725876 PG 1 OF 55
Leann H. Kilts, WEBER COUNTY RECORDER
13-Mar-15 0932 AM FEE \$153.00 DEP D:
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

**AMENDED & RESTATED
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

For
Springtree, a Planned Unit Development and Subdivision
In Weber County, Utah

THIS AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRINGTREE, A PLANNED UNIT DEVELOPMENT AND SUBDIVISION (this "Declaration") is hereby adopted by Springtree Owners Association ("Association"), for and on behalf of its Members, and made effective as of the date recorded in the Weber County Recorder's Office.

RECITALS:

(A) This Declaration affects and concerns the real property located in Weber County, Utah and more particular described as follows (the "Property"):

PHASE 1

PARCEL NOS.: 07-319-0001 - 0010 ✓ *SM*

A PART OF THE N.E. ¼ OF SECTION 21, T5N, R1W, SLB&M, U.S. SURVEY: BEGINNING AT THE S.W. CORNER OF IRONWOOD SUBDIVISION PHASE 8, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, SAID POINT BEING S89°26'45"E 1019.99 FT. ALONG THE SECTION LINE AND S0°15'E 434.57 FT. FROM THE NORTH ¼ CORNER OF SAID SECTION 21; RUNNING THENCE THREE (3) COURSES ALONG THE SOUTH BOUNDARY LINES OF IRONWOOD SUBDIVISION PHASE 8 AND PHASE 9 AS FOLLOWS: S89°26'45"E 86.12; SOUTHEASTERLY ALONG THE ARC OF A 1015.00 FT. RADIUS CURVE TO THE RIGHT 208.89 FT. (LC BEARS S83 °33'00"E 208.52 FT.) AND S77°39'15"E 272.17 FT. TO THE WESTERLY LINE OF 1050 EAST STREET; THENCE TWO (2) COURSES ALONG SAID WESTERY LINE AS FOLLOWS: SOUTHWESTERLY ALONG THE ARC OF A 461.05 FT. RADIUS CURVE TO THE RIGHT 29.91 FT. (LC BEARS S10°40'05"W 29.91 FT.) AND SOUTHWESTERLY ALONG THE ARC OF A 667.00 FT. RADIUS CURVE TO THE RIGHT 133.03 FT. (LC BEARS S18°14'25"W 132.81 FT.); THENCE N77 °39'15"W 334.06 FT.; THENCE

N88°31'36"W 190.82 FT.; THENCE N2°29'47"E 101.74 FT.; THENCE N0°33'15"E 60.00 FT. TO THE POINT OF BEGINNING.
CONTAINS 2.039 ACRES

PHASE 2

PARCEL NOS.: 07-344-0001 - 0014 ✓ *SP's*

A PART OF THE N.E. ¼ OF SECTION 21, T5N, R1W, SLB&M, U.S. SURVEY: BEGINNING AT THE S.W. CORNER OF SPRINGTREE SUBDIVISION PHASE 1, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, SAID POINT BEING S89 °26'45"E 101.99 FT. ALONG THE SECTION LINE, S0°15'E 434.57 FT.; S0°33'15"W 60.00 FT. AND S2°29'47"W 101.74 FT. FROM THE NORTH ¼ CORNER OF SAID SECTION 21; RUNNING THENCE TWO (2) COURSES ALONG THE SOUTH BOUNDARY LINE OF SAID SPRINGTREE SUBDIVISION PHASE 1 AS FOLLOWS: S88°31'36"E 190.82 FT. AND S77°39'15"E 334.06 FT. TO THE WEST LINE OF 1050 EAST STREET; THENCE THREE (3) COURSES ALONG SAID WEST LINE AS FOLLOWS: SOUTHWESTERLY ALONG THE ARC OF A 667.00 FT. RADIUS CURVE TO THE RIGHT 37.50 FT. (LC BEARS S25°33'52"W 37.50 FT.); S27°10'31"W 206.05 FT. AND SOUTH WESTERLY ALONG THE ARC OF A 347.00 FT. RADIUS CURVE TO THE RIGHT 25.02 FT. (LC BEARS S29°14'28"W 25.02 FT.); THENCE N62°49'29"W 184.86 FT.; THENCE N81°05'W 117.45 FT.; THENCE NORTHERLY ALONG THE ARC OF A 106.01 FT. RADIUS CURVE TO THE RIGHT 7.50 FT. (LC BEARS N0°28'09"E 7.50 FT.); THENCE N2°29'47"E 63.30 FT.; THENCE N87°30'13"W 32.00 FT.; THENCE N2°29'47"E 45.90 FT.; THENCE N87°30'13"W 91.00 FT.; THENCE N2°29'47"E 90.80 FT. TO THE POINT OF BEGINNING.
CONTAINS 2.139 ACRES.

PHASE 3

PARCEL NOS.: 07-370-0001 - 0012 ✓ *SP's*

A PART OF THE N.E. ¼ OF SECTION 21, T5N, R1W, SLB&M, U.S. SURVEY: BEGINNING AT THE MOST WESTERLY CORNER OF SPRINGTREE SUBDIVISION PHASE 2, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, SAID POINT BEING S89°26'45"E 1019.99 FT. ALONG THE SECTION LINE, S0°15'E 434.57 FT.; S0°33'15"W 60.00 FT. AND S2°29'47"W 192.54 FT. FROM THE NORTH ¼ CORNER OF SAID SECTION 21; RUNNING THENCE SEVEN COURSES ALONG THE BOUNDARY OF SAID SPRINGTREE SUBDIVISION PHASE 2 AS FOLLOWS S87°30'13"E 91.00 FT.; S2 °29'47"W 45.90 FT.; S87°30'13"E 32.00 FT.; S2°29'47"W 63.30 FT.; SOUTHERLY ALONG THE ARC OF A 106.01 FT. RADIUS CURVE TO THE LEFT 7.50 FT. (LC BEARS S0°28'09"W 7.50 FT.); S81°05'E 117.45 FT.; AND S62°49'29"E 184.86 FT. TO THE WEST LINE OF 1050 EAST STREET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 347.00 FT. RADIUS CURVE TO THE RIGHT 274.77 FT. (LC BEARS S53°59'28"W 267.64 FT.); THENCE S76°40'31"W 35.04 FT.; THENCE N40°50'14"W 240.13 FT.; THENCE N2°29'47"E 208.53 FT. TO THE POINT OF BEGINNING.
CONTAINS 1.905 ACRES.

(B) The Project is intended and has operated as housing for older persons, 55 years of age or older, pursuant to the Fair Housing Act and Housing for Older Persons Act of 1995, with over 80% of the Lots being occupied by at least one person 55 years of age or older. It is the intent of the Association and its Members that all Lots in the Project be occupied by at least one person who is 55 year of age or older and any occupancy by persons under the age of 12 is prohibited. At all times, at least 80% of the Lots shall be occupied by at least one person who is 55 years of age or older. The Board must approve that all new Owners or occupants comply with the age restrictions, which approval requires that the new Owner or occupant certify that at least one person occupying the Lot is 55 years of age or older and that no person occupying the Lot is under the age of 12.

(C) On or about April 20, 1987, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Springtree, a Planned Unit Development and Subdivision ("Enabling Declaration") were recorded in the Weber County Recorder's Office, as Entry No. 1007480.

(D) On or about April 21, 1987, a Plat Map depicting a Subdivision of Springtree a Planned Unit Development, Phase 1 was recorded in the Weber Recorder's Office as Entry No. 1007479 ("Phase 1 Plat Map").

(E) On or about April 5, 1988, a Plat Map depicting a Subdivision of Springtree a Planned Unit Development, Phase 2 was recorded in the Weber Recorder's Office as Entry No. 1042373 ("Phase 2 Plat Map").

(F) On or about April 21, 1987, a Plat Map depicting a Subdivision of Springtree a Planned Unit Development, Phase 3 was recorded in the Weber Recorder's Office as Entry No. 1102336 ("Phase 3 Plat Map").

(G) No Supplemental Declarations were recorded in conjunction with the recording of the Phase 2 Plat Map or Phase 3 Plat Map. Notwithstanding, all three phases have always operated as a single association subject to the Enabling Declaration since inception of each phase. By adopting this Declaration, the Owners hereby ratify and confirm that all three phases are subject to the Declaration.

(H) The Declarant Control Period in the Enabling Declaration has expired.

(I) The Association and its Members, consistent with the Enabling Declaration and any subsequent amendments (including any not referenced herein), hereby adopt this Declaration. This

Declaration hereby amends, replaces and supersedes all prior declarations and amendments, rendering the prior declarations and amendments of no further force and effect. This Declaration, along with any future amendment(s), shall be the sole Declaration for the Property.

(J) The Property is 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 Project. Common Areas and Limited Common Areas are those areas that are depicted as Common Areas and Limited Common Areas in the recorded Plat Map(s), as well as any future recorded Plat Map(s), or as described in this Declaration.

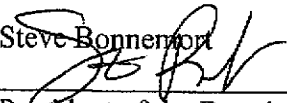
(K) The Association and its Members desire that the Board amend the Articles of Incorporation with the Utah Department of Commerce contemporaneously with the recording of this Declaration. The Association and its Members hereby authorize and approve filing the Amended & Restated Articles of Incorporation with the State of Utah, a copy of which is attached hereto as Exhibit A.

(L) On or about April 21, 1987, the Bylaws for Springtree Owners' Association were recorded in the Weber County Recorder's Office, as Entry No. 1007481.

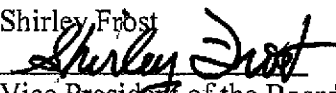
(M) The Association and its Members desire that the Board amend the Bylaws for Springtree Owners Association with the recording of this Declaration. The Amended & Restated Bylaws of Springtree, a Planned Unit Development and Subdivision ("Bylaws") are attached hereto as Exhibit B and shall be recorded in the Weber County Recorder's Office contemporaneously with the recording of this Declaration. The Association and its Members hereby adopt the Bylaws attached hereto as Exhibit B. These Bylaws hereby amend, replace and supersedes all prior bylaws and amendments, rendering the prior bylaws and amendments of no further force and effect. These Bylaws, along with any future amendment(s), shall be the sole Bylaws for the Property.

(N) Owners of record, holding not less than sixty-seven percent (67%) of the total voting power of the Association, provided their written consent approving and consenting to the recording of this Declaration, the attached Bylaws, and filing of the attached Articles.

Steve Bonnemort and Shirley Frost, of the Board, hereby certify and swear that the above described approvals were obtained accepting and approving the filing of the Declaration, Bylaws and Articles.

Steve Bonnemort


President of the Board

Shirley Frost


Vice President of the Board

(O) The Association and its Members desire to subject the Property to the terms and conditions of this Declaration, the Utah Community Association Act, Utah Code Ann. § 57-8a-101 *et. seq.*, and the Utah Revised Nonprofit Corporation Act, Utah Code Ann. § 16-6a-101 *et. seq.* The Property does not constitute a cooperative.

(P) 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, 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 the Association and its members, and its successors in interest; and may be enforced by the Association, any Member, and their successors in interest.

(Q) 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 mean the Architectural Control Committee created by this Declaration, the Bylaws, and/or Articles of Incorporation.

(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, reserve assessment, capital improvement assessment, fine, late fee or other charge.

(D) "Articles" shall mean the Articles of Incorporation for the Association, as amended from time to time, a copy of which is attached hereto as Exhibit A.

(E) "Association" shall mean SPRINGTREE OWNERS ASSOCIATION, and as the context requires, the officers or directors of that Association.

(F) "Board" or "Board of Directors" shall mean the duly elected and acting Board of Directors of SPRINGTREE OWNERS ASSOCIATION.

(G) "Bylaws" shall mean the Amended & Restated Bylaws of the Association, as amended from time to time, a copy of which is attached hereto as Exhibit B. No amendment to the Bylaws shall be effective until it is duly approved and recorded.

(H) "City" shall mean South Ogden City, Utah and its appropriate departments, officials and committees.

(I) "County" shall mean Weber County, Utah and its appropriate departments, officials and committees.

(J) "Common Area(s)" shall mean all property designated on the recorded Plat(s) as Common Area(s) or described within this Declaration as Common Area(s) including but not limited to private roads and drainage basins, being owned or intended ultimately to be owned by the Association for the common use and enjoyment of all Owners, together with all improvements or structures thereon and all of the easements appurtenant thereto. The Association shall maintain the Common Area(s).

(K) "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; (E) operating the Association; and (F) creating reserves for any such costs, expenses and liability as required by this Declaration or the Act.

(L) "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Springtree, a Planned Unit Development and Subdivision, together with any subsequent amendments or additions through subsequent recording amendments or supplements.

(M) "Dwelling" or "Unit" shall mean a structure which is designed and intended for use

and occupancy as a single family residence, whether attached or detached from other residences, together with all improvements located on the same Lot and used in conjunction with such residence.

(a) Subject to further specification herein, each Dwelling consists generally of all structures on or within the boundary of the Dwelling, including but not limited to, all interior and exterior walls, wall surfaces, floors, ceilings, roofs, foundations, and fixtures. The Dwelling shall extend to the center of the walls shared with or abutting another Dwelling, which center shall form the boundary of the Dwellings sharing that wall. Any structure that extends beyond the vertical plane of the ground level boundary of the Dwelling is part of the Dwelling if it is attached to or part of a Dwelling.

(b) All pipes, wires, conduits, chutes, flues, ducts, shafts, public utility, water or sewer lines, or any other similar fixtures lying inside the designated boundaries of a Dwelling and serving only that Dwelling shall be part of the Dwelling.

(c) All exterior and interior doors, door jambs, windows, window sills, window frames and all components therein, and garage doors, in or on the boundary of any Dwelling are part of the Dwelling.

(d) All garages located under or within structures shall be part of the Dwelling to the same extent as described above for the interior of the Dwelling.

(N) "Family" shall mean: (1) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or (2) a group of not more than three (3) persons not all so related; inclusive of their domestic servants, who maintain a common household in a residence on a Lot.

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

(P) "Improvement" shall mean all structures and appurtenances of every type and kind, including but not limited to buildings, single family homes, townhomes, dwellings, residences, 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.

(Q) "Limited Common Areas" shall mean all property designated on the recorded Plat Map(s), or as described in this Declaration as Limited Common Area, being intended ultimately to be owned by the Association but for the exclusive use and enjoyment of one or more appurtenant Lots but fewer than all of the Lots, which includes any fencing appurtenant to a Lot or Unit.

(R) "Limited Common Expenses" shall be the cost and expense associated with the maintenance and repairs to Limited Common Areas and shall be paid by the Owner(s) of the Lot(s) to which the Limited Common Area is appurtenant. All repairs or replacements, including

replacement to any structural elements, including fencing or other Improvements within the Limited Common Areas will be shared equally among the Owner(s) of the Lots appurtenant to said Limited Common Area. These expenses may be paid to the Association as a Limited Common Expense.

(S) "Lot" shall mean any numbered building lot shown on any official and recorded Plat(s) of all or a portion of the Project whether or not it contains an Improvement. If the Project contains Improvements that share a Party Wall, Lot may also refer to each individually, owned Dwelling.

(T) "Manager" shall mean any entity or person engaged by the Board of Directors to manage the Project. Any such agreement shall be for a terms not in excess of three (3) years, subject to cancellation by either party without cause or payment of a termination fee upon ninety (90) days or less with written notice.

(U) "Owner" shall mean and refer to the Person or Persons who are vested with record title to a Lot, and whose interest in the Lot is held (in whole or in part) in fee simple, according to the records of the Weber County Recorder's Office, including buyers under any contract for deed. However, Owner shall exclude any person or entity holding title solely for purposes of securing performance of any obligations, including the trustee and/or beneficiary under a deed of trust or mortgagee under a mortgage. Membership in the Association is appurtenant to each Lot and an Owner shall be deemed a "Member" of the Association.

(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)" or "Plat Map(s)" shall mean an official and recorded plat of Springtree, a Planned Unit Development and Subdivision in the Weber County Recorder's Office, as it may be amended from time to time.

(Y) "Project" shall mean all phases of Springtree, a Planned Unit Development and Subdivision and all Lots, Common Areas, Limited Common Area, and other property within the subdivision, as shown on the Plat(s) and any future Plat(s) covering the Property.

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

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

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 Easement Concerning Limited Common Area. The Association shall have a non-exclusive drainage and public utility easement and an easement for maintenance in and to the Limited Common Area. With the exception of the rights and easements granted to the Association, the Owner(s) of a Lot shall have the exclusive use of all Limited Common Area appurtenant to the Owner's Lot.

2.3 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, transporting school children, utility access/installation, and providing any other governmental or municipal service; and

(d) The right of the Association to dedicate or transfer any part of the Common Areas to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association, provided that such dedication or transfer must first be assented to in writing by the Owners of at least sixty-seven percent (67%) of the Lots. No such dedication or transfer, however, may take place without the Association first receiving written approval from City and/or County pursuant to all applicable state and city laws, rules and ordinances in effect at the time of such proposed dedication or transfer.

2.4 Reservation of Access and Utility Easements. The Association 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.

2.5 Easements for Encroachments. If any part of the Common Area or Limited Common Area now existing upon any Lot or hereinafter constructed by Association encroaches upon a Lot, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. If any Common Area or Limited Common Area improvement 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 a Lot or upon any portion of the Common Area or Limited 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.

2.6 Easement in Favor of Association. The Lots, Common Area and Limited 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, Common Area and Limited 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 and Limited Common Area;

(c) For correction of emergency conditions on one or more Lots or on portions of the Common Area and Limited 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, Common Area and Limited 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.

ARTICLE III COMMON AREAS

3.1 The Common Areas shall be and are hereby conveyed to the Association, a Utah non-profit corporation, subject to this Declaration and subject to all easements as set forth in this Declaration.

3.2 The Common Areas consist of areas designated as Common Areas on the recorded Plat(s), including any structures related to the operation or maintenance of the Common Areas, together with any rights way and utilities, as shown on the recorded Plat(s). The Association shall maintain the Common Areas.

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 Snow Removal. Snow removal on driveways, sidewalks, front porches, and steps are the responsibility of the Association.

ARTICLE IV
LIMITED COMMON AREAS

4.1 The Limited Common Areas shall be and are hereby conveyed to the Association, a Utah non-profit corporation, subject to this Declaration and subject to all easements as set forth in this Declaration.

4.2 The Limited Common Areas consists of the areas designated as Limited Common Areas on the recorded Plat(s), or described in this Declaration, for the exclusive use of one or more appurtenant Lots but fewer than all of the Lots. The appurtenant Lots are depicted on the Plat(s) and/or are described in this Declaration.

4.3 Unless an obligation upon the Association to maintain a Limited Common Area is expressly set forth in this Declaration, Owner(s) shall maintain the Limited Common Areas, or parts or portions thereof. Notwithstanding, any maintenance, repair, reconstruction of Limited Common Areas by the Association may be assessed as a Limited Common Expense.

ARTICLE V
PARTY WALLS & FENCES

5.1 General Rules of Law to Apply. Each wall which is built as a part of the original construction of a Dwelling within the Project and placed on the dividing line between two 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. Similarly, any fencing that is on a dividing line between Units constitutes a party wall.

5.2 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 cannot be performed on one Dwelling only, but may necessarily involve the other attached Dwellings. Therefore, all repairs to the roof and exterior walls of all Dwellings will be made by the Association.

5.3 Insurance. The existence of Party Walls within the Project will require blanket property insurance coverage as required by the Governing Documents and/or Act.

5.4 Fences. At the time of recording of this Declaration, all existing fencing with the Project shall constitute Limited Common Area. However, the Association shall only be responsible for the maintenance and any replacement of a single side or panel of fencing per Lot. If the Lot has

additional fencing, the repair and replacement of the additional fencing is the responsibility of the Owner(s), as approved by the ACC. No fencing may be removed, altered or painted without the prior, written permission of the ACC.

5.5 Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a Party Wall shall be shared by the Owners in proportion to their ownership thereof subject to applicable insurance coverage.

ARTICLE VI
MEMBERSHIP

6.1 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 ceases 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.

ARTICLE VII
VOTING

7.1 Unless otherwise provided in this Declaration, voting shall be governed by the Bylaws.

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 composed of the Owners of Lots within the Project, and is established to perform the following functions and exercise the following rights and powers 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 and/or foreclose liens against an Owner's Lot; (2) initiate legal or similar proceedings; (3) impose fines; (4) collect any rents directly from tenant for past due assessments; (5) terminate an Owner's 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. However, this shall not limit the individual right of Owner(s) to personally enforce these covenants in their own name(s). 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. Owners may appear individually.

(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 Documents, and the Association prevails in a court of law, then the Association shall have the right to assess the costs of such litigation, including reasonable attorney fees, against the Owner(s) or Lot(s) in question.

(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 falls 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) The Association may levy special assessments for the purpose of defraying, in whole or in part any expense or expenses not reasonably capable of being fully paid with funds generated by other assessments.

(c) In addition, the Association may levy special assessments (a) on every Lot, the Owner or occupant of which, shall cause any damage to the Common Areas necessitating repairs, and (b) on every Lot as to which the Association shall incur any expense for maintenance or repair work performed, or enforcement action taken under the provisions of the Governing Documents. The aggregate amount of any such special assessments shall be determined by the cost of such repairs, maintenance or enforcement action, including all overhead and administrative costs, and shall be allocated among the affected Lot(s) according to the cause of damage or maintenance or repair work or enforcement action, as the case may be, and such assessment may be made in advance of the performance of work.

(d) The Association may levy a reserve fund assessment, as set forth in this article.

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

(f) In addition to the Common Assessments authorized above, the Board of Directors of the Association may levy, in any assessment year, a Capital Improvement Assessment or Reconstruction Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a Capital Improvement or other such addition upon the Common Area, including fixtures and personal property related thereto; provided that any such total assessment in excess of TEN THOUSAND (\$10,000.00) DOLLARS shall have the vote or written assent of a majority of the votes of Members who are subject to such assessment, excluding the votes of Declarant.

8.4 Budget. The Board is authorized and required to adopt a budget for each fiscal year, no later than 30 days prior to the beginning of the fiscal year. The adopted budget shall be presented to the Owners at or before each annual meeting.

(a) The Board shall provide a copy of the approved budget to all Owners within 30 days after the adoption of a budget or adoption of a revised budget.

(b) 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.

(c) 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.

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

(e) The Association shall not borrow money without the approval of at least fifty-one percent (51%) of the Owners.

(f) The budget may be disapproved if, within 45 days after the meeting wherein the Board presented the adopted budget to the Owners, there is a vote of disapproval by at least 51% of the Owners at a Special Meeting called for that purpose. If a budget is disapproved, the budget shall return to the last approved budget.

8.5 Reserve Fund Analysis. 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 and Limited Common Areas 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.

(a) The Board may not use money in a reserve fund:

(i) For daily maintenance expenses, unless a majority of the Owners vote to approve the use of reserve fund money for that purpose;

(ii) For any purpose other than the purpose for which the reserve fund was established, unless a majority of the Owners vote to approve the alternate purpose; or

(iii) In the event that the Association experiences a surplus in any fiscal year, the Board may elect to place said surplus in the reserve fund

account.

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 may 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 Date of Commencement of Assessments. The 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.

8.8 Fines. The Association shall have the power to assess a fine against an Owner (or the Owner's Lot) for a violation of the terms and conditions of the Governing Documents in accordance with the requirements of the Act.

8.9 Hearing Process. The Board shall have authority to create a reasonable hearing process applicable when the Association takes an adverse action related to any particular Owner(s). The Board shall not be under any obligation to offer a hearing process, except as required by law or by the Governing Documents, and in any such process, shall have authority to designate the procedure related to any such hearing and to make any and all final determinations of issues subject to the hearing process. The Board may establish the hearing process on an as-needed basis for particular matters, as they arise or the Board may set forth a generally applicable process in the Rules. Any such hearing process shall provide, at a minimum, at least seven (7) days' notice of the hearing to the Owner(s).

8.10 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 and Limited 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) Rules shall be reasonable in light of all surrounding circumstances. Any Rule or Regulation adopted by the Board shall be provided to all Owners within thirty (30) days of its adoption.

(b) Within six (6) months of distribution of a Rule, an Owner may file written notice of objection with the Board. If the Board receives five (5) or more timely objections within six (6) months of distribution of the Rule(s), the Board shall place the subject Rule(s) at issue on the agenda of the next special or annual meeting, whichever comes first, wherein the Owners shall discuss and vote for adoption of the Rule or variation thereof by a majority vote of Owners representing a quorum at a duly called meeting.

8.11 Statement of Account. Any Owner may request that the Association provide a statement of his account to any lender or prospective buyer in relation to the transfer, refinance or sale of a Lot. The Association may charge a fee, not to exceed \$50.00, for providing such statements.

8.12 Availability of Documents. The Association shall make available, for inspection and copying, to the Owners (and their lenders, insurers and/or authorized agents) current copies of the Governing Documents and other minutes, records and/or financial statements for the Association within five (5) business days after receiving a proper request. If five (5) business days is impracticable, the Association shall respond to the request within five (5) business days and provide an alternative day(s) within thirty (30) days of the proper request. The Association may charge the Owner a fee for the actual cost of copying or production the requested documents. The Association is under no obligation to provide documents specific to an Owner's request but may provide the documents in the form regularly maintained by the Association. The Association may refuse to disclose information that the Board determines, in good faith, would reveal sensitive personal or financial information of another Owner. The Board may also adopt a record retention or other document management policy.

8.13 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.

8.14 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.

8.15 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.

8.16 Independent Accountant. The Association may retain the services of an independent accountant 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 10th of each month. The Board may charge a late fee in an amount set by the Board, but not to exceed \$55, 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.

9.8 Appointment of Trustee. The Association 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, and no more than one Dwelling shall be constructed on any Lot.

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 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.

11.4 No Business or Commercial Uses. No portion of the Project may be used for any commercial business use, provided, however, that nothing in this provision is intended to prevent 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 or create a nuisance within the Project, and may not noticeably increase the traffic flow to the Project.

11.5 Restriction on Signs. No signs will be permitted on any Lot or within the Project, except for traffic control signs placed by the City, temporary signs warning of some immediate danger, or signs not in excess of eight square feet identifying the contractor and/or architect of any Improvement while it is under construction. Signs indicating the Lot is for sale may be placed in accordance with City sign regulations, and no such sign may exceed eight square feet.

11.6 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 Dwellings must be connected to the sanitary sewer system.

11.7 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.

11.8 No Transient Lodging Uses. The Lots are to be used for residential housing purposes only, and shall not be rented in whole or in part for transient lodging purposes, boarding house, rooming house, a bed and breakfast, or other uses for providing accommodations to travelers. No Dwelling on a Lot shall be subjected to time interval ownership.

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

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

11.11 Construction. No Improvement shall be permitted to remain incomplete for a period in excess of one (1) year from the date of commencement of construction, re-construction or remodeling unless any delays are approved in writing by the ACC.

11.12 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.

11.13 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).

11.14 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.

11.15 Trash. No rubbish, trash, garbage or other waste material shall be kept or permitted upon any Lot or Common Area except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Properties or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No clothing or household fabrics shall be hung dried or aired in such a way in the Properties as to be visible to other property and no lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Properties except within an enclosed structure or appropriately screened from view.

11.16 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.

11.17 No Annoying Sounds. No speakers, windbells, 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.

11.18 Animal Restrictions. No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept on any Lot, Limited Common or Common area, except usual and ordinary dogs, cats, fish, birds and other household pets may be kept on Lots, subject to rules and regulations adopted by the Association, provided that they are not kept, bred or maintained for commercial purposes or in unreasonable quantities. As used in this Declaration, "unreasonable quantities" shall mean more than two (2) pets per household. If an Owner has more than two (2) pets at the time this Declaration is recorded, will be grandfathered until such time as the death, removal or change in ownership of the animal or Lot. The Association, acting through the Board of Directors, shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board, a nuisance to any other Owner. Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Properties must be either kept within an enclosure, an enclosed patio or on a leash being held by a person capable of controlling the animal. The enclosure must be so maintained that the animal cannot escape therefrom and shall be subject to the approval of the Architectural Committee. Should any animal belonging to an Owner be found unattended out of the enclosure and not being held on a leash by a person capable of controlling the animal, such animal may be removed under the jurisdiction of the local municipality in which the Property is situated and subject to the laws and rules governing said pound, or to a comparable animal shelter. Furthermore, any Owner shall be absolutely liable to each and all remaining Owners, their families, guests, tenants and invitees, for any unreasonable noise or damage to person or property cause by any animals brought or kept upon the Properties by an Owner or by members of his family, his tenants or his guests, and it shall be the absolute duty and responsibility of each such Owner to clean up after such animal which have used any portion of the Common Area.

11.19 Landscaping. Vegetation within any Lot shall be planted and maintained in good condition by the Owner. Prior written permission must be obtained by the ACC to materially modify exterior landscaping on any Lot.

11.20 Parking and Vehicular Restrictions. No Owner shall park, store or keep any vehicle except wholly within the Owner's driveway or garage. Any inoperable vehicle shall be stored only in a closed garage. No Owner shall park, store or keep any vehicle on private roadways in the Project. Parking on any public street shall be governed by the applicable County or City ordinance. Large commercial type vehicle (dump truck, cement mixer truck, oil or gas truck, delivery truck and any other vehicular equipment mobile or otherwise, deemed to be a nuisance by the Board) shall be prohibited from being parked or stored in the Project. Any recreational vehicle (camper unit, motor home, truck trailer, boat, mobile or other similar vehicle) must be parked or stored in an enclosed structured, previously approved by the ACC. The above excludes campers or small trucks up to an including three quarter ton (3/4) when used for every day type transportation, which may be parked in a driveway or garage. No Owner of a Lot shall conduct major repairs or major restoration of any

motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of any Lot or upon the Common Area. No recreational vehicle shall be stored or parked in public view.

11.21 Smoking. Smoking shall be restricted to patio areas and not in the common areas.

11.22 View Obstructions. No fence, hedge wall or other dividing instrument over six (6) feet in height measure from the ground on which it stands shall be constructed or maintained on any Lot.

11.23 Exterior Fires. Exterior fires must conform with any local fire laws.

ARTICLE XII
RENTAL/LEASE RESTRICTIONS

12.1 Permitted Rules. The Board of Directors may adopt Rules requiring:

- (a) The criteria required to consider allowing the leasing or renting of a Dwelling;
- (b) Reporting and procedural requirement related to Non-Owner Occupied Dwellings and the occupants of those Dwellings, including requiring informational forms to be filled out by Owners and/or residents identifying Non-Owner Occupants, vehicles, phone numbers, etc.;
- (c) The Board may survey all current residents for their occupancy status in compliance with the age requirements.
- (d) Reasonable fees related to the administration of leased and Non-Owner Occupied Dwellings;
- (e) Other reasonable administrative provisions consistent with, and as it deems appropriate to enforce, the requirements of this Declaration; and
- (f) Non-Owner Occupied Dwellings may be subject to additional restrictions above and beyond restriction placed upon Owners, including, but not limited to, restriction from possessing any animals or pets in the Project.

ARTICLE XIII
MAINTENANCE OF COMMON AREAS, LIMITED COMMON AREAS AND UNITS

13.1 Association Responsibility for Maintenance of Dwellings. The Association shall

furnish and be responsible for, at the Association's expense, the maintenance, repair and replacement of the following:

- (a) Roofs, rain gutters and window wells;
- (b) Foundations (excluding any concrete pad within a Dwelling);
- (c) Structural components, framing and insulation in interior walls of Dwellings that are common to two or more Dwellings;
- (d) Sewer and drainage pipes, water, and utility lines to the extent said utilities serve two or more Dwellings; and
- (e) Outside exterior surfaces of Dwellings, including front and garage doors.

13.2 Owner's Responsibility for Maintenance of Dwellings. Each Owner, at such Owner's sole cost and expense, shall maintain and/or replace such Owner's Dwelling and the Improvements constituting a part thereof, in good order and repair, including:

- (a) Entryways, patios, porches, fences and gates;
- (b) Finished interior of the Dwelling, including: flooring, tiles, wallpaper, paint, carpet, wood, fireplaces, other material comprising finished interior floors, walls or ceilings;
- (c) Framing and insulation associated with interior walls;
- (d) Drywall, wallboard and similar materials within a Dwelling;
- (e) Skylights, windows, window sills, window frames, glass, screens, and patio doors;
- (f) Sewer and drainage pipes, wiring, power, water and other utility lines to the extent located within an Owner's Dwelling;
- (g) Concrete pads within Dwelling(s) or garage(s);
- (h) Plumbing fixtures, fans, stoves, refrigerators, appliances, heaters, furnaces, fireplaces, vents, chimneys, HVAC systems, compressors, condensers, ducting, air conditioning, water spigots, lighting fixtures, pipes, and similar appliances, fixtures and pipes that exclusively serve an Owner's Dwelling(s);

(i) All other items that are owner improvements, including solar panels, awnings, attic vents, and roof-mounted equipment and devices (and necessary attachments and water seals therefore);

(j) The Owner shall be responsible for keeping the Dwelling and all entryways, porches, patios, and fences bordering any Limited Common Areas in a clean and sanitary condition, free of pests and rodents, and uncluttered. The Board of Directors may set forth in the Rules any limits, restrictions, or guidelines on what may or may not be left, stored, or installed on Limited Common Area or in any Dwelling, which may include a prohibition on leaving, installing or storing any items in such places;

(k) If, in the reasonable judgment of the Association, an Owner fails to maintain the Owner's Dwelling, or the exterior of any improvements constituting a part thereof in good order and repair, and such failure remains uncured for more than thirty days after the Association's delivery of written notice thereof to such Owner, the Association may enter upon such Dwelling and perform such maintenance or repair as the Association deems necessary or advisable and charge all costs and expenses incurred by the Association in connection therewith to the Owner.

13.3 Duty to Maintain. It is the obligation of each Owner to maintain his Lot at all times in order to preserve and enhance the enjoyment of the Project.

13.4 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. 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.

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

13.6 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 ACC, 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 ACC, provided that any such measure must be of a temporary nature, and repair or reconstruction must begin as soon as circumstances will permit. 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.

13.7 Maintenance of Common Areas. 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.

ARTICLE XIV ARCHITECTURAL CONTROL COMMITTEE

14.1 Architectural Control Committee ("ACC"). An Architectural Control Committee may be appointed by the Board in accordance with the Bylaws and Articles of the Association to oversee any construction, re-construction, remodeling or altering of exterior Improvements. If no ACC is appointed, the Board will assume the duties and responsibilities of the ACC.

14.2 Approval by Board or ACC Required. No exterior Improvement of any kind will be constructed or commenced on any Lot(s) without the prior, written approval of the ACC. Approval of the Committee will be sought in the following manner:

- (a) Plans Submitted. A written rendering, prepared by a licensed architect or engineer, of the proposed remodeling or construction must be submitted. The Plans shall also include: (1) a description of how debris will be removed; (2) name, address and phone number of contractor(s) performing the work; (3) when construction or remodeling will begin and conclude; and (4) proposal to mitigate any nuisance to other Owner(s).

(b) Review. Within 30 days from receipt of the submitted plans, the ACC will review the plans and respond in writing to the Owner determining whether or not the plans comply with the conditions imposed by the Declaration and are consistent with and in architectural harmony with other Improvements within the Project. The Board or ACC may: (1) approve the plans; (2) reject the plans; (3) request additional information; or (4) require that certain conditions be met.

(c) Failure to Act. If the ACC fails to respond, the Owner may complete the construction in accordance with the submitted plans. Notwithstanding the Improvement(s) shall not violate the terms and condition of the Declaration and shall be in architectural harmony with the other Improvements in the Project.

14.3 Variances. The ACC cannot grant any variance that has the effect of modifying applicable zoning or building code regulations or directly violates the Governing Documents. The burden of obtaining a variance is entirely on the applicant.

14.4 Board and ACC Not Liable. The Board, ACC and its members shall not be liable to the applicant for any damages, or to the Owners of any Lots within the Project for their actions, inactions, or approval or disapproval of any set of plans submitted for review. The Owners shall have no claim against the Board or ACC 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 or ACC has acted improperly.

14.5 Limitations on Review. The ACC's review is limited to those matters expressly granted in this Declaration. The ACC 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 ACC prior to construction.

ARTICLE XV INSURANCE

15.1 Insurance Requirement. The Association shall obtain insurance as required in this Declaration and as required by applicable law. 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.

15.2 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, Limited Common Areas and, if the Project contains Dwellings or structures that share Party Walls, blanket insurance (including all Dwellings, Lots, fixtures, and building service equipment) is required.

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

(2) 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 (including the Dwellings) 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.

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

(4) Each property policy that the Association is required to maintain shall also contain or provide for the following: (i) "Inflation Guard Endorsement," if available (ii) "Equipment Breakdown," if the project has central heating or cooling or other equipment or other applicable fixtures, equipment, or installations, which shall provide that the insurer's minimum liability per accident at least equals the lesser of one million dollars (\$1,000,000) or the insurable value of the building containing the equipment.

(b) Owner Responsibility for Payment of Deductible. If a loss occurs that is covered by a

property insurance policy in the name of the Association and another property insurance policy in the name of an Owner:

- (i) The Association's policy provides primary insurance coverage; and
- (ii) The Owner is responsible for the Association's policy deductible; and
- (iii) The Owner's policy, if any, applies to that portion of the loss attributable to the Association's policy deductible.

(1) (a) As used in this Article:

- (i) "Covered Loss" means a loss, resulting from a single event or occurrence that is covered by the Association's property insurance policy.
- (ii) "Dwelling Damage" means damage to any combination of a Dwelling or a Limited Common Area appurtenant to a Dwelling.
- (iii) "Dwelling Damage Percentage" means the percentage of total damage resulting in covered loss that is attributable to Dwelling Damage.

(b) An Owner who owns a Dwelling has suffered Dwelling Damage as part of a Covered Loss is responsible for an amount calculated by applying the Dwelling Damage Percentage for that Dwelling to the amount of the deductible under the Association's property insurance policy.

(c) If an Owner does not pay the amount required under this Article within 30 days after substantial completion of the repairs to, as applicable, the Dwelling or the Limited Common Area appurtenant to the Dwelling, the Association may levy an assessment against the Owner for that amount.

- (a) 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.
- (b) 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.

- (a) Associations Obligation to Segregate Property Insurance Deductible. The Association shall keep in a segregated bank account 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. If the amount held in this account is used to pay any deductible, it shall be replenished within (12) months.
- (b) 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: (a) the Owner's policy is considered the policy for primary coverage to the amount of the Association's policy deductible; (b) an owner who does not have a policy to cover the Association's property insurance policy deductible is responsible for the loss to the amount of the Association's policy deductible; and (c) the Association need not tender the claim to the Association's insurer.
- (c) Notice Requirement for Deductible. The Association shall provide notice to each Owner of the Owner's obligation for the Association's policy deductible and of any change in the amount of the deductible. The failure to provide notice shall not invalidate or affect any other provision in this Declaration.

15.3 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, Limited Common Areas 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. Such insurance shall contain a Severability of Interest Endorsement or equivalent coverage which would preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or another Owner.

15.4 Director's and Officer's Insurance. The Association may 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 provide coverage for defamation.

15.6 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 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.

15.7 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.

15.8 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.

ARTICLE XVI DAMAGE & DESTRUCTION

16.1 Immediately after damage or destruction by fire or other casualty to all or any part of the Common Areas and/or Limited 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 and/or Limited Common Areas. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Common Areas and/or Limited 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.

16.2 Any damage or destruction to the Common Areas and/or Limited 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 and/or Limited Common Areas shall be repaired or reconstructed; provided, however, this provision shall not apply to construction mortgagees providing construction financing for such damaged property.

16.3 In the event, that it should be determined in the manner described above that the damage or destruction to the Common Areas and/or Limited 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 and/or Limited Common Areas shall be restored to their natural state and maintained by the Association, in a neat and attractive condition.

ARTICLE XVII
DISBURSEMENT OF PROCEEDS

17.1 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 and/or Limited 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 XVIII
REPAIR AND RECONSTRUCTION

18.1 If the damage or destruction to the Common Areas and/or Limited 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 XIX
CONDEMNATION

19.1 Whenever all of any part of the Common Areas and/or Limited 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 and/or

Limited 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 and/or Limited 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 and/or Limited 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 XX
MISCELLANEOUS PROVISIONS

20.1 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 Association or by any other Owner.

(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.

20.2 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.

20.3 Limited Liability. Neither the Board, the Architectural Control Committee, its individual members, nor any Owner shall have personal liability to any other Owner for actions or inactions taken under these covenants, provided that any such actions or inactions are the result of the good faith exercise of their judgment or authority, under these covenants, and without malice.

20.4 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.

20.5 No Representations and Warranties. EACH OWNER AND OCCUPANT UNDERSTANDS, AGREES, AND ACKNOWLEDGES THROUGH TAKING TITLE OR RESIDING IN THE PROJECT THAT THE ASSOCIATION AND THE BOARD OF DIRECTORS 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 REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE PROJECT.

20.6 Conflicting Provisions. In the case of any conflict between the Governing Documents, the order of priority from the highest to the lowest shall be the Declaration, the Plat, the Articles, Bylaws, and then the Rules.

20.7 Amendment. At any time while this Declaration is in effect, 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.

20.8 Constructive Notice. Every person who owns, occupies or acquires any right, title or

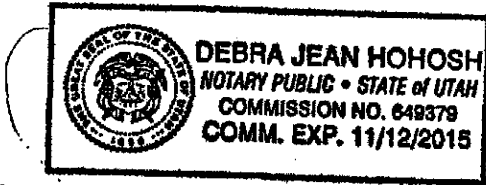
Springtree Owners Association

Shirley Frost
By: Shirley Frost
Its: V. President

STATE OF UTAH)
: ss

COUNTY OF WEBER) March
On this 10th day of ~~January~~, 2015,

personally appeared before me Shirley Frost, who being by me duly sworn, did say that she is the Vice President of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



Debra J Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15

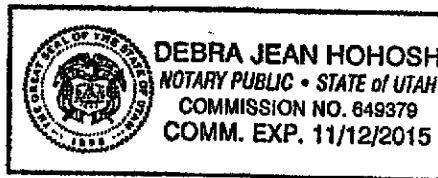
Springtree Owners Association
Ronald Udy
By: Ronald Udy
Its: Board Member

STATE OF UTAH)
: ss

COUNTY OF WEBER) March
On this 19th day of ~~January~~, 2015,

personally appeared before me Ronald Udy, who being by me duly sworn, did say that he a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.

Debra J Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15



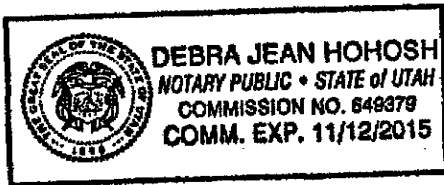
Springtree Owners Association

Roy Spradley
By: Roy Spradley
Its: Board Member

STATE OF UTAH)
: SS

COUNTY OF WEBER) March
On this 4th day of ~~January~~, 2015

personally appeared before me Shirley Frost, who being by me duly sworn, did say that he is a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



Debra J Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15

Springtree Owners Association

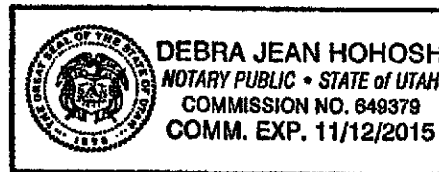
Marie Wade
By: Marie Wade
Its: Board member

STATE OF UTAH)
: SS

COUNTY OF WEBER) March
On this 4th day of ~~January~~, 2015

personally appeared before me Marie Wade, who being by me duly sworn, did say that she is a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.

Debra J Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15



**AMENDED & RESTATED ARTICLES OF INCORPORATION OF
SPRINGTREE OWNERS ASSOCIATION**

We, the undersigned natural persons over the age of eighteen years, acting as the authorized Board of Directors of Springtree Owners Association, a non-profit Utah corporation, pursuant to the Utah Revised Nonprofit Corporation and Community Association Acts, hereby adopt the following Amended & Restated Articles of Incorporation ("Articles") for Springtree Owners Association ("Association").

RECITALS:

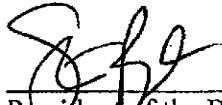
(A) On or about February 4, 1993, the Articles of Incorporation of Springtree Owners Association ("Articles") were filed with the Utah Secretary of State.

(B) In conjunction with the approval and adoption of the Amended & Restated Declaration of Covenants, Conditions & Restrictions for Springtree, a Planned Unit Development and Subdivision ("Declaration"), and pursuant to Utah Code Ann. §§ 57-8a-104, 57-8-39 and 16-6a-1003, Owners of record representing at least 67% of all outstanding votes, provided their written consent to the filing of these Articles.

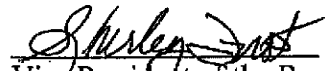
Steve Bonnemort and Shirley Frost, of the Board, hereby certify and swear that the above described approvals were obtained accepting and approving the filing of these Articles.

Steve Bonnemort

Shirley Frost



President of the Board



Vice President of the Board

ARTICLE I - NAME

- 1.1 The name of the nonprofit corporation remains Springtree Owners Association (hereinafter "the Association").

ARTICLE II - DURATION

- 2.1 The duration of the Association shall be perpetual unless earlier dissolved pursuant to law.

ARTICLE III - POWERS AND PURPOSES

- 3.1 Purpose. The Association is organized and shall be operated as a nonprofit corporation for the purpose of enforcing the terms and

conditions of the Articles, the Bylaws, and Declaration, as they may be amended, and otherwise administering any Common Areas and Limited Common Areas and generally providing for and promoting the recreation, health, safety, and welfare of members of the Association.

- 3.2 Powers. The Association shall have all of the powers conferred upon it by the Articles, Bylaws and Declaration, and all powers allowed by law necessary or convenient for accomplishment of any of its purposes, including all powers referred to or described in the Utah Revised Non-Profit Corporation Act and Utah Community Association Act.
- 3.3 Non-Profit. The Association is not organized for pecuniary profit. Notwithstanding the breadth of the foregoing portion of this Article III, no dividend shall be paid to, no part of the Association's funds shall be distributed to, and no part of the net income of the Association shall inure to the benefit of, any of its Members, Directors, or Officers.

ARTICLE IV - DEFINITIONS

- 4.1 All terms used but not defined herein shall have the meanings given them under that certain Amended & Restated Declaration for Springtree, a Planned Unit Development and Subdivision, recorded in the Official Records of the Weber County Recorder's Office on _____, as Entry No. _____ (hereinafter referred to as the "Declaration"), and as the same may be amended from time to time as therein provided. The term "Member" shall mean and refer to those persons entitled to Membership in the Association, as provided in the Declaration and these Articles of Incorporation.

ARTICLE V – MEMBERSHIP SHARES AND VOTING RIGHTS

- 5.1 Membership/Shares. Every Owner shall be a Member of the Association. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains. The Association shall not issue shares of stock. Neither the issuance nor the holding of shares of stock shall be necessary to evidence membership in the Association.
- 5.2 Voting Rights. The Members of the Association shall have voting rights, as set forth in the Bylaws and/or Declaration.
- 5.3 Membership List. The Association shall maintain up-to-date records showing the name of each person who is a Member, the contact information for such person, and the Lot to which the membership of such person is appurtenant. In the event of any transfer of fee or undivided interest in a Lot, either the transferor or transferee shall furnish the Association with evidence establishing that the transfer has occurred, that

the Deed or other instrument accomplishing the transfer is of record in the office of the County Recorder of Weber County, Utah and the necessary information to update the Association membership records. The Association may for all purposes act and rely on the information concerning Members and Lot ownership, which is thus acquired by it or, at its option, the Association may act and rely on current ownership information respecting any Lot which is obtained from the office of the County Recorder of Weber County, Utah. The address of a Member shall be deemed to be the address of the residence situated on such Member's Lot unless the Association is otherwise advised in writing.

ARTICLE VI - ASSESSMENTS

6.1 Members of the Association shall be subject to assessments by the Association from time to time in accordance with the provisions of the Declaration and shall be liable to the Association for payment of such assessments. Members shall not be individually or personally liable for the debts or obligations of the Association.

ARTICLE VII –REGISTERED OFFICE AND REGISTERED AGENT

7.1 The address of the registered agent of the Association is:

Burt R. Willie
SMITH KNOWLES, P.C.
2225 Washington Blvd., Suite 200
Ogden, Utah 84401

By signing below, the undersigned, whose address is set forth hereinabove, accepts appointment as the registered agent.

SMITH KNOWLES, P.C.

By: Burt R. Willie
Burt R. Willie

Its: Registered Agent

ARTICLE VIII – APPOINTMENT OF BOARD OF DIRECTORS

8.1 The Board shall be elected by the Members of the Association in accordance with the Declaration and the Bylaws of the Association.

8.2 The Association shall have one class of membership. The Board selected by the Association must be Members unless or until there are insufficient Members who desire to serve on the Board, in which case Board members need not be Members of the Association.

ARTICLE IX – BOARD OF DIRECTORS

- 9.1 Initial Board. As of the date of the filing of these Articles, the following individuals are serving as the Board of Directors:

<u>Name</u>	<u>Address:</u>
1. Steve Bonnemort	1019 East 5750 South Ogden, Utah 84405
2. Shirley Frost	971 East 5700 South Ogden, Utah 84405
3. Ronald Udy	1017 East 5700 South Ogden, Utah 84405
4. Roy Spradley	1020 East 5775 South Ogden, Utah 84405
5. Marie Wade	1034 East 5750 South Ogden, Utah 84405

ARTICLE X - MISCELLANEOUS

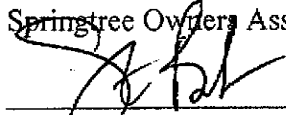
- 10.1 Dissolution. Upon dissolution, the assets of the Association shall be distributed in accordance with the Declaration and Utah Community Association Act.
- 10.2 Manager. The Association may carry out through a Managing Agent any of its functions which are properly authorized by the Articles, Bylaws or Declaration. Any Managing Agent shall be an independent contractor and not an agent or employee of the Association. The Managing Agent shall be responsible for managing the Property for the benefit of the Association and the Members and shall, to the extent permitted by law and the terms of the agreement with the Association, be authorized to perform any of the functions or acts required or permitted to be performed by the Association itself. Retention of a Managing Agent shall be within the Board's discretion and the Board is authorized to enter into a contract for services with the Managing Agent.
- 10.3 Amendment. Any amendment to these Articles shall require the affirmative vote, or written consent, of at least fifty-one percent (51%) of the total membership of the Association.

10.4 Resolutions & Rules. The Board may adopt, amend and repeal resolutions and rules for regulation and management of the affairs of the Association not inconsistent with these Articles, the Declaration, Bylaws or applicable Utah law.

10.5 Interpretation. The invalidity or unenforceability of any provision contained in these Articles shall not affect the validity or enforceability of the remainder hereof. These Articles have been prepared in conjunction with the Declaration and should be read and construed in light of that fact and liberally so as to affect all of the purposes of both instruments. To the extent the provisions of the Utah Revised Nonprofit Corporation and Community Association Acts are inconsistent with these Articles and the Declaration, such legislation shall supplement the terms hereof.

10.6 Limitation on Liability. The Directors, Officers and Members of the Association shall not be held personally liable for the debts and obligations of the Association.

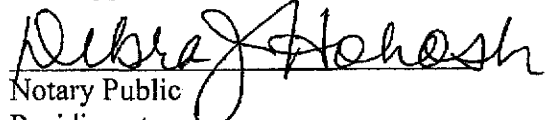
Springtree Owners Association

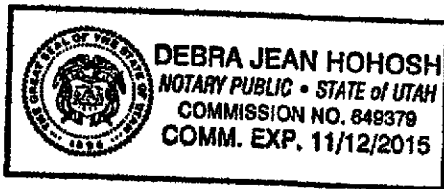


By: Steve Bonnemort
Its: Board Member

STATE OF UTAH)
 : ss
COUNTY OF Weber)

On this 3rd day of March, 2015, personally appeared before me Steve Bonnemort, who being by me duly sworn, did say that he is a Board Member of Springtree Owners Association, a Utah non-profit corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.


Notary Public
Residing at: Ogden, Ut.
My Commission
Expires: 11-12-15

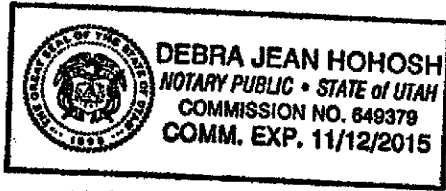


Springtree Owners Association

Shirley Frost
By: Shirley Frost
Its: Board Member / Vice President

STATE OF UTAH)
 : ss
COUNTY OF Weber)

On this 10th day of ~~January~~ March, 2015, personally appeared before me Shirley Frost, who being by me duly sworn, did say that she is a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



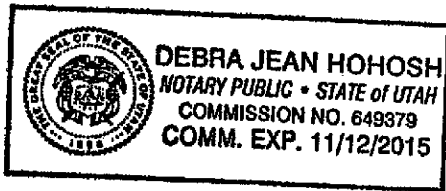
Debra Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15

Springtree Owners Association

Ronald Udy
By: Ronald Udy
Its: Board Member

STATE OF UTAH)
 : ss
COUNTY OF Weber)

On this 4th day of ~~January~~ March, 2015, personally appeared before me Ronald Udy, who being by me duly sworn, did say that he is a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



Debra Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15

Springtree Owners Association

Roy Spradley

By: Roy Spradley
Its: Board Member

STATE OF UTAH)
 : ss
COUNTY OF Weber)

On this 4th day of ~~January~~ March, 2015, personally appeared before me Roy Spradley, who being by me duly sworn, did say that he is a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



Debra J. Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15

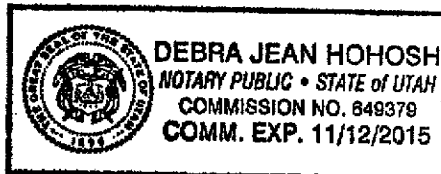
Springtree Owners Association

Marie Wade

By: Marie Wade
Its: Board Member

STATE OF UTAH)
 : ss
COUNTY OF Weber)

On this 4th day of ~~January~~ March, 2015, personally appeared before me Marie Wade, who being by me duly sworn, did say that she is a Board Member of Springtree Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



Debra J. Hohosh
Notary Public
Residing at: Ogden, Ut
My Commission Expires: 11-12-15

**AMENDED & RESTATED BYLAWS
OF
SPRINGTREE OWNERS ASSOCIATION**

The following are the Amended & Restated Bylaws of Springtree Owners Association, a Utah nonprofit corporation (the "Association"). These Bylaws shall replace any prior bylaws, whether or not recorded, and any amendments thereto, through the date these Bylaws are recorded. 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 Amended & Restated Declaration of Covenants, Conditions & Restrictions for Springtree, a Planned Unit Development and Subdivision, of even date and recorded in the Official Records of the Weber County Recorder's Office (hereinafter referred to as the "Declaration"), and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein, as if set forth herein at length. The term "Owner" shall mean and refer to those persons entitled to membership in the Association, as provided in the Declaration and Articles of Incorporation of the Association.

**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. Unless otherwise determined by the Board, the annual meeting of the Owners shall be held on the second Tuesday in April of each year at a location and time designated by the Board. The Board may modify 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 twenty-five percent (25%) of the total membership, as defined in the Declaration.

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: (1) email or other electronic communication, or (2) by hand-delivery, including affixing the notice to the front door of the Unit. Notice shall be provided at least ten (10) days before a meeting, but no more than sixty (60) days, to each Owner entitled to vote at the email or electronic address provided by the Owner to the Board, or by hand-delivery, including affixing the notice to the front door, of the Owner's Dwelling. Said notice is effective upon sending the email or electronic communication or upon affixing the notice to the front door of the Dwelling. 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.

Section 2.4 Quorum. The quorum required for any action by the Owners hereunder, unless otherwise specifically set forth in the Declaration, shall be as follows: at each scheduled meeting called, the presence of Owners holding, or holders of proxies entitled to cast, at least thirty percent (30%) of all outstanding votes shall constitute a quorum for the transaction of business. If a quorum is not met, the meeting shall be postponed to a date of not more than thirty (30) days and not less than twenty-four (24) hours at which time the Owners and proxies present shall constitute a quorum for transacting business. In the case of any postponement, no notice of such rescheduled meeting shall be required except an announcement thereof at the original meeting and an electronic notification with the new meeting time, date and location to those Owners who have previously provided an email or other electronic means to the Association for notice purposes.

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 on 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. 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 President, or in his absence the Vice President, shall preside over all meetings. The Secretary or other authorized person shall keep minutes of all meetings and maintain a record of the minutes including, but not limited to: election of directors, adopted resolutions, adopted Rules and other matters coming before the Owners.

Section 2.7 Action Taken Without a Meeting. Any action that may be taken at any annual or special meeting of members 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 members having not less than the minimum voting power that would be necessary to authorize or take the action at a meeting at which all members entitled to vote on the action were present and voted.

At the Board's discretion, voting ballots may be conducted by mail, email or other electronic means.

An Owner may revoke a prior consent if the revocation is provided to the Board in writing and is received by the Board prior to the effectiveness of the action taken, as provided for in this Section.

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 one class of voting membership, and each Owner 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.

The Association shall honor the vote of a trustee or successor trustee of any trust 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 who is disabled or unavailable as though such vote were the vote of the Owner.

ARTICLE III BOARD, SELECTION AND TERM OF OFFICE

Section 3.1 Number & Tenure. The affairs of the Association shall be managed by a Board of Directors composed of five (5) individuals ("Board"). Members of the Board of Directors shall serve for a term of three years; provided, however, that initially, the Board shall identify two of the five members of the Board to serve for a two-year term. The other members shall serve for a three-year term. Thereafter, all members elected each year shall serve for a three-year term. The members of the Board of Directors shall serve until their respective successors are elected, or until their death, resignation or removal. Any change in the number of Directors may be made only by amendment of these Bylaws.

Section 3.2 Eligibility. All members of the Board shall be Owners.

Section 3.3 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 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 3.4 Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 3.5 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 all Directors. Any action so approved shall have the same effect as though taken at a meeting of the Board.

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. Nomination for election to the Board may be made by the Board or by Owners from the floor at the annual meeting. The Board shall accept as many nominations as it shall in its discretion determine, but not fewer than the number of vacancies that are to be filled.

Section 4.2 Election. The election of Directors shall be by written ballot, which need not, but may be, secret, as determined at the discretion of the Board. The persons receiving the largest number of votes shall be elected.

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 may attend regular board meetings. Notwithstanding, the Board may limit Owners' comments and/or questions to a specific time period of time within the meeting and may exclude Owners when in executive session. The Board shall not be obligated to provide notice to Owners of Board meetings.

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) days' 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 President, or in his absence the Vice President, shall preside over all meetings. The Secretary or other authorized person shall keep minutes of all meetings and maintain a record of the minutes including, but not limited to: election of Officers, adopted resolutions, adopted Rules and other non-privileged matters coming before the Directors. The Board shall keep a copy of all approved minutes and make them reasonably available to Owners upon their written request. Corrections and/or changes to the minutes shall be made at the next 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 Declaration and as outlined below. The Board may delegate its authority to a manager or managers, subject to any limitations or provisions contained in the Declaration, the Board shall be responsible for a number of activities including, but not limited to the following:

- (a) Management of the Association;
- (b) Preparation of annual assessments and budget;
- (c) Collection of assessments;
- (d) Maintenance of a bank account for the Association and designating required signatories;
- (e) Maintenance of the Common Areas, Limited Common Areas and Facilities;
- (f) Maintenance of private roadways,
- (g) Adoption and amendment of rules and regulations;
- (h) Enforcement of the Declaration, including the retention of legal counsel;
- (i) Commencement of legal action when necessary;
- (j) Imposition of fines, sanctions and citations;
- (k) Payment of any amount necessary to discharge any mechanic's or materialman's lien or other encumbrance levied against the Common Area or Facilities;
- (l) Purchase of and maintenance of insurance;
- (m) Maintenance of books and records of the Association;
- (n) Emergency repairs;
- (o) Maintenance of parking;
- (p) Adoption of reasonable pet restrictions; and
- (q) Performance of other actions and duties to enforce the terms and conditions of the Declaration and effectively manage the Association.

ARTICLE VII OFFICERS AND THEIR DUTIES

Section 7.1 Enumeration of Officers. The Association shall have a President and other appointed officers as designated by the Board.

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

Section 7.3 Special Appointments. The Board may appoint 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, which do not include the elected or appointed Board of Directors, must be: Owners; may not vote; and may be removed by the Board at any time, 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 Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices, except temporarily in the case of special offices created pursuant to Section 7.3 of this Article or the death, resignation or removal of an officer.

Section 7.6 Duties. The duties of the officers, unless modified by the Board, are as follows:

President: The president shall preside at all meetings of the Board and shall see that orders and resolutions of the Board and/or the Owners are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes on behalf of the Association.

Vice-President: The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary: The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Owners; keep appropriate current records showing

the Owners of the Association together with their addresses and shall perform such other duties as required by the Board.

Treasurer: The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall co-sign all checks and promissory notes of the association; keep proper books of account; if the Board deems appropriate, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Owners.

Other Offices: Other offices shall have the duties and obligations as set forth by the Board.

ARTICLE VIII COMMITTEES

Section 8.1 Committees. The Board may, if it elects, appoint such committees as deemed appropriate in carrying out its purposes, including appointment of an Architectural Review Board. 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 IX INDEMNIFICATION

Section 9.1 Indemnification. No Director, officer, or member of a committee shall be personally liable for any obligations of the Association or for any duties or obligations arising out of any acts or conduct of said Director, officer, or committee member performed for or on behalf of the Association. The Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Director, officer of the Association, or a member of a duly formed committee, as well as such person's heirs and administrators, from and against any and all claims, judgments, and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Director, officer of the Association, or member of a committee or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him/her as such Director, officer, or committee member, and shall advance and reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that the Association shall have the right, in its sole discretion, to defend such person from all suits or claims; provided further. However, that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's intentional misconduct. The rights accruing to any person under the foregoing provisions of this section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein

contained restrict the right of the Association to indemnify or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted.

Section 9.2 Settlement of Association. The right of any person to be indemnified shall be subject always to the right of the Association by the Board of Directors, in lieu of such indemnity, to settle any such claim, action, suit, or proceeding at the expense of the Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE X AMENDMENTS, ORDER OF PRECEDENCE

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 – they are waived if the issue upon which the objection was based was perceptible and no objection to the particular procedural issue is made at the meeting; or
- (b) If the objecting person was not in attendance at the meeting but has proper notice of the meeting, they are waived; or
- (c) If the objecting person was not in attendance at a meeting, did not have proper notice of the meeting, but had actual notice of the meeting before it occurred, they are waived; or
- (d) If the objecting person was not in attendance at the meeting and did not have actual and proper notice of the meeting before it occurred, within 60 days of receiving actual notice of the occurrence of the meeting or of any decision that was made at the meeting; or
- (e) For any action, vote, or decision that occurred without a meeting, within 60 days of receiving actual notice of the occurrence of the action, vote, or decision.

Section 10.2 Requirements for Objections. All objections except those made at a meeting shall be in writing. Whenever made, objections must be specific and shall include identification of the specific provision of the Governing Documents or other law that is alleged to have been violated and a brief statement of the facts supporting the claimed violation.

Section 10.3 Irregularities that Cannot Be Waived. The following irregularities cannot be waived under the prior subsection:

- (a) Any failure to comply with the provisions of the Declaration;
- (b) Any failure to obtain the proper number of votes required to pass a particular measure; or

(c) Any irregularity that is the result of fraud or that was done knowingly and intentionally in violation the applicable standards.


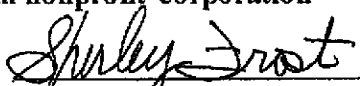
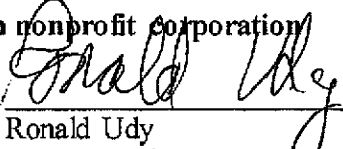

**ARTICLE XI
AMENDMENTS, ORDER OF PRECEDENCE**

Section 11.1 Amendment. These Bylaws may be amended, at a regular or special meeting of the Owners, by Owners holding at least sixty-seven percent (67%) of the total membership or by the written consent of at least sixty-seven percent (67%) of the total membership. An amendment to these Bylaws shall be effective immediately upon recordation in the Office of the Weber County Recorder, State of Utah. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

**ARTICLE XII
FISCAL YEAR**

Section 12.1 Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

The foregoing Bylaws are adopted by the undersigned and made effective upon recordation in the Office of the Weber County Recorder, State of Utah.

<p>SPRINGTREE OWNERS ASSOCIATION A Utah nonprofit corporation</p> <p>By: <u></u> Steve Bonnemort</p> <p>Its: <u>President</u></p>	<p>SPRINGTREE OWNERS ASSOCIATION A Utah nonprofit corporation</p> <p>By: <u></u> Shirley Frost</p> <p>Its: <u>Via President & Board Member</u></p>
<p>SPRINGTREE OWNERS ASSOCIATION A Utah nonprofit corporation</p> <p>By: <u></u> Ronald Udy</p> <p>Its: <u>Board Member</u></p>	<p>SPRINGTREE OWNERS ASSOCIATION A Utah nonprofit corporation</p> <p>By: <u></u> Roy Spradley</p> <p>Its: <u>Board member</u></p>

**SPRINGTREE OWNERS
ASSOCIATION**
A Utah nonprofit corporation

By: Marie Wade
Marie Wade

Its: Board member