

WHEN RECORDED, RETURN TO:

WESTERN MANAGEMENT ASSOC.
4252 So. Highland Drive #105
Salt Lake City, Utah 84124

RETURNED

MAY 23 2017

E 3021694 B 6771 P 644-646
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/23/2017 01:32 PM
FEE \$85.00 Pgs: 3
DEP RTT REC'D FOR CREEKSIDE VILLAGE
E CONDO HOA

NOTICE OF RENTAL RULE AND RESTRICTION

BE IT KNOWN TO ALL OWNERS, BUYERS AND TITLE COMPANIES that:

Pursuant to the Amended Declaration of Creekside Village Condominium, recorded October 10, 2008; this is a notice of Rental Rule and Restriction for Creekside Village Condominium that will run with the land.

**CREEKSIDE VILLAGE CONDOMINIUM HOA
Rental Rule and Restriction**

This Rental Restriction is adopted pursuant to the Declaration for Creekside Village Condominium recorded October 10, 2008.

1. All the covenants, conditions and restrictions set forth in Article 3, Covenants, Conditions and Restrictions of the Declaration shall apply.
2. Creekside Village is FHA approved. In order to maintain FHA certification, any Owners who elect to rent their Unit, shall first contact the association to find out if there is availability under our 40% rental limit. In addition, there is a maximum of 5 rental units per building as provided for in the declaration. Owners who do not first contact management before renting will be fined \$250.00 and the unit may need to be vacated.
3. Owners who elect to rent their Unit shall pay to the Association a onetime refundable security deposit in the amount of \$250.00.
4. No Unit may be occupied by more than a single family as that term is defined by city ordinance and only the entire unit may be rented. No short-term leases are allowed. Minimum lease term shall be one year as provided for in the Declaration.
5. No Unit may be occupied by more than three (3) unrelated adult people and there shall be no individual room rentals allowed.
6. No resident may create or maintain a nuisance; that is, bother, annoy or disturb another resident or interfere with his or her right to the quiet and peaceful enjoyment of the premises.
7. Prior to the tenant taking occupancy of a Unit, the Owner shall deliver to the property manager a copy of the executed Rental Agreement which includes language placing the renter under obligation to observe the covenants of the community.

**Western Management Assoc.
P.O. Box 9375
SLC, Utah 84109
richard@westernmanagement.net**

Any Landlord's renter moving into a unit prior to delivering a copy of the executed lease agreement to the manager will be subject to a \$250.00 fine.

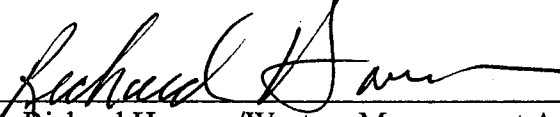
8. It is understood that any violation of the governing documents or rules by the tenant, is also a violation by the owner who will be subject to the appropriate fine.

9.. It is the responsibility of Owners who have tenants to properly educate those tenants about and provide them with copies of the governing documents, including these rules and regulations, that Owners as well as tenants are required to follow.

10. Management Committee reserves the right to extend a Hardship Rental Exception.

DATE: May 12, 2017

CREEKSIDE VILLAGE CONDOMINIUM
HOMEOWNERS ASSOCIATION


By: Richard Harman/Western Management Assoc.
It's: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

Subscribed and sworn to before me on 5-12-, 2017



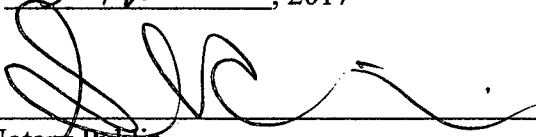

Notary Public

EXHIBIT "A"

ALL OF UNITS "A-L", IN BUILDING 1, PHASE 6, ALL OF UNITS "A-L" IN BUILDING 2, PHASE 5, ALL OF UNITS "A-L" IN BUILDING 3, PHASE 2, ALL OF UNIT "A-L", IN BUILDING 4, PHASE 4; ALL OF UNITS "A-L" IN BUILDING 5, PHASE 1 AND ALL OF UNITS "A-L", IN BUILDING 6, PHASE 3, CONTAINED WITHIN THE CREEKSIDE VILLAGE CONDOMINIUM AMENDED NO. 1- PHASES 1, 2, 3, 4, 5 AND 6, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN DAVIS COUNTY, UTAH AS ENTRY NO. 2458169, IN BOOK 4793, AT PAGE 1666 AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE CREEKSIDE VILLAGE CONDOMINIUM, RECORDED IN DAVIS COUNTY, ON OCTOBER 10, 2008 AS ENTRY NO. 2397927, IN BOOK 4633, AT PAGE 88; AND IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BYLAWS OF THE CREEKSIDE VILLAGE CONDOMINIUM, RECORDED IN DAVIS COUNTY, UTAH, ON APRIL 2, 2009, AS ENTRY NO. 2437953, IN BOOK 4746, AT PAGE 452 OF THE OFFICIAL RECORDS. TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

117090001	117090013	116680025	116680049	116680037	1179090025
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